

1	<b>Name of the Issue: Macrotech Developers Limited</b>	
2	<b>Type of Issue</b>	Initial Public Offer
2	<b>Issue Size (Rs. Mn)</b>	2,500.00

Source: Prospectus

3	<b>Grade of issue along with name of the rating agency</b>	
	<b>Name</b>	NA
	<b>Grade</b>	NA

4	<b>Subscription Level (Number of times)</b>	1.1362*
---	---	---------

\* Figure is after technical rejections

Source: Post Issue report dated April 21, 2021

**5 QIB Holding (as a %age of Outstanding Capital) as disclosed to the stock exchanges**

Particulars	%age
(i) On Allotment**	8.80%
(ii) at the end of the 1st Quarter immediately after the listing of the issue (June 30, 2021)	9.71%
(iii) at the end of 1st FY (March 31, 2022)	16.36%
(iv) at the end of 2nd FY (March 31, 2023)	23.71%
(v) at the end of 3rd FY (March 31, 2024)	27.11%

\*\*Basis of Allotment (excluding pre-issue QIB holding)

**6 Financials of the issuer**

(Rs. Million)

Parameters	1st FY (March 31,2022)	2nd FY (March 31,2023)	3rd FY (March 31,2024)
Income from operations	92,332.0	94,704	104,695
Net Profit for the period	12,085.1	4,894	15,542
Paid-up equity share capital	4,815.1	4,818	9,945
Other Equity	111,902.6	117,476	164,748

**7 Trading Status**

The equity shares of Macrotech Developers Limited are listed on both the BSE Limited ("BSE") and the National Stock Exchange of India Limited ("NSE") (and together with BSE the "Stock Exchanges")

The equity shares have not been suspended or delisted.

Particulars	Status
(i) at the end of 1st FY (March 31, 2022)	Infrequently traded on BSE and frequently traded on NSE
(ii) at the end of 2nd FY (March 31, 2023)	Frequently traded
(iii) at the end of 3rd FY (March 31, 2024)	Infrequently traded on BSE and frequently traded on NSE

Source: Stock exchange data.

**8 Change in Directors of Issuer from the disclosures in the offer document**

Particulars	Name of Director	Appointed / Resigned
(i) at the end of 1st FY (March 31, 2022)	Mr. Lee Anthony Polisano	Appointed
(ii) at the end of 2nd FY (March 31, 2023)	Rajeev Bakshi	Appointed
	Ms. Harita Gupta	Appointed
(iii) at the end of 3rd FY (March 31, 2024)	Nil	Nil

**9 Status of implementation of project/ commencement of commercial production**

- (i) as disclosed in the offer document Not applicable  
(ii) Actual implementation Not applicable  
(iii) Reasons for delay in implementation, if any Not applicable

**10 Status of utilization of issue proceeds**

(i) As disclosed in the offer document

Expenditure Item	Rs. Cr
Reduction of the aggregate outstanding borrowings of our Company on a consolidated basis	1,500.00
Acquisition of land or land development rights	375.00
General corporate purposes	532.77

Source: Prospectus

(ii) Actual utilization

Expenditure Item	Rs. Cr
Reduction of the aggregate outstanding borrowings of our Company on a consolidated basis	1,500.00
Acquisition of land or land development rights	375.00
General corporate purposes	532.77

- (iii) Reasons for deviation, if any Not applicable

**11 Comments of monitoring agency, if applicable**

- (i) Comments on use of funds  
(ii) Comments on deviations, if any, in the use of proceeds of the Issue from the objects stated in the Offer document  
(iii) Any other reservations expressed by the monitoring agency about the end use of funds

Not applicable  
Not applicable  
Not applicable

12 **Pricing Data**  
Designated Stock Exchange  
Issue Price (Rs.)  
Listing Date

BSE  
486.00  
19-Apr-21

Price parameters	At close of listing day- April 19, 2021	Close of 30th calendar day from listing day May 18, 2021	Close of 90th calendar day from listing day July 17, 2021	As at the end of the 1st FY after the listing of the issue ( 31st March, 2022)		
				Closing price	High	Low
Market Price	463.15	632.70	853.50	1,125.30	1,128.80	1,106.60
SENSEX*	47,949.42	50,193.33	53,140.06	58,568.51	61,765.59	47,705.80
Price parameters	As at the end of the 2nd FY after the listing of the issue ( 31st March, 2023)			As at the end of the 3rd FY after the listing of the issue ( 31st March, 2024)		
	Closing price	High	Low	Closing price	High	Low
Market Price	930.60	1,248.00	711.00	1,169.05	1,177.00	1,134.65
SENSEX*	58,991.52	63,284.19	50,921.22	74,014.6	74,254.6	73,909.4

\* Being index of BSE, the designated stock exchange

13 **Basis for Issue Price**

Accounting ratio		As disclosed in offer document	At the end of 1st FY (March 31,2022)	At the end of 2nd FY (March 31,2023)**	At the end of 3rd FY (March 31,2024)
EPS (Basic) (Rs.)	<i>Company</i>	18.5	26.3	10.10	16.03
	<i>Peer Group &amp; Industry Avg</i>	11.6	13.4	18.34	20.25
	Brigade Enterprises Limited	6.39	3.7	12.64	19.56
	DLF Ltd.	-2.41	6.1	8.22	11.02
	Godrej Properties Ltd.	10.84	12.7	20.55	26.09
	Oberoi Realty Ltd.	18.96	28.8	52.38	40.63
	Prestige Estates Projects Ltd.	10.63	28.7	23.49	34.28
	Sobha Ltd	29.69	12.3	10.99	5.18
	Sunteck Realty Ltd.	7.14	1.8	0.10	4.99
	<i>Company</i>	26.33	42.8	92.14	72.93
P/E	<i>Peer Group &amp; Industry Avg</i>	49.16	98.1	433.64	97.76
	Brigade Enterprises Limited	43.62	141.4	37.52	48.89
	DLF Ltd.	NA	62.8	43.43	86.07
	Godrej Properties Ltd.	131.10	132.0	50.15	91.63
	Oberoi Realty Ltd.	30.80	32.6	16.09	37.01
	Prestige Estates Projects Ltd.	25.80	17.2	17.15	36.86
	Sobha Ltd	15.56	57.6	39.18	298.51
	Sunteck Realty Ltd.	48.10	243.4	2832.00	85.36
	<i>Company</i>	17.80%	10.35%	4.0%	8.90%
	<i>Peer Group &amp; Industry Avg</i>	2.36	5.2	7.1%	7.94%
RoNW%	Brigade Enterprises Limited	4.66	-2.4	7.1%	10.99%
	DLF Ltd.	-26.62	4.2	5.4%	4.13%
	Godrej Properties Ltd.	5.63	4.1	6.7%	7.20%
	Oberoi Realty Ltd.	7.99	10.6	15.6%	14.74%
	Prestige Estates Projects Ltd.	9.82	14.6	10.7%	14.33%
	Sobha Ltd	11.59	4.7	4.2%	1.95%
	Sunteck Realty Ltd.	3.46	0.9	0.1%	2.27%
	<i>Company</i>	103.86	242.4	126.91	175.66
	<i>Peer Group &amp; Industry Avg</i>	183.17	223.5	237.23	256.33
	Brigade Enterprises Limited	119.73	126.4	136.25	157.91
NAV per share (Rs.)	DLF Ltd.	139.24	147.1	152.27	159.30
	Godrej Properties Ltd.	190.64	312.1	334.04	359.39
	Oberoi Realty Ltd.	237.33	286.5	335.81	357.85
	Prestige Estates Projects Ltd.	139.41	226.9	248.85	281.59
	Sobha Ltd	256.33	265.1	263.03	265.06
	Sunteck Realty Ltd.	199.50	200.5	190.32	213.26

14 Any other material information

Particulars	Date	Remarks
Macrotech Developers Limited has submitted to the Exchange, the financial results for the period ended March 31, 2021.	14-May-21	
Macrotech Developers Limited has submitted to the Exchange, the financial results for the period ended June 30, 2021.	30-Jul-21	
Macrotech Developers Limited has informed the Exchanges that the Board of Directors, at its meeting held on July 30, 2021, on the recommendation of Nomination and Remuneration Committee, has approved the appointment of Mr. Lee Anthony Polisano (DIN: 0009254797) as an Additional Director (Non-Executive, Independent) with effect from July 30, 2021 and recommended to be appointed as an Independent Director at the ensuing Annual General Meeting of the Company for a first term of five years from July 30, 2021 till July 29, 2026	30-Jul-21	
Macrotech Developers Limited has informed the Exchange regarding a press release dated September 09, 2021, titled "Company's media	9-Sep-21	
Macrotech Developers Limited has informed the Exchange regarding Grant of 1966738 Options.	21-Oct-21	
Macrotech Developers Limited has informed the Exchange that the Board of Directors of the Company at its meeting held on October 21, 2021, discussed and approved the proposal of raising of funds by way of further issuance of securities through any of the permissible modes (in one or more tranches), for an aggregate amount not exceeding ₹ 4000 Crore	21-Oct-21	
Macrotech Developers Limited has informed the Exchange that pursuant to the approval of the board of directors of the Company (the "Board"), at its meeting held on October 21, 2021 and the approval of the members of the Company by way of a special resolution at the extraordinary general meeting held on November 12, 2021, the Committee for Fund Raise (the "Committee") has, at its meeting held on November 15, 2021, inter alia, passed resolutions for the following: a. Authorising the opening of the Issue today, i.e. November 15, 2021; b. Approving and adopting the preliminary placement document dated November 15, 2021 and the application form in connection with the Issue; and c. Approving the floor price for the Issue as prescribed under the SEBI ICDR Regulations.	15-Nov-21	
Macrotech Developers Limited has informed the Exchange that the Committee of Board at its meeting held on November 18, 2021 has,	18-Nov-21	
Committee for Fund Macrotech Developers Limited has informed the Exchange that Raise of the board of directors of the Company ("Committee") has, at its meeting held on November 18, 2021 approved the allotment of 3,41,88,034 Equity Shares of face value Rs.10 each to eligible qualified institutional buyers at the issue price of Rs 1,170 per Equity Share (including a premium of Rs. 1,160 per Equity Share) against the floor price of Rs. 1,184.70 per Equity Share, aggregating to Rs 4,000 crore (Rupees Four thousand crore only), pursuant to the Issue.	18-Nov-21	
Macrotech Developers Limited has submitted to the Exchange, the financial results for the period ended December 31, 2021	25-Jan-22	
Macrotech Developers Limited has informed the Exchange regarding "Clarification in regards to proposed mergers of 3 listed subsidiaries	27-Jan-22	
Macrotech Developers Limited has informed the Exchange about early redemption of US\$ 170,000,000 out of outstanding US\$	2-Mar-22	
Submission of Audited Financial Results (Consolidated and Standalone) for the quarter and year ended March 31, 2022	26-Apr-22	
Macrotech Developers Limited has informed the Exchange about allotment of 95,100 equity shares of Rs. 10/- each, on April 26, 2022	26-Apr-22	
Macrotech Developers Limited has informed that that the certified copy of the final Order of the Hon'ble National Company Law Tribunal,	3-May-22	
Lodha Announces US \$1 billion Green Digital Infrastructure Partnership with Ivanhoe Cambridge and Bain Capital	11-May-22	
Macrotech Developers Limited has announced its entry into the Bengaluru housing market after completing a detailed evaluation which was ongoing for last 9 months.	23-Jun-22	
Macrotech Developers Limited has informed the Exchange about appointment of Rajeev Bakshi as Independent Director of the company w.e.f. 29-Jun-2022	29-Jun-22	

Macrotech Developers Limited has informed the Exchange about allotment of 12,000 equity shares of Rs. 10/- each, on July 19, 2022 pursuant to the Macrotech Developers Limited - Employee Stock Option Plan 2021	19-Jul-22
Macrotech Developers Limited has informed the Exchange about Board Meeting held on 25-Jul-2022 to consider financial statements for the period ended June 2022	25-Jul-22
Macrotech Developers Limited has informed the Exchange that the Board of Directors at its meeting held on August 29, 2022, have approved raising of funds by way of issuance of listed, rated, secured, redeemable, transferable, non- convertible debentures ("NCDs") upto Rs. 250 crore in one or more tranches on a private placement to eligible investors.	29-Aug-22
Lodha Developers International Limited, Mauritius, a wholly-owned subsidiary, has given a notice to the Note holders, the Trustee and Singapore Stock Exchange of its US\$ 225,000,000, 14% Senior Secured Notes due 2023 (the 'Notes') for full and early redemption of outstanding principal amount of US\$ 55,000,000 of the Notes on September 12, 2022	1-Sep-22
Macrotech Developers Limited has informed the Exchange that the Board of Directors (on the recommendation of Nomination and Remuneration Committee), has approved the appointment of Ms Harita Gupta (DIN 01719806) as an Additional Director (Non-Executive, Independent) on September 20, 2022 and recommended her appointment as an Independent Director to the shareholders for a first term of five years from September 20, 2022 till September 19, 2027.	20-Sep-22
Macrotech Developers Limited has informed the Exchange that ICRA Limited ('Credit Rating Agency') has rated the Term Loan Facility of the Company as [ICRA] A+ (Stable)	25-Oct-22
Macrotech Developers Limited has informed the Exchange that the Board of Directors at its meeting held on November 1, 2022, has approved raising of funds by way of issuance of Non-Convertible Debentures ('NCDs'), from time to time, upto Rs. 3,000 crore, to diversify pool of debt capital and achieve reduction in cost of funds.	1-Nov-22
Macrotech Developers Limited has informed the Exchange about allotment of allotment of 77,944 equity shares of Rs.10/- each, on November 02, 2022 pursuant to the Macrotech Developers Limited - Employee Stock Option Plan 2021 & Macrotech Developers Limited - Employee Stock Option Scheme 2021 - II.	3-Nov-22
Macrotech Developers Limited has informed the Exchange about allotment of allotment of 45,919 equity shares of Rs.10/- each, on November 21, 2022 pursuant to the Macrotech Developers Limited - Employee Stock Option Plan 2021 & Macrotech Developers Limited - Employee Stock Option Scheme 2021 - II	22-Nov-22
Macrotech Developers Limited has informed the Exchanges regarding the Qualified institutions placement of the equity shares of face value of Rs. 10 each ('Equity Shares') of Macrotech Developers Limited consisting of an offer for sale of Equity Shares by Sambhavnath Trust, Sambhavnath Infrabuild and Farms Private Limited, Hightown Constructions Private Limited and Homecraft Developers and Farms Private Limited ('Selling Shareholders'), being members of promoters and promoter group of the Company, under the provisions of Chapter VI of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended (the 'SEBI ICDR Regulations'), and Section 42 of the Companies Act, 2013, as amended, including the rules made thereunder, to the extent applicable, for the purpose of achieving minimum public shareholding in terms of the Securities Contracts (Regulation) Rules, 1957, as amended (the 'Offer')	7-Dec-22
Macrotech Developers Limited has informed the Exchanges that the MPS Committee at its meeting held on December 12, 2022 has, inter alia, approved i.) closure of the offer period for the Offer ; ii.) The offer price of Rs. 1026/- per Equity Share to be transferred to the eligible qualified institutional buyers in the Offer; iii.) the confirmation of allocation note to be sent to the eligible qualified institutional buyers, intimating them of transfer of Equity Shares pursuant to the Offer; and iv.)the placement document dated December 12, 2022 in connection with the Offer.	12-Dec-22
Macrotech Developers Limited has informed the Exchanges that the MPS Committee of the Board of Directors of the Company ('Committee') has, at its meeting held on December 12, 2022 approved the transfer of 3,45,70,506 Equity Shares of face value Rs. 10/- each held by the Selling Shareholders, being certain members of the promoters and promoter group of the Company, to eligible qualified institutional buyers	12-Dec-22
Macrotech Developers Limited has informed the Exchanges that further to its letter dated December 12, 2022 intimating about the meeting of the MPS Committee of the Board of Directors held on December 12, 2022 approving the transfer of 3,45,70,506 Equity Shares held by the Selling Shareholders, being certain members of the promoters and promoter group of the Company, to eligible qualified institutional buyers ('Transferees') pursuant to the Offer, it is being informed that such Equity Shares have been credited to the beneficiary account of the Transferees maintained by the depository participant.	12-Dec-22
Macrotech Developers Limited has informed the Exchanges that The Promoters have informed the Company that the encumbrance by way of indirect pledge of their shares in the Company created in June 2021 has been fully extinguished today (December 13 2022) and their shareholding in the company is free of any encumbrance.	13-Dec-22
The Company has allotted 3,407 equity shares of Rs.10/- each, on February 14, 2023, pursuant to the Macrotech Developers Limited - Employee Stock Option Scheme 2021 - II	15-Feb-23
The Company has allotted 40,042 equity shares of Rs.10/- each, on March 8, 2023, pursuant to the Macrotech Developers Limited - Employee Stock Option Plan 2021 & Macrotech Developers Limited - Employee Stock Option Scheme 2021 - II	9-Mar-23

<p>Macrotech Developers Limited has informed the Exchange that the Board of Directors of the Company has inter alia approved the following:</p> <p>1. Audited Financial Results (Consolidated and Standalone) of the Company for the quarter and year ended March 31, 2023</p> <p>2. Issuance of bonus equity shares in the proportion of 1 new fully paid up equity share of 10 each for every existing 1 equity share of 10 each held by the members of the Company as on the record date, subject to shareholders' approval through postal ballot. Additional details as required under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular CIR/CFD/CMD/4/2015 dated September 9, 2015</p> <p>3. Recommended a final dividend of 2 i.e. 20% per equity share of 10/- each of the Company on pre bonus paid up equity share capital (to be adjusted proportionately for bonus issue). Dividend will be paid to the shareholders holding equity shares on the record date to be determined by the Company after approval of the shareholders at the ensuing 28th Annual General Meeting.</p>	22-Apr-23
<p>Macrotech Developers Limited has informed the Exchanges that the Company has fixed Friday, May 26, 2023 as the Record Date for the purpose of determining members eligible for bonus equity shares.</p>	5-May-23
<p>Macrotech Developers Limited has informed the Exchanges that with reference to its letter dated May 5, 2023, please note that the record date has been revised to Wednesday, May 31, 2023 for the purpose of determining members eligible for bonus equity shares in the proportion of 1 new fully paid up equity share of Rs 10 each for every existing 1 equity share of Rs 10 each, subject to approval of shareholders through postal ballot.</p>	10-May-23
<p>Macrotech Developers Limited has informed the Exchanges that the final Order of the Hon'ble National Company Law Tribunal, Mumbai Bench, ('NCLT') along with the Scheme approving Merger by Absorption, of 5 wholly owned subsidiaries i.e., Bellissimo Constructions and Developers Private Limited, Homescapes Constructions Private Limited, Primebuild Developers and Farms Private Limited, Palava Institute of Advanced Skill Training Private Limited and Center for Urban Innovation Private Limited with Macrotech Developers Limited has been filed with the Registrar of Companies, Mumbai on May 20, 2023 upon which the Scheme has become effective</p>	21-May-23
<p>The Company has allotted 48,18,05,547 equity shares of Rs. 10/- each as fully paid-up bonus equity shares, in the ratio of 1 new fully paid-up equity share of Rs.10 each for every existing 1 equity share of Rs. 10 each, to members whose names appear in the register of Members/Beneficial Owners as on May 31, 2023, being the record date fixed for this purpose.</p>	1-Jun-23
<p>The Board of Directors, at its meeting held on June 6, 2023, based on the recommendation of Nomination and Remuneration Committee, has approved the re-appointment of Ms Raunika Malhotra (DIN: 06964339) as Whole-time Director, for a further term of 2 (Two) years from June 26, 2023, liable to retire by rotation, subject to approval of the shareholders at the ensuing Annual General Meeting.</p>	6-Jun-23
<p>The Company has allotted 2,90,388 equity shares of Rs.10/- each, on June 13, 2023, pursuant to the Macrotech Developers Limited - Employee Stock Option Scheme 2021 &amp; Macrotech Developers Limited - Employee Stock Option Scheme 2021 - II.</p>	14-Jun-23
<p>Company has informed that the resolution professional of V Hotels Limited ('V Hotels') vide Letter of Intent ('LOI') dated June 22, 2023, has intimated that the Committee of Creditors of V Hotels have declared the Company, as the Successful Resolution Applicant in relation to the Corporate Insolvency Resolution Process of V Hotels under the Insolvency &amp; Bankruptcy Code, 2016 ('IBC') and identified the resolution plan submitted by the Company, as the Successful Resolution Plan.</p>	23-Jun-23
<p>Company has informed that it has allotted 53,800 equity shares of Rs.10/- each, on June 26, 2023, pursuant to the Macrotech Developers Limited - Employee Stock Option Scheme 2021 &amp; Macrotech Developers Limited - Employee Stock Option Scheme 2021 - II.</p>	26-Jun-23
<p>Company has informed that the Credit Rating of the Company has been upgraded to A+/Stable from A/Positive by India Ratings &amp; Research</p>	6-Jul-23

Company has informed the Exchange regarding the allotment of 4900 non-convertible debentures of Rs. 1 lakh each aggregating to Rs. 49 crore	19-Jul-23
Board of Directors of the Company, at its meeting held on July 27, 2023 has inter alia approved the unaudited Financial Results (Consolidated and Standalone) of the Company for the quarter ended June 30, 2023.	27-Jul-23
Company has informed that it has allotted 2,08,683 equity shares of Rs.10/- each, on August 7, 2023, pursuant to the Macrotech Developers Limited - Employee Stock Option Scheme 2021 & Macrotech Developers Limited - Employee Stock Option Scheme 2021 – II.	7-Aug-23
Allotment of 40,500 non-convertible bonds/debentures of Rs. 1 Lakh each aggregating to Rs. 405 crore	31-Aug-23
Sale of 100% stake in Wholly Owned Subsidiary	26-Oct-23
Submission Of Un-Audited Financial Results (Consolidated And Standalone) For The Quarter And Half Year Ended September 30, 2023	28-Oct-23
Acquisition of 100% stake in Goel Ganga Ventures India Private Limited	4-Jan-24
Macrotech Developers Limited has informed the Exchange regarding allotment of 39045 securities pursuant to ESOP/ESPS	22-Jan-24
Company informed the exchange about proposal for enabling raising of funds up to ₹ 50 billion by way of issuance of equity shares, eligible securities, other securities or instruments or any combination of securities, in one or more tranche or tranches, by way of public issue, rights issue, private placement including a QIP under the SEBI Regulations	27-Jan-24
Company informed the exchange about scheme of merger by absorption of its two wholly owned subsidiaries namely, One Place Commercial Private Limited and Palava City Management Private Limited with the Company and their shareholders subject to requisite approvals/consents under Sections 230 to 232 and other applicable provisions of Companies Act, 2013. ("Scheme"). The Scheme is subject to necessary statutory and regulatory approvals including the approvals of the NCLT	27-Jan-24
Company allotted 22,583 equity shares of Rs.10/- each, on February 22, 2024, pursuant to the Macrotech Developers Limited - Employee Stock Option Scheme 2021 & Macrotech Developers Limited - Employee Stock Option Scheme 2021 – II.	22-Feb-24
Allotment of ESOP under Macrotech Developers Limited - Employee Stock Option Scheme 2021 and Macrotech Developers Limited- Employee Stock Option Scheme 2021- II	21-Mar-24
Allotment of NCDs worth Rs.125 crores	28-Mar-24
Acquisition of Siddhivinayak Realities Pvt Limited (SRPL)	28-Mar-24
Allotment of ESOP under "Macrotech Developers Limited- Employee Stock Option Scheme 2021	22-Apr-24
Monitoring agency report for the quarter published for utilization of QIP proceeds	24-Apr-24
Allotment of 61,823 equity shares of Rs.10 each under ESOP Scheme	21-May-24
Acquisition of balance 50% stake in SRPL - making it a wholly owned subsidiary of the Company	24-May-24
<b>Note:</b> The Company meets Investors/ Analysts/ Participants from time to time. Please refer to the website of the Stock Exchanges for the intimation of the schedule of such meetings and related details, as applicable. For further updates and information, please refer to the website of the Stock Exchanges i.e. <a href="http://www.bseindia.com">www.bseindia.com</a> and / or <a href="http://www.nseindia.com">www.nseindia.com</a> .	