

NOTICE FROM THE DATE OF PUBLICATION OF THIS WITH ANY BANK/FINANCIAL INSTITUTION FOR ANY LOAN TAKEN AGAINST THE SHOP

	<p>PIRAMAL ENTERPRISES LIMITED CIN: L24110MH1947PLC005719 Registered Address: Piramal Ananta, Agastya Corporate Park, Opp. Fire Brigade, Kamani Junction, LBS Marg, Kurla (West), Mumbai - 400 070. Contact Person: Ms. Yogita Jadhav Website: www.piramal.com</p>
	<p>PIRAMAL CAPITAL & HOUSING FINANCE LIMITED CIN: U65910MH1984PLC032639 Registered Address: 601, 6th Floor, Armiti Building, Agastya Corporate Park, Kamani Junction, Opp. Fire Station, LBS Marg, Kurla (W) Mumbai - 400 070. Contact Person: Ms. Yogita Jadhav Website: www.piramalfinance.com</p>

INVITATION FOR EXPRESSION OF INTEREST FOR SALE OF IDENTIFIED FINANCIAL ASSETS (IDENTIFIED ASSET or IA) OF PIRAMAL ENTERPRISES LIMITED AND PIRAMAL CAPITAL & HOUSING FINANCE LIMITED

1. Piramal Enterprises Limited ("PEL") and Piramal Capital & Housing Finance Limited ("PCHFL") collectively invite Expressions of Interest ("EOI") from eligible transferee(s) as per the Master Direction - Reserve Bank of India (Transfer of Loan Exposures) Directions, 2021 dated September 24, 2021 (updated as on December 05, 2022) issued by the Reserve Bank of India for the sale of identified financial assets on their books which are in the nature of wholesale real estate loans (Identified Asset, referred herein and in the public notice as "IA") under the Swiss Challenge Method based on an existing offer received from a bidder for acquisition of the:
 - a. IA of PCHFL for a purchase consideration of INR 221,32,00,000/- (Indian Rupees Two Hundred and Twenty One Crores and Thirty Two Lakhs only) with the cash portion equal to 15% of the purchase consideration, i.e., INR 33,19,80,000/- (Indian Rupees Thirty Three Crores Nineteen Lakhs Eighty Thousand only) and Security Receipts ("SRs") portion equal to 85% of the purchase consideration, i.e., INR 188,12,20,000/- (Indian Rupees One Hundred and Eighty Eight Crores Twelve Lakhs and Twenty Thousand only). IA of PCHFL includes loans extended under the Emergency Credit Line Guarantee Scheme (ECLGS).
 - b. IA of PEL for a purchase consideration of INR 13,68,00,000/- (Indian Rupees Thirteen Crores and Sixty Eight Lakhs only) with cash portion equal to 15% of the purchase consideration, i.e., INR 2,05,20,000/- (Indian Rupees Two Crores Five Lakhs and Twenty Thousand only) and Security Receipts (SRs) portion equal to 85% of the purchase consideration, i.e., INR 11,62,80,000/- (Indian Rupees Eleven Crores Sixty Two Lakhs and Eighty Thousand only) ("PEL IA 1").
 - c. IA of PEL for a purchase consideration of INR 215,00,00,000/- (Indian Rupees Two Hundred and Fifteen Crores only) with cash portion equal to 15% of the purchase consideration, i.e., INR 32,25,00,000/- (Indian Rupees Thirty Two Crores and Twenty Five Lakhs only) and Security Receipts (SRs) portion equal to 85% of the purchase consideration, i.e., INR 182,75,00,000/- (Indian Rupees One Hundred and Eight Two Crores and Seventy Lakhs only) ("PEL IA 2").
2. The original/ base bidder will have the right to match the highest bid for: (i) IA of PCHFL and PEL IA 1 jointly; and (ii) PEL IA 2, as per the extant RBI Guidelines.
3. The eligible interested applicant is required to provide bids for the IA being sold by PCHFL and PEL IA 1 jointly, as per the terms set out in the public notice document which can be accessed on the website of PCHFL (www.piramalfinance.com) and PEL (www.piramal.com) ("Public Notice Documents"). Bids provided for the IA of PCHFL or PEL IA 1 individually, will not be accepted.
4. The eligible interested applicant is required to provide bid for the PEL IA 2, as per the terms set out in the public notice document which can be accessed on the website of PEL (www.piramal.com) ("Public Notice Document").
5. The eligible interested applicant is required to furnish an earnest money deposit for: (i) an amount of INR 2,21,32,000/- (Indian Rupees Two Crores Twenty One Lakhs and Thirty Two Thousand Only) for PCHFL's IA by way of NEFT/ RTGS/ IMPS; (ii) an amount of INR 13,68,000/- (Rupees Thirteen Lakhs Sixty Eight Thousand only) for PEL IA 1 by way of NEFT/ RTGS/ IMPS; and (iii) an amount of INR 2,15,00,000/- (Rupees Two Crores and Fifteen Lakhs only) for PEL IA 2 by way of NEFT/ RTGS/ IMPS (collectively the "Earnest Money Deposit" or "EMD"), as per the terms and conditions of the respective Public Notice Document.
6. The principal outstanding of Identified Asset is: (a) IA of PCHFL has a gross value as on October 15, 2023, of approximately INR 283,15,87,083/- (Indian Rupees Two Hundred and Sixty Three Crores Fifteen Lakhs Eighty Seven Thousand and Eighty Three only). (b) PEL IA 1 has a gross value as on October 15, 2023, of approximately INR 16,32,98,613/- (Indian Rupees Sixteen Crores Thirty Two Lakhs Ninety Eight Thousand Six Hundred and Thirteen only), and (c) PEL IA 2 has a gross value as on October 15, 2023 of approximately INR 322,75,75,950/- (Indian Rupees Three Hundred and Twenty Two Crores Seventy Five Lakhs Seventy Five Thousand Nine Hundred and Fifty only).
7. The sale will be conducted as per the Terms and Conditions set out in the Public Notice Document and as per the procedure set out therein. Eligible interested applicants may access the Public Notice Document on the website of both PCHFL (www.piramalfinance.com) and PEL (www.piramal.com).
8. The sale of IA is on an "As is where is, as is what is, whatever there is and without recourse basis" as per the terms and conditions of the Public Notice Document.
9. Any interested party can express its interest by depositing the EMD and executing and delivering the Letter of Intent and Non-Disclosure Agreement on or before December 05, 2023, to access the details of the IA and participate in the sale process as per the terms set out in the Public Notice Document.
10. PCHFL and PEL reserve the right to alter, modify the terms and conditions of the said sale or to cancel the proposed sale at any stage of the transaction, without assigning any reason whatsoever. In the event no Letter of intent is received on or before December 05, 2023, PCHFL and PEL reserve the right to conclude the sale of the IA(s) with the identified base bidder. The decision of PCHFL and PEL in this regard shall be final, binding, and conclusive. Please note that the sale shall be subject to final approval by PCHFL and PEL.

For further details, contact the authorized officer at the above-mentioned office details.

Place: Mumbai	For Piramal Enterprises Limited	For Piramal Capital & Housing Finance Limited
Date: December 02, 2023	Authorized officer	Authorized officer