



**IN THE NATURE OF ABRIDGED PROSPECTUS - MEMORANDUM CONTAINING SALIENT FEATURES OF THE RED HERRING PROSPECTUS  
DATED MARCH 31, 2021 (THE "RHP"). YOU ARE ENCOURAGED TO READ GREATER DETAILS AVAILABLE IN THE RHP.**

**BIDDER'S UNDERTAKING AND CONFIRMATION FOR BID CUM APPLICATION FORM**

**(IN CASE OF A JOINT BID APPLICATION, THE CONFIRMATIONS, AUTHORISATIONS, UNDERTAKINGS AND REPRESENTATIONS MADE BY THE FIRST BIDDER WILL BE DEEMED TO HAVE BEEN MADE ON BEHALF OF ALL JOINT BIDDERS. THE FIRST BIDDER SHALL BE LIABLE FOR ALL THE OBLIGATIONS ARISING OUT OF THE ISSUE OF EQUITY SHARES.)**

The Equity Shares have not been and will not be registered, listed or otherwise qualified in any other jurisdiction outside India and may not be offered or sold, and Bids may not be made by persons in any such jurisdiction, except in compliance with the applicable laws of such jurisdiction. On the basis of RHP filed with the Registrar of Companies, Maharashtra, Mumbai (the "RoC") (if I am/we are in India) or the preliminary international wrap dated March 31, 2021 together with the RHP (the "Preliminary Offering Memorandum") (if I am/we are outside India), General Information Document for Investing in Public Issues ("GID") and having studied the attached details as per the Abridged Prospectus, I/we hereby apply for Allotment to me/us of the Equity Shares in the Issue upto my/ our Bids for maximum number of Equity Shares at or above the Issue Price, to be discovered through the Book Building Process. I/we hereby confirm that I am/we are eligible person(s) to invest in the Issue in accordance with applicable laws. The amount payable on Bidding has been blocked in the ASBA Account with the relevant SCSB or (in case of RIBs using UPI mechanism), the bank account linked with the UPI ID as mentioned in the Bid Cum Application Form, as the case may be. I/we agree to accept the Equity Shares Bid for, or such lesser number as may be Allotted to me/us subject to the terms of the RHP (if I am/we are in India), Preliminary Offering Memorandum (if I am/we are outside India), Abridged Prospectus, the GID, the Bid cum Application Form and other applicable laws. I/we undertake that I/we will sign all such other documents and do all such acts, if any, necessary on my/our part to enable me/us to be registered as the holder(s) of the Equity Shares which may be Allotted and to register my/our address as given in the Depository records and to place my/our name on the register of members of the Company. I/we acknowledge that in case of QIB Bidders, only (i) the SCSBs (for Bids other than the Bids by Anchor Investors) and (ii) the Global Co-ordinators and Book Running Lead Managers (the "GCBRLMs") (iii) the Book Running Lead Managers (the "BRLMs") and their affiliated Syndicate Member (only in the Specified Locations) have the right to reject Bids (including on technical grounds) at the time of acceptance of Bid cum Application Form provided that the reasons for rejecting the same shall be provided to such Bidder in writing, whereas it has a right to reject it from Non-Institutional Bidders and Retail Individual Bidders based only on technical grounds and/or as specified in the Abridged Prospectus, GID and the RHP. I/we confirm that I/we have read the RHP (if I am/we are in India) or the Preliminary Offering Memorandum (if I am/we are outside India), I/we authorise the Company to make the necessary changes in this Bid cum Application Form and the RHP for filing of the Prospectus with the RoC without intimation to me/us and use this Bid cum Application Form as the application form for the purpose of the Issue.

**I/WE CONFIRM THAT:** I/we and any person we represent or the accounts on whose behalf we are purchasing the Equity Shares confirm that I am/we are, or at any time the Equity Shares are purchased will be, the beneficial owner of such Equity Shares and I/we are, and any person I/we represent, or the accounts on whose behalf I/we are purchasing the Equity Shares (A) are either (a) in the United States and a "qualified institutional buyer" (as defined in Rule 144A under the U.S. Securities Act of 1933, as amended (the "U.S. Securities Act") and are purchasing the Equity Shares pursuant to Section 4(a) of the U.S. Securities Act, and have read and agree to the representations, warranties and agreements contained in the section "Transfer Restrictions" and "Selling Restrictions" of the Preliminary Offering Memorandum; or (b) outside the United States within the meaning of Regulation S under the U.S. Securities Act and am/are purchasing the Equity Shares in an "offshore transaction" as defined in Regulation S under the U.S. Securities Act and pursuant to the applicable laws of the jurisdictions where those offers and sales are made, and have read and agree to the representations, warranties and agreements contained in the sections "Transfer Restrictions" and "Selling Restrictions" of the Preliminary Offering Memorandum and (B) understand that the Equity Shares are being offered in a transaction not involving any public offering in the United States. The Equity Shares have not been and will not be registered, listed or otherwise qualified in any other jurisdiction outside India and may not be offered or sold, and Bids may not be made by persons in any such jurisdiction, except in compliance with the applicable laws of such jurisdiction. This Bid cum Application Form is being issued to you on basis that you (i) confirm that the representations, warranties, agreements and acknowledgment set out in "Other Regulatory and Statutory Disclosures" and "Issue Procedure" sections on pages 466 and 500, respectively, of the RHP and (ii) agree to abide by (1) this Common Bid cum Application Form and (2) the RHP (if you are in India) or the Preliminary Offering Memorandum (if you are outside India), together with the terms and conditions contained therein. I/we hereby represent and warrant that my/our Bids is in compliance with the laws applicable to me/us and that the sale and delivery of any Equity Shares to me/us will be in compliance with all applicable laws.

**FOR QIB BIDDERS:** I/we confirm that the Bid size/maximum Equity Shares applied for by me/us do not exceed the relevant regulatory approvals/limits. I am/We are not prohibited from accessing capital markets under any order/ruling/judgment of any regulatory, judicial or any other authority, including Securities and Exchange Board of India ("SEBI") or under the provisions of any law, regulation or statute.

**Further:** 1) In accordance with ASBA process provided in the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended ("SEBI ICDR Regulations") and as disclosed in the RHP, I/we authorise (a) the members of the Syndicate (in Specified Locations only) or the Registered Brokers (at Broker Centres) or the SCSBs (at Designated SCSBs Branches) or the RTAs (at the Designated RTA Locations) or the CDPs (at Designated CDP Locations), as the case may be, to do all acts as are necessary to make the application in the Issue, including uploading my/our Bid, blocking, unblocking of funds in the bank account of the applicant maintained with the SCSB as specified in the Bid cum Application Form or in the bank account of the Applicant linked with the UPI ID provided in the Bid cum Application Form, as the case may be, transfer of funds to the Public Issue Account on receipt of instruction from Registrar to the Issue or the Sponsor Bank, as the case may be, after finalisation of Basis of Allotment; and (b) the Registrar to the Issue or Sponsor Bank, as the case may be, to issue instruction to the SCSBs to unblock the funds in the specified bank account upon finalisation of the Basis of Allotment. 2) In case the amount available in the specified bank account is insufficient as per the highest Bid option, the SCSB/Registrar shall reject the application. 3) I/we hereby authorise the members of the Syndicate (in Specified Locations only) or the Registered Brokers (at Broker Centres) or the SCSBs (at Designated SCSBs Branches) or CDPs (at Designated CDP locations) or the RTAs (at Designated RTA locations), as the case may be, to make relevant revisions as may be required to be done in the Bid, in the event of a revision of the Price Band.

I/we hereby provide my/our consent to the Stock Exchanges / Sponsor Banks / NPCI / Registrar to the Issue for collecting, storing and usage validating my/our PAN details from the bank account where my / our amount is blocked by the relevant SCSBs.

I/we acknowledge that as per existing policy of the Government of India, OCBs cannot participate in the Issue. I am/We are not an OCB. For further details, see "Issue Procedure" and "Restrictions on Foreign Ownership of Indian Securities" on page 500 and 515 respectively of the RHP.

**INSTRUCTIONS FOR FILLING UP THE BID CUM APPLICATION FORM**

- Name of sole/ First Bidder should be exactly the same as it appears in the Depository records. In case of joint Bids, only the name of the First Bidder (which should also be the first name in which the beneficiary account is held) should be provided in the Bid cum Application Form. The Bid means an 'indication to make an Issue' during the Bid/Issue period by a Bidder and not 'an Issue'.
- The First Bidder, should mention his/ her PAN allotted under the Income Tax Act, 1961, DP ID, Client ID and UPI ID (as applicable). Except for Bids by or on behalf of the Central or State Government and the officials appointed by the courts and by investors who are exempt from the requirement of obtaining/ specifying their PAN for transacting in the securities market and by persons residing in the state of Sikkim, and any other category of Bidders or in the case of Bid in joint names, the First Bidder (the first name under which the beneficiary account is held), should mention his/ her PAN allotted under the Income Tax Act, 1961. Any Bid cum Application Form without the PAN is liable to be rejected other than as specified above.
- Based on the PAN, DP ID and Client ID provided by the Bidders, the Registrar to the Issue will obtain Demographic Details registered with Depository Participants to be used, among other things, for Allotment, technical rejections or unblocking ASBA Account. Hence, Bidders are advised to immediately update any change in their Demographic Details as appearing on the records of the Depository Participant to ensure accuracy of records. Please note that failure to do so could result in failure in Allotment of Equity Shares, delays in unblocking of ASBA Account at the Bidders' sole risk and neither the Members of the Syndicate nor the Registered Brokers nor the Registrar to the Issue or RTAs/CDPs or the SCSBs nor the Company shall have any responsibility and undertake any liability for the same.
- Bid Lot and Price Band:** The face value of Equity Shares is ₹10 each. The Price Band and minimum Bid Lot size, will be decided by the Company in consultation with the GCBRLMs and will be advertised in all editions of Business Standard, an English national daily newspaper, all editions of Business Standard, a Hindi national daily newspaper and the Mumbai edition of Navshakti, a Marathi newspaper, Marathi being the regional language of Maharashtra, where our Registered and Corporate Office is located) each with wide circulation, respectively, at least two (2) Working Days prior to the Bid/Issue Opening Date, with the relevant financial ratios calculated at the Floor Price and at the Cap Price and have been made available to the BSE Limited ("BSE") and the National Stock Exchange of India Limited ("NSE") and together with BSE, the "Stock Exchanges") for the purpose of uploading on their websites in accordance with SEBI ICDR Regulations. In case of revision of the Price Band, the Bid/Issue Period will be extended for at least three (3) additional Working Days after revision of Price Band subject to the Bid/ Issue Period not exceeding a total of ten (10) Working Days. Any revision in the Price Band and the revised Bid/Issue Period, if applicable, will be widely disseminated by notification to the Stock Exchanges, by issuing a public notice and also by indicating the change on the respective websites of the GCBRLMs and the BRLMs and on the terminals of the other members of the Syndicate and by intimation to Designated Intermediaries and the Sponsor Bank.
- Maximum and Minimum Bid Size:** The minimum Bid size shall be such number of Equity Shares in multiples of the minimum Bid Lot such that Bid Amount exceeds ₹200,000. The maximum Bid by any investor should not exceed the investment limits prescribed for them by applicable laws and mentioned in the RHP or Preliminary Offering Memorandum.
- Please tick category as applicable to ensure proper upload of Bid in Stock Exchange system.
- Please tick investor status as applicable. Please ensure investor status is updated in your Depository records.
- Cheques/Demand Draft/Cash/stock invest/money orders/postal orders will not be accepted.** Eligible NRIs bidding on a non-repatriation basis by using the Resident Bid cum Application Form are required to authorise their SCSB to confirm or accept the UPI Mandate Request in case of Retail Individual Investors Bidding through the UPI Mechanism, block their Non-Resident Ordinary (NRO) Accounts for the full Bid Amount, at the time of the submission of the Bid cum Application Form. All Bidders including the Eligible NRIs Bidding on a non-repatriation basis can obtain the Bid cum Application Form from the Registered and Corporate Office of the Company or from any of the members of the Syndicate or CDPs or RTAs or Registered Brokers from the Bidding centers. In accordance with applicable law and UPI Circulars, Bidders to please ensure that SCSB where the ASBA Account is maintained has notified at least one branch in the location where Bid cum Application Forms will be deposited by Designated Intermediaries.
- Please note that application made using third party UPI ID or third party ASBA Bank A/C are liable to be rejected.
  - QIBs and Non-Institutional Bidders cannot use UPI Mechanism to apply.
  - For Retail Individual Bidders applying using UPI.**
    - Please ensure that your Bank is offering UPI facility for Public Issues.
    - Please mention UPI ID clearly in CAPITAL LETTERS only.
    - Ensure that the: (a) bank where the bank account linked to their UPI ID is maintained; and (b) Retail Individual Investors Bidding using the UPI Mechanism may apply through the SCSBs and mobile applications whose names appears on the website of the SEBI (<https://www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmid=40>) and (<https://www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&intmid=43>) respectively, as updated from time to time.
    - Eligible NRIs bidding in the Issue through the UPI Mechanism, are advised to enquire with the relevant bank where their account is UPI linked prior to submitting their Bid cum Application Form.
    - UPI ID cannot exceed 45 characters.
    - Please ensure that you are using your UPI ID only and not the UPI ID of any third party.
    - Retail Individual Bidders Bidding using the UPI Mechanism shall ensure that details of the Bid are reviewed and verified by opening the attachment in the UPI Mandate Request and then proceed to authorise the UPI Mandate Request using his/ her UPI PIN. For further details, see "Issue Procedure" on page 500 of the RHP.
- Only the First Bidder is required to sign the Bid cum Application Form / Revision Form. Thumb impressions and signatures other than in the languages specified in the Constitution of India must be attested by a Magistrate or a Notary Public or a Special Executive Magistrate under official seal. Signature of ASBA Account holder is mandatory. If the First Bidder is not the account holder, ensure that the Bid cum Application Form is signed by the account holder. Necessary revisions in the Bidders' undertaking and instructions will be required depending upon the jurisdiction in which the sale of shares is proposed.
- Other Instructions:** a. Bids must be made only in the prescribed Bid cum Application Form. b. Bids must be completed in full, in BLOCK LETTERS in ENGLISH. Bidders should note that the Members of the Syndicate, Registered Broker, CDPs, RTAs, and/or SCSBs will not be liable for errors in data entry due to incomplete or illegible Bid cum Application Forms; and c. Ensure that all applicable documents in support of the Bid are attached with the Bid cum Application Form.
- The Bidders may note that in case the DP ID, Client ID and PAN mentioned in the Bid cum Application Form and entered into the electronic bidding systems of the Stock Exchanges do not match with the DP ID, Client ID and PAN available in the Depository database, the Bid cum Application Form is liable to be rejected.
- The Equity Shares have not been and will not be registered under the U.S. Securities Act or any other applicable law of the United States and, unless so registered, may not be offered or sold within the United States, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and applicable state securities laws. Accordingly, the Equity Shares are being offered and sold (i) within the United States only to persons reasonably believed to be "qualified institutional buyers" (as defined in Rule 144A under the U.S. Securities Act) pursuant to Section 4(a) of the U.S. Securities Act, and (ii) outside the United States in offshore transactions in compliance with Regulation S under the U.S. Securities Act and the applicable laws of the jurisdiction where those offers and sales occur. The Equity Shares have not been and will not be registered, listed or otherwise qualified in any other jurisdiction outside India and may not be offered or sold, and Bids may not be made by persons in any such jurisdiction, except in compliance with the applicable laws of such jurisdiction.
- You may be sent the RHP (if you are in India) or the Preliminary Offering Memorandum (if you are outside India) either in physical form or electronic form or both. You shall not distribute or forward these documents and these documents are subject to the disclaimers and restrictions contained in or accompanying them.

**Note:** Terms used but not defined herein shall have the meaning assigned to such terms in the RHP. For detailed instructions for filling the various fields of this Bid cum Application Form, please refer to the GID, which is also available on the respective websites of the GCBRLMs, the BRLMs and the Stock Exchanges.

TEAR HERE

- In case of queries related to Allotment/ credit of Allotted Equity Shares, the Bidders should contact Registrar to the Issue.
- In case of Bids submitted to the SCSBs, the Bidders should contact the relevant SCSB.
- In case of queries related to upload of Bids submitted to the relevant members of the Syndicate / RTAs / Registered Brokers / CDPs, as applicable, the Bidders should contact the relevant Designated Intermediary.
- For UPI related queries, investors can contact NPCI at the toll free number:- 18001201740 and Mail Id:- ipo.upi@npci.org.in.

**COMPANY CONTACT DETAILS**

**MACROTECH DEVELOPERS LIMITED**  
**Registered office:** 412, Floor - 4, 17G, Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai 400 001  
**Corporate office:** Lodha Excelus, L 2, N M Joshi Marg, Mahalaxmi, Mumbai 400 011  
**Contact Person:** Sanjyot Rangnekar, Company Secretary and Compliance Officer; **Tel:** +91 22 2302 4400; **Fax:** +91 22 2302 4550  
**E-mail:** investorrelations@lodhagroup.com; **Website:** www.lodhagroup.in  
**Corporate Identity Number:** U45200MH1995PLC093041

**REGISTRAR TO THE ISSUE CONTACT DETAILS**

**Link Intime India Private Limited**  
C 101, 247 Park, L.B.S. Marg  
Vikhroli (West), Mumbai 400 083, Maharashtra, India  
**Tel:** +91 22 49186200  
**E-mail:** macrotech.ipo@linkintime.co.in  
**Website:** www.linkintime.co.in  
**Investor Grievance ID:** macrotech.ipo@linkintime.co.in  
**Contact Person:** Shanti Gopalkrishnan  
**SEBI Registration Number:** INR000004058

This form is not an advertisement under the Real Estate (Regulation and Development) Act, 2016 and is not intended for informing persons about our real estate projects or to invite any person to make advances or deposits in relation to any of our real estate projects.

## IN THE NATURE OF ABRIDGED PROSPECTUS - MEMORANDUM CONTAINING SALIENT FEATURES OF THE RED HERRING PROSPECTUS

This is an abridged prospectus containing salient features of the red herring prospectus dated March 31, 2021 (the “RHP” or “Red Herring Prospectus”). You are encouraged to read greater details available in the RHP.

### THIS ABRIDGED PROSPECTUS CONSISTS OF FOUR PAGES OF BID CUM APPLICATION FORM ALONG WITH INSTRUCTIONS AND SIX PAGES OF ABRIDGED PROSPECTUS. PLEASE ENSURE THAT YOU HAVE RECEIVED ALL THE PAGES.

Please ensure that you have read the RHP, this abridged prospectus (“Abridged Prospectus”) and the general information document for investing in public offers (“GID”) undertaken through the Book Building Process before applying in the Issue (as defined below). You may obtain a physical copy of the Bid-cum-Application Form and the RHP from the Stock Exchanges (as defined below), Members of the Syndicate, Registered Brokers, Collecting Depository Participants (“CDPs”), Registrar to the Issue, Registrar and Share Transfer Agents (“RTAs”), Bankers to the Issue, investors’ associations or Self Certified Syndicate Banks (“SCSBs”). You may also download the RHP from the websites of the Securities and Exchange Board of India (“SEBI”) at [www.sebi.gov.in](http://www.sebi.gov.in), the Stock Exchanges where the Equity Shares (as defined below) are proposed to the listed, i.e., BSE Limited (“BSE”) and National Stock Exchange of India Limited (“NSE” and together with BSE, the “Stock Exchanges”) at [www.bseindia.com](http://www.bseindia.com) and [www.nseindia.com](http://www.nseindia.com) respectively and Global Co-ordinators and Book Running Lead Managers (“GCBRLMs”) at [www.axiscapital.co.in](http://www.axiscapital.co.in); [www.jpml.com](http://www.jpml.com) and [www.investmentbank.kotak.com](http://www.investmentbank.kotak.com) and the Book Running Lead Managers (“BRLMs”) at [www.icicisecurities.com](http://www.icicisecurities.com); [www.edelweissfin.com](http://www.edelweissfin.com); [www.iiflcap.com](http://www.iiflcap.com); [www.jmfl.com](http://www.jmfl.com); [www.yesinvest.in](http://www.yesinvest.in); [www.sbcaps.com](http://www.sbcaps.com) and [www.bobcaps.in](http://www.bobcaps.in).

Unless otherwise specified, all capitalized terms used herein and not specifically defined shall have the same meaning as ascribed to them in the RHP.

**Restrictions:** This Abridged Prospectus may only be accessed by investors outside of India that have read the Preliminary Offering Memorandum of the Company dated March 31, 2021, a copy of which is available to eligible investors from the Managers.



## MACROTECH DEVELOPERS LIMITED

Macrotech Developers Limited (“Company”) was incorporated as ‘Lodha Developers Private Limited’ on September 25, 1995 in the state of Maharashtra at Mumbai as a private limited company under the Companies Act, 1956, as amended. Thereafter, our Company was converted into a public limited company, the word ‘private’ was struck off from the name of our Company and consequently, a fresh certificate of incorporation consequent upon change of name dated August 10, 2009 was issued by the Registrar of Companies, Maharashtra situated at Mumbai (“RoC”) recording the change in the name of our Company to ‘Lodha Developers Limited’. Thereafter, our Company was converted into a private limited company, the word ‘private’ was incorporated in the name of our Company and consequently, a fresh certificate of incorporation consequent upon change of name dated January 11, 2013 was issued by the RoC recording the change in the name of our Company to ‘Lodha Developers Private Limited’. Subsequently, our Company was converted into a public limited company, the word ‘private’ was struck off from the name of our Company and consequently, a fresh certificate of incorporation dated March 14, 2018 was issued by the RoC consequent upon conversion recording the change of the name of our Company to ‘Lodha Developers Limited’. Subsequently, the name of our Company was changed to ‘Macrotech Developers Limited’ pursuant to a resolution passed by our Shareholders in an extraordinary general meeting held on May 14, 2019 and a fresh certificate of incorporation, dated May 24, 2019 was issued by the RoC. For details of change in the name and registered office of our Company, see “History and Certain Corporate Matters” beginning on page 171.

**Registered office:** 412, Floor - 4, 17G, Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai 400 001

**Corporate office:** Lodha Excelus, L 2, N M Joshi Marg, Mahalaxmi, Mumbai 400 011

**Contact Person:** Sanjayot Rangnekar, Company Secretary and Compliance Officer; **Tel:** +91 22 2302 4400; **Fax:** +91 22 2302 4550

**E-mail:** [investorrelations@lodhagroup.com](mailto:investorrelations@lodhagroup.com); **Website:** [www.lodhagroup.in](http://www.lodhagroup.in)

**Corporate Identity Number:** U45200MH1995PLC093041

## OUR PROMOTERS: ABHISHEK MANGAL PRABHAT LODHA, RAJENDRA NARPATMAL LODHA, SAMBHAVNATH INFRABUILD AND SAMBHAVNATH TRUST

### ISSUE DETAILS, LISTING AND PROCEDURE

INITIAL PUBLIC OFFER OF UP TO [●] EQUITY SHARES OF FACE VALUE OF ₹10 EACH (“EQUITY SHARES”) OF MACROTECH DEVELOPERS LIMITED (“ISSUER”) FOR CASH AT A PRICE OF ₹[●] PER EQUITY SHARE (INCLUDING A SHARE PREMIUM OF ₹[●] PER EQUITY SHARE) AGGREGATING UP TO ₹ 25,000 MILLION (THE “ISSUE”).

THE ISSUE INCLUDES A RESERVATION OF UP TO [●] EQUITY SHARES AGGREGATING UP TO ₹300 MILLION (CONSTITUTING UP TO [●]% OF THE POST-ISSUE PAID-UP EQUITY SHARE CAPITAL), FOR SUBSCRIPTION BY ELIGIBLE EMPLOYEES (THE “EMPLOYEE RESERVATION PORTION”). THE ISSUE LESS THE EMPLOYEE RESERVATION PORTION IS HEREINAFTER REFERRED TO AS “NET ISSUE”. THE ISSUE AND NET ISSUE SHALL CONSTITUTE [●]% AND [●]%, RESPECTIVELY, OF THE POST-ISSUE PAID-UP EQUITY SHARE CAPITAL OF OUR COMPANY.

THE FACE VALUE OF EQUITY SHARES IS ₹10 EACH. THE PRICE BAND AND THE MINIMUM BID LOT SHALL BE DECIDED BY OUR COMPANY, IN CONSULTATION WITH THE MANAGERS AND WILL BE ADVERTISED IN ALL EDITIONS OF BUSINESS STANDARD, AN ENGLISH NATIONAL DAILY NEWSPAPER, ALL EDITIONS OF BUSINESS STANDARD, A HINDI NATIONAL DAILY NEWSPAPER AND MUMBAI EDITION OF NAVSHAKTI, A MARATHI NEWSPAPER, MARATHI BEING THE REGIONAL LANGUAGE OF MAHARASHTRA, WHERE OUR REGISTERED OFFICE IS LOCATED, WITH WIDE CIRCULATION, AT LEAST TWO WORKING DAYS PRIOR TO THE BID/ISSUE OPENING DATE AND SHALL BE MADE AVAILABLE TO THE BSE LIMITED (“BSE”) AND THE NATIONAL STOCK EXCHANGE OF INDIA LIMITED (“NSE”), AND TOGETHER WITH BSE, THE “STOCK EXCHANGES”) FOR THE PURPOSE OF UPLOADING ON THEIR RESPECTIVE WEBSITES IN ACCORDANCE WITH SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE OF CAPITAL AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2018, AS AMENDED (THE “SEBI ICDR REGULATIONS”).

In case of any revision in the Price Band, the Bid/Issue Period will be extended by at least three additional Working Days after such revision in the Price Band, subject to the Bid/Issue Period not exceeding 10 Working Days. In cases of force majeure, banking strike or similar circumstances, our Company may, for reasons to be recorded in writing, extend the Bid/Issue Period for a minimum of three Working Days, subject to the Bid/Issue Period not exceeding 10 Working Days. Any revision in the Price Band and the revised Bid/Issue Period, if applicable, shall be widely disseminated by notification to the Stock Exchanges, by issuing a public notice, and also by indicating the change on the respective websites of the Managers and at the terminals of the Syndicate Members and by intimation to Designated Intermediaries and the Sponsor Bank, as applicable.

The Equity Shares to be Allotted through the RHP are proposed to be listed on the Stock Exchanges. Our Company has received ‘in-principle’ approvals from the BSE and NSE for the listing of the Equity Shares pursuant to letters dated March 9, 2021. For the purposes of the Issue, the Designated Stock Exchange shall be BSE.

### PROCEDURE

If you wish to know about processes and procedures applicable to public issues, you may request for a copy of the GID from the GCBRLMs, BRLMs or download it from the websites of the Stock Exchanges at [www.bseindia.com](http://www.bseindia.com) and [www.nseindia.com](http://www.nseindia.com) or from the websites of the GCBRLMs at [www.axiscapital.co.in](http://www.axiscapital.co.in), [www.jpml.com](http://www.jpml.com), [www.investmentbank.kotak.com](http://www.investmentbank.kotak.com), and BRLMs at [www.icicisecurities.com](http://www.icicisecurities.com), [www.edelweissfin.com](http://www.edelweissfin.com), [www.iiflcap.com](http://www.iiflcap.com), [www.jmfl.com](http://www.jmfl.com), [www.yesinvest.in](http://www.yesinvest.in), [www.sbcaps.com](http://www.sbcaps.com) and [www.bobcaps.in](http://www.bobcaps.in).

### ELIGIBILITY FOR THE ISSUE – REGULATION 6(1) OF THE SEBI ICDR REGULATION

The Issue is being made in terms of Rule 19(2)(b) of the Securities Contracts (Regulation) Rules, 1957, as amended (“SCRR”) read with Regulation 31 of the SEBI Issue of Capital and Disclosure Requirements Regulations, 2018 (“SEBI ICDR Regulations”) through the Book Building Process and in compliance with Regulation 6(1) of the SEBI ICDR Regulations.

Whether the Company is compulsorily required to allot at least 75% of the net Issue to Qualified Institutional Buyers – No



**IN THE NATURE OF ABRIDGED PROSPECTUS - MEMORANDUM CONTAINING SALIENT FEATURES OF THE RED HERRING PROSPECTUS**

**INDICATIVE TIMELINE**

<b>BID/ISSUE OPENS ON*</b>	April 7, 2021	<b>Initiation of refunds (if any, for Anchor Investors)/ unblocking of funds from ASBA Account</b>	On or about April 19, 2021
<b>BID/ISSUE CLOSES ON**</b>	April 9, 2021	<b>Credit of Equity Shares to demat accounts of Allottees</b>	On or about April 20, 2021
<b>Finalisation of Basis of Allotment with the Designated Stock Exchange</b>	On or about April 16, 2021	<b>Commencement of trading of the Equity Shares on the Stock Exchanges</b>	On or about April 22, 2021

\* Our Company may, in consultation with the Managers, consider participation by Anchor Investors in accordance with the SEBI ICDR Regulations. The Anchor Investor Bid/Issue Period shall be one Working Day prior to the Bid/Issue Opening Date.

\*\* Our Company may, in consultation with the Managers, consider closing the Bid/Issue Period for QIBs one Working Day prior to the Bid/Issue Closing Date in accordance with the SEBI ICDR Regulations.

**GENERAL RISKS**

Investments in equity and equity-related securities involve a degree of risk and investors should not invest any funds in the Issue unless they can afford to take the risk of losing their entire investment. Investors are advised to read the risk factors carefully before taking an investment decision in the Issue. For taking an investment decision, investors must rely on their own examination of our Company and the Issue, including the risks involved. The Equity Shares in the Issue have not been recommended or approved by the Securities and Exchange Board of India ("SEBI"), nor does SEBI guarantee the accuracy or adequacy of the contents of the Red Herring Prospectus. Specific attention of the investors is invited to "Risk Factors" beginning on page 26 of the RHP and "Internal Risk Factors" on page 7 of this Abridged Prospectus.

**PRICE INFORMATION OF MANAGERS\***

Issue name	Name of Manager	+/- % change in closing price, +/- % change in closing benchmark]- 30th calendar days from listing	+/- % change in closing price, +/- % change in closing benchmark]- 90th calendar days from listing	+/- % change in closing price, +/- % change in closing benchmark]- 180th calendar days from listing
Nazara Technologies Limited	I-Sec, IIFL	-	-	-
Suryoday Small Finance Bank Limited	Axis, I-Sec, IIFL, SBI Capital	-	-	-
Kalyan Jewellers India Limited	Axis, I-Sec, SBI Capital, BOBCAPS	-	-	-
Craftsman Automation Limited	Axis, IIFL	-	-	-
Laxmi Organic Industries Limited	Axis	-	-	-
Anupam Rasayan India Limited	Axis, IIFL, JM Financial	-	-	-
Easy Trip Planners Limited	Axis, JM Financial	-	-	-
Home First Finance Company India Limited	Axis, Kotak, I-Sec	+4.98%, [+1.97%]	-	-
HDFC Asset Management Company Limited	J.P. Morgan	+58.04%, [+1.40%]	+30.61%, [-7.11%]	+23.78%, [-4.11%]
Lemon Tree Hotels Limited	J.P. Morgan	+30.18%, [+3.74%]	+29.91%, [+4.27%]	+19.46%, [-0.15%]
	YES Securities	+30.18% [+3.26%]	+29.91% [+3.79%]	+19.46% [-0.61%]
Indigo Paints Limited	Kotak, I-Sec, Edelweiss	+75.72% [+4.08%]	-	-
Burger King India Limited	Kotak, Edelweiss, JM Financial	+146.50% [+7.41%]	+135.08% [+10.86%]	-
Gland Pharma Limited	Kotak	+48.43% [+7.01%]	+57.27% [+18.27%]	-
UTI Asset Management Company Limited	Axis, Kotak, I-Sec, JM Financial, SBI Capital	-10.43% [+5.87%]	-0.60% [+20.25%]	-
Computer Age Management Services Limited	Kotak, I-Sec	+5.43% [+2.37%]	+49.52% [+23.04%]	+43.67% [+26.65%]
SBI Cards And Payment Services Limited	Kotak, SBI Capital	-33.05% [-2.21%]	-21.79% [+8.43%]	+12.50% [+24.65%]
Railtel Corporation of India Limited	I-Sec, SBI Capital	+35.64% [-0.15%]	-	-
Indian Railway Finance Corporation Limited	I-Sec, SBI Capital	-5.19% [+6.56%]	-	-
Mrs. Bectors Food Specialities Limited	I-Sec, IIFL, SBI Capital	+37.69% [+4.53%]	+19.93% [+7.75%]	-
Stove Kraft Limited	Edelweiss, JM Financial	+30.68% [+0.09%]	-	-
Equitas Small Finance Bank	Edelweiss, IIFL, JM Financial	+5.45% [+12.34%]	+19.55% [+16.84%]	-
Mazagon Dock Shipbuilders Limited	Axis, Edelweiss, JM Financial, YES Securities	+18.90%, [+5.87%]	+52.90%, [+20.25%]	-
Angel Broking Limited	I-Sec, Edelweiss	-2.32% [+2.70%]	+10.02% [+21.86%]	-
	SBI Capital	-2.32% [+2.70%]	10.01% [+21.86%]	-
Route Mobile Limited	Axis, Edelweiss	+105.81%, [+5.74%]	+231.04%, [+22.31%]	+347.33%, [+31.05%]
Antony Waste Handling Cell Limited	IIFL	-10.27%, [-2.74%]	-	-
MTAR Technologies Limited	IIFL, JM Financial	-	-	-
Indian Railway Catering and Tourism Corporation Limited	YES Securities, SBI Capital	+191.53% [+5.05%]	+186.64% [+8.07%]	+291.84% [-19.66%]
Sterling and Wilson Solar Limited	IIFL, YES Securities, SBI Capital	-21.88% [-1.60%]	-48.63% [+7.97%]	-64.78% [+9.95%]
Spandana Sphoorty Financial Limited	YES Securities	-0.56% [-2.14%]	+52.76% [+7.61%]	+17.32% [+9.59%]
Polycab India Limited	Kotak, Edelweiss, YES Securities	+15.36% [-5.35%]	+14.70% [-1.99%]	+23.76% [-4.09%]
Rail Vikas Nigam Limited	YES Securities	+19.47% [-2.74%]	+40.26% [-0.35%]	+20.53% [-4.06%]

# IN THE NATURE OF ABRIDGED PROSPECTUS - MEMORANDUM CONTAINING SALIENT FEATURES OF THE RED HERRING PROSPECTUS

Garden Reach Shipbuilders and Engineers Limited	YES Securities	-23.39% [+1.32%]	-19.11% [+2.98%]	-16.74% [+11.53%]
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\*Source: [www.nseindia.com](http://www.nseindia.com) and [www.bseindia.com](http://www.bseindia.com) for price information and prospectus/basis of allotment for issue details. 30th calendar day has been taken as listing date plus 29 calendar days; 90th calendar day has been taken as listing date plus 89 calendar days; 180th calendar day has been taken as listing date plus 179 calendar days. Disclosures subject to recent 7 issues (initial public offerings) in current financial year and two preceding financial years managed by each Manager with common issues disclosed once.

For further details, please refer to price information of past issues handled by Managers on pages 471 to 490 of the RHP respectively.

## GLOBAL COORDINATORS AND BOOK RUNNING LEAD MANAGERS

<b>Axis Capital Limited</b> Tel: +91 22 4325 2183 E-mail: <a href="mailto:Macrotech.ipo@axiscap.in">Macrotech.ipo@axiscap.in</a> Investor Grievance ID: <a href="mailto:complaints@axiscap.in">complaints@axiscap.in</a>	<b>J.P. Morgan India Private Limited</b> Tel: +91 22 6157 3000 E-mail: <a href="mailto:lodha.ipo@jpmorgan.com">lodha.ipo@jpmorgan.com</a> Investor Grievance ID: <a href="mailto:investorsmb.jpml@jpmorgan.com">investorsmb.jpml@jpmorgan.com</a>	<b>Kotak Mahindra Capital Company Limited</b> Tel: +91 22 4336 0000 E-mail: <a href="mailto:macrotech.ipo@kotak.com">macrotech.ipo@kotak.com</a> Investor Grievance ID: <a href="mailto:kmccredressal@kotak.com">kmccredressal@kotak.com</a>
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## BOOK RUNNING LEAD MANAGERS

<b>ICICI Securities Limited</b> Tel: +91 22 2288 2460 E-mail: <a href="mailto:lodha.ipo@icicisecurities.com">lodha.ipo@icicisecurities.com</a> Investor Grievance ID: <a href="mailto:customercare@icicisecurities.com">customercare@icicisecurities.com</a>	<b>Edelweiss Financial Services Limited</b> Tel: +91 22 4009 4400 E-mail: <a href="mailto:macrotech.ipo@edelweissfin.com">macrotech.ipo@edelweissfin.com</a> Investor Grievance ID: <a href="mailto:customerservice.mb@edelweissfin.com">customerservice.mb@edelweissfin.com</a>	<b>IIFL Securities Limited</b> Tel: +91 22 4646 4600 E-mail: <a href="mailto:lodha.ipo@iiflcap.com">lodha.ipo@iiflcap.com</a> Investor Grievance ID: <a href="mailto:ig.ib@iiflcap.com">ig.ib@iiflcap.com</a>	<b>JM Financial Limited</b> Tel: +91 22 6630 3030 E-mail: <a href="mailto:Lodha.IPO@jmf.com">Lodha.IPO@jmf.com</a> Investor Grievance ID: <a href="mailto:grievance.ibd@jmf.com">grievance.ibd@jmf.com</a>
<b>YES Securities (India) Limited</b> Tel: +91 22 7100 9830 E-mail: <a href="mailto:macrotech.ipo@ysil.in">macrotech.ipo@ysil.in</a> Investor Grievance ID: <a href="mailto:igc@ysil.in">igc@ysil.in</a>	<b>SBI Capital Markets Limited</b> Tel: +91 22 2217 8300 E-mail: <a href="mailto:macrotech.ipo@sbicaps.com">macrotech.ipo@sbicaps.com</a> Investor Grievance ID: <a href="mailto:investor.relations@sbicaps.com">investor.relations@sbicaps.com</a>	<b>BOB Capital Markets Limited</b> Tel: +91 22 6138 9300 E-mail: <a href="mailto:macrotech.ipo@bobcaps.in">macrotech.ipo@bobcaps.in</a> Investor Grievance ID: <a href="mailto:investorgrievance@bobcaps.in">investorgrievance@bobcaps.in</a>	

<b>Name of Syndicate Members</b>	Edelweiss Securities Limited, Investec Capital Services (India) Private Limited, JM Financial Services Limited, Kotak Securities Limited and SBICAP Securities Limited
<b>Name of Registrar to the Issue and contact details</b>	<b>Link Intime India Private Limited</b> Tel: +91 22 49186200 E-mail: <a href="mailto:macrotech.ipo@linkintime.co.in">macrotech.ipo@linkintime.co.in</a> Investor Grievance ID: <a href="mailto:macrotech.ipo@linkintime.co.in">macrotech.ipo@linkintime.co.in</a> Contact Person: Shanti Gopalkrishnan
<b>Statutory Auditor of the Company</b>	MSKA & Associates, Chartered Accountants
<b>Self Certified Syndicate Banks</b>	The banks registered with SEBI, which offer the facility of ASBA services, (i) in relation to ASBA, where the Bid Amount will be blocked by authorising an SCSB, a list of which is available on the website of SEBI at <a href="http://www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&amp;intmId=34">www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFpi=yes&amp;intmId=34</a> and updated from time to time and at such other websites as may be prescribed by SEBI from time to time, (ii) in relation to RIBs and Eligible EHL Shareholders Bidding in the EHL Shareholder Reservation Portion using the UPI Mechanism, a list of which is available on the website of SEBI at <a href="https://sebi.gov.in/sebiweb/other/OtherAction.do?doRcognisedFpi=yes&amp;intmId=40">https://sebi.gov.in/sebiweb/other/OtherAction.do?doRcognisedFpi=yes&amp;intmId=40</a> or such other website as updated from time to time. Applications through UPI in the Issue can be made only through the SCSBs mobile applications (apps) whose name appears on the SEBI website. A list of SCSBs and mobile applications which are live for applying in public issues using UPI mechanism is provided as Annexure 'A' to the SEBI circular no. SEBI/HO/CFD/ DIL2/CIR/P/2019/85 dated July 26, 2019. The said list shall be updated on SEBI website from time to time.
<b>Registered Brokers</b>	The list of the Registered Brokers eligible to accept ASBA Forms from Bidders (other than RIBs), including details such as postal address, telephone number and e-mail address, is provided on the websites of the BSE and the NSE at <a href="http://www.bseindia.com/Markets/PublicIssues/brokercentres_new.aspx">http://www.bseindia.com/Markets/PublicIssues/brokercentres_new.aspx</a> and <a href="https://www.nseindia.com/products/content/equities/ipo/ipo_mem_terminal.htm">https://www.nseindia.com/products/content/equities/ipo/ipo_mem_terminal.htm</a> , respectively, as updated from time to time. For further details, see section "Issue Procedure" on page 500 of the RHP.
<b>Details regarding website address(es)/ link(s) from which the investor can obtain a list of RTAs, CDPs and stock brokers who can accept applications from investors, as applicable</b>	The list of the RTAs eligible to accept ASBA Forms at the Designated RTA Locations, is provided on the websites of Stock Exchanges at <a href="http://www.bseindia.com/Static/Markets/PublicIssues/RtaDp.aspx">http://www.bseindia.com/Static/Markets/PublicIssues/RtaDp.aspx</a> and <a href="http://www.nseindia.com/products/content/equities/ipo/asba_procedures.htm">http://www.nseindia.com/products/content/equities/ipo/asba_procedures.htm</a> , respectively, as updated from time to time. The list of the CDPs eligible to accept ASBA Forms at the Designated CDP Locations, is provided on the websites of BSE at <a href="http://www.bseindia.com/Static/Markets/PublicIssues/RtaDp.aspx">http://www.bseindia.com/Static/Markets/PublicIssues/RtaDp.aspx</a> and on the website of NSE at <a href="http://www.nseindia.com/products/content/equities/ipo/asba_procedures.htm">http://www.nseindia.com/products/content/equities/ipo/asba_procedures.htm</a> , as updated from time to time. For further details, see "Issue Procedure" on page 500 of the RHP.

## PROMOTERS OF OUR COMPANY

Abhishek Mangal Prabhat Lodha, Rajendra Narpatmal Lodha, Sambhavnath Infrabuild and Sambhavnath Trust are the Promoters of our Company.

**Abhishek Mangal Prabhat Lodha** is the Managing Director and Chief Executive Officer of our Company. He holds a master's degree in science (industrial and systems engineering (supply chain & logistics)) from Georgia Institute of Technology. He has 19 years of experience in strategy, design, project management, construction, corporate planning, legal and brand communication. Prior to joining our Company, he was working as a business analyst with McKinsey & Company, Atlanta, United States. He was awarded the NDTV Property Award 2017 in the category of "Emerging Star of the Real Estate".

**Rajendra Narpatmal Lodha**, is a Whole-Time Director of our Company. He holds a bachelor's degree in civil engineering from M.B.M. Engineering College, University of Jodhpur, Jodhpur. He started his career with Lodha group. He has 31 years of experience in all facets of real estate development.

**Sambhavnath Infrabuild** was incorporated on August 27, 2007 under the Companies Act, 1956 as a private limited company. The principal business of Sambhavnath Infrabuild is real estate development and activities related to real estate.

**Sambhavnath Trust**, was originally formed pursuant to a trust deed dated January 20, 2017 and its current trustees are Abhishek Mangal Prabhat Lodha and Vinti Abhishek Lodha. The overall objective of Sambhavnath Trust is to have and to hold the trust property for and on behalf of and for the benefit of the beneficiaries.

For further details, see "Our Management" and "Our Promoters and Promoter Group" beginning on page 206 and page 223, respectively, of the RHP.

## BUSINESS MODEL / BUSINESS OVERVIEW AND STRATEGY

We are one of the largest real estate developers in India, by residential Sales value for the financial years 2014 to 2020. (Source: Anarock Report) Our core business is residential real estate developments with a focus on affordable and mid-income housing. Currently, we have residential projects in the MMR and Pune. In 2019, we forayed into the development of logistics and industrial parks and entered into a joint venture with ESR Mumbai 3 Pte. Limited, a subsidiary of ESR Cayman Limited, an Asia Pacific focused logistics real estate platform. (Source: Anarock Report) We also develop commercial real estate, including as part of mixed-use developments in and around our core residential projects.

**Our Competitive Strengths:** 1) One of India's largest residential real estate developers with a leadership position in the attractive MMR market. 2) Well-established brand with ability to sell at premium pricing and throughout the construction phase. 3) Proven end-to-end execution capabilities with continuous innovation and ability to deliver projects at competitive cost. 4) Strong focus on sustainable development. 5) Highly diversified portfolio across price points and micro-markets in the MMR with a focus on affordable and mid-income housing. 6) Significant inventory of completed, ready-to-move units. 7) Unique ability to develop townships and generate recurring operating cash flows from them. 8) Innovative marketing and sales strategies 9) High quality management team.

**Our strategies:** 1) Focus on enhancing leadership position in residential developments by growing in the MMR and gradually diversifying in select tier-I Indian cities. 2) Leverage our leadership position to act as a partner of choice for landowners and grow using a joint development or joint venture approach. 3) Pursue a value-accretive land acquisition strategy. 4) Develop large-scale industrial parks. 5) Focus on development of commercial projects as part of mixed-use developments.

## BOARD OF DIRECTORS

Sr. No.	Name	Designation	Experience including current/past position held in other firms
1.	Mukund Manohar Chitale	Independent Director and Chairman	He has nearly 43 years of experience as a practicing Chartered Accountant. He is a fellow member of ICAI and has served as President of ICAI in the year 1997-1998. He was also the Chairman of Ethics Committee of BSE.
2.	Abhishek Mangal Prabhat Lodha	Managing Director and Chief Executive Officer	He has 19 years of experience in strategy, design, project management, construction, corporate planning, legal and brand communication. Prior to joining our Company, he was working as a business analyst with McKinsey & Company, Atlanta, United States.
3.	Rajendra Narpatmal Lodha	Whole-Time Director	He started his career with Lodha group. He has 31 years of experience in all facets of real estate development.
4.	Rajinder Pal Singh	Non-Executive, Non-Independent Director	Prior to joining our Company, he was the chairman of National Highways Authority of India, the chairman and managing director of Punjab & Sind Bank and served as the secretary of Department of Industrial Policy and Promotion, Government of India
5.	Ashwani Kumar	Independent Director	He has held industry-wide leadership positions in multiple organisations, including as executive director of Corporation Bank, Chairman and Managing Director of Dena Bank, chairman of the Indian Banks' Association and president of the Indian Institute of Banking & Finance. He was also a board member of the Life Insurance Corporation of India.
6.	Raunika Malhotra	Whole-Time Director	She has more than 15 years of experience in leadership, corporate strategic planning, consumer insights and brand management. Prior to joining the Lodha group, she has worked with ECS Limited and Adayana Learning Solutions Private Limited in strategic consulting

For further details, please see "Our Management" beginning on page 206 of the RHP.

## OBJECTS OF THE ISSUE

The Net Proceeds from the Issue are proposed to be utilised in the following manner: **1.** Reduction of the aggregate outstanding borrowings of our Company on a consolidated basis; **2.** Acquisition of land or land development rights; and **3.** General corporate purposes (collectively, referred to herein as the "Objects").

**Net Proceeds:** The following table sets forth details of the Net Proceeds:

Particulars	Amount (in ₹ million)
Gross Proceeds of the Issue <sup>(1)</sup>	25,000
(Less) Issue related expenses in relation to the Issue <sup>(1)</sup>	•
<b>Net Proceeds</b>	<b>•</b>

<sup>(1)</sup> To be determined after finalisation of the Issue Price and updated in the Prospectus prior to filing with the RoC.

**Utilisation of Net Proceeds:** The following table sets forth details of the proposed utilisation of the Net Proceeds:

Particulars	Amount (in ₹ million)
Reduction of the aggregate outstanding borrowings of our Company on a consolidated basis	15,000
Acquisition of land or land development rights	3,750
General corporate purposes <sup>(1)</sup>	•
<b>Net Proceeds</b>	<b>•</b>

<sup>(1)</sup> To be determined on finalisation of the Issue Price and updated in the Prospectus prior to filing with the RoC. The amount utilised for general corporate purposes shall not exceed 25% of the gross proceeds of the Issue.

**Means of Finance:** The entire requirement of funds towards Objects of the Issue are proposed to be met from the Net Proceeds. Accordingly, our Company confirms that there is no requirement to make firm arrangements of finance through verifiable means towards at least 75% of the stated means of finance, excluding the amount to be raised from the Issue and existing identifiable accruals as required under the SEBI ICDR Regulations.

**Details and reasons for non-deployment or delay in deployment of proceeds or changes in utilisation of issue proceeds of past public issues / rights issues, if any, of the Company in the preceding 10 years:** Not Applicable.

**Terms of Issuance of Convertible Security, if any:** Not Applicable.

**Name of Monitoring Agency:** Kotak Mahindra Bank Limited .

**Shareholding Pattern as on the date of the RHP:**

Particulars	Pre-Issue number of shares	% holding of Pre-Issue
Promoter and Promoter Group*	395,878,000	100.00%
Public	-	-
<b>Total</b>	<b>395,878,000</b>	<b>100.00%</b>

\* Includes one Equity Share each held by K N Swaminathan, Ashish Gaggar, Rameshchandra Chechani and Abhishek Chhajaj as nominees of Sambhavnath Infrabuild.

**RESTATED FINANCIAL INFORMATION**

(₹ in Millions)

Particulars	December 2020	December 2019	March 2020	March 2019	March 2018
Total income from operations	29,150.12	92,729.63	1,24,425.91	1,19,069.75	1,35,271.92
Net profit/ (loss) before tax and extraordinary items	(583.37)	9,515.30	10,007.53	24,888.84	27,095.30
Net profit/ (loss) after tax and extraordinary items	(2,643.02)	5,030.82	7,448.36	16,439.77	17,839.90
Equity share capital	3,958.78	3,958.78	3,958.78	3,958.78	3,958.78
Reserves and Surplus	38,910.12	40,147.91	41,564.41	34,451.15	18,231.62
Net worth	38,411.07	39,773.66	41,115.43	33,902.88	17,654.06
Basic earnings per share (₹)	(6.83)	15.05	18.46	41.33	45.10
Diluted earnings per share (₹)	(6.83)	15.05	18.46	41.33	45.10
Return on net worth (%)	-7.0%	15.0%	17.8%	48.3%	101.1%
Net asset value per share (₹)	97.03	100.47	103.86	85.64	44.59

**INTERNAL RISK FACTORS**

Below mentioned risks are the top 5 risk factors as per the RHP: Please also refer to the section titled “Risk Factors” on page 26 of the RHP:

1. We have a substantial amount of debt, which could affect our ability to obtain future financing or pursue our growth strategy.
2. We reported a restated loss for the nine months ended December 31, 2020 and may incur additional losses in the future.
3. We have had negative cash flows in the past and may continue to have negative cash flows in the future.
4. We have certain contingent liabilities, which, if they materialize, may adversely affect our results of operations, financial condition and cash flows. Further, as of December 31, 2020, March 31, 2020, 2019 and 2018, our ratio of total liabilities plus contingent liabilities to net worth was 9.5, 8.9, 13.6 and 26.4 respectively.
5. We may not be able to successfully identify and acquire suitable land or development rights, which may affect our business and growth prospects.

**SUMMARY OF OUTSTANDING LITIGATIONS, CLAIMS AND REGULATORY ACTION**

**A. Total number of outstanding litigations against the Company and amount involved**

Type of Proceedings	Number of Cases	Amount (₹ in million)
<b>Litigation against our Company</b>		
Criminal matters	12	-
Civil matters:	271	77,529.92 <sup>##^%</sup>
(a) Matters above the materiality threshold of ₹ 411.15 million	5	73,507.58 <sup>##</sup>
(b) Matter which are non-quantifiable but otherwise deemed material	9	-
(c) Matters relating to the land parcels on which there are on-going projects or completed projects (“Project Land”)	109	-
(d) Matters involving land parcels (other than Project Land), which are five acres or above	15	-
(e) Consumer matters	133	4,022.34 <sup>^%</sup>
Actions by statutory / regulatory authorities	1	19.00
Direct tax matters	5	818.12

Note: The amounts indicated above are approximate amounts and have been disclosed to the extent ascertainable.

<sup>##</sup>This includes counter claims amounting to an aggregate of ₹ 36,332.71 million made by Lodha Dwellers Private Limited and Aanant Developers Private Limited (both now merged with our Company). For details, see “Outstanding Litigation and Material Developments” beginning on page 431 of the RHP.

<sup>^</sup>This includes a claim of ₹ 30,420 million made by Nirmal Infrastructure Private Limited against Aanant Developers Private Limited (now merged with our Company) and a counter claim amounting to ₹ 36,287.35 million by Aanant Developers Private Limited. For details, see “Outstanding Litigation and Material Developments – Litigation involving our Company – Litigation against our Company – Civil litigation – Civil matters above the materiality threshold of ₹ 411.15 million” on page 433 of the RHP.

<sup>^</sup>These amounts may include certain alternative claims, which are contingent on the outcome of such matters. Our Company may or may not be liable to pay such alternative claims in the future.

<sup>%</sup>This amount does not include the refund and compensation sought by Binod Prasad Sinha against our Company before the MahaRERA, amounting to USD 8.62 million. For details, see “Outstanding Litigation and Material Developments – Litigation involving our Company – Litigation against our Company – Other litigation – Consumer matters before the MahaRERA” on page 436 of the RHP.



**B. Brief details of top five material outstanding litigations against the Company and amount involved:**

Sr. No.	Particulars	Litigation filed by	Current status	Amount involved (in ₹ million)*
1.	Lodha Crown Buildmart Private Limited (" <b>Lodha Crown</b> ") (now merged with our Company) filed a writ petition before the High Court of Bombay (" <b>High Court</b> ") against, inter alia, the State of Maharashtra, Chief Controlling Revenue Authority & Inspector General of Registration and Controller of Stamps, Mumbai (" <b>CCRA</b> ") and MMRDA, challenging the order passed by the CCRA dismissing Lodha Crown's appeal against the order passed by the Office of Collector of Stamps, Mumbai, demanding payment of ₹ 2,024.95 million from Lodha Crown towards alleged deficit stamp duty and also a penalty of ₹ 2,713.43 million calculated at the interest rate of 2% per month in relation to an agreement entered into between Lodha Crown and MMRDA for the development of land bearing plot number block C (C1 Zone) at Wadala Truck Terminal, Wadala, Mumbai, forming a part of our Lodha New Cuffe Parade project. The High Court passed an interim order directing that no coercive measures be undertaken by the CCRA for the recovery of the amount stated pending the proceeding.	State of Maharashtra, Chief Controlling Revenue Authority & Inspector General of Registration and Controller of Stamps, Mumbai and MMRDA	The matter is pending	2,024.95
2.	Likproof India Private Limited (" <b>Claimant</b> ") filed a statement of claim against Lodha Dwellers Private Limited (now merged with our Company) (" <b>Lodha Dwellers</b> ") before the Arbitral Tribunal, Mumbai in relation to inter alia alleged illegal termination of two work orders issued by Lodha Dwellers for the construction of 31 buildings in the Casa Rio project. The aggregate value of the work orders was ₹ 433.54 million. The Claimant sought compensation amounting to ₹ 830.15 million for alleged non-payment of bills, loss from overhead charges due to delay, non-utilisation of machinery and loss of profit. Subsequently, Lodha Dwellers put forth a counter-claim of ₹ 45.36 million and filed a statement of defence, inter alia stating that the Claimant had accepted the termination of the contracts without protest and that its claims are barred by limitation.	Likproof India Private Limited	The matter is pending	830.15
3.	Adivasi Seva Sangh (" <b>Plaintiff</b> "), a registered charitable association formed and registered by the residents of Bastav Misquita Chawl has filed a suit against Lodha Impression Real Estate Private Limited (now merged with our Company) (" <b>Defendant</b> ") and the State of Maharashtra, through MIDC police station, Andheri, before the City Civil Court, Dindoshi in relation to illegal, unlawful and arbitrary demolition of premises situated at Bastav Misquita Chawl in Andheri, pertaining to our project, Lodha Eternis. By the order dated May 5, 2017 of the City Civil Court, the motion was partially allowed. Pending the final disposal of the matter, the Defendant has been restrained from taking possession of the land and from carrying out any construction activities.	Adivasi Seva Sangh	The matter is pending	Not quantifiable
4.	Our Company filed a writ petition before the High Court of Bombay (" <b>High Court</b> ") against Union of India, National Anti-Profitteering Authority (" <b>NAPA</b> "), Director General of Anti-Profitteering (" <b>DGAP</b> ") and others challenging <i>inter alia</i> various provisions under the Goods and Service Tax Act, 2017 (" <b>Act</b> ") and its rules thereunder and the order and notice issued by NAPA and DGAP respectively, directing our Company to pass on goods and service tax (" <b>GST</b> ") benefits to customers of the Lodha Eternis project. One of our customers, Mohit Arora had filed a complaint before the Maharashtra State Screening Committee on Anti-Profitteering (" <b>Committee</b> ") alleging that our Company had engaged in profiteering with respect to construction services and had not passed on adequate GST benefits to him. The Committee referred the matter to DGAP, which conducted an investigation and submitted its report to NAPA, concluding that our Company had profiteered an amount of ₹ 19.00 million. Our Company submitted that it had already passed on benefits amounting to ₹ 39.00 million and therefore, had not profiteered or violated any provision of the Act. However, pursuant to its order dated October 3, 2019, NAPA held that the excess amount paid by our Company was in the form of discounts and not benefits, and that benefits amounting to ₹ 19.00 million had not been passed on to customers (" <b>Order</b> "). Pursuant to this Order, DGAP issued a notice dated October 22, 2019 directing our Company to submit various documents and information in relation to other projects as well (" <b>Notice</b> "). Aggrieved by the Notice, our Company filed this writ petition before the High Court and has sought <i>inter alia</i> the quashing of NAPA under the Goods and Service Tax Methodology and Procedure, 2018. Pursuant to its order dated December 18, 2019, the High Court has directed that our Company was not yet required to produce the documents set out in the Notice. Further, NAPA filed a transfer petition before the Supreme Court of India, subsequent to which the case has been transferred to the High Court of Delhi. The High Court of Delhi in its order dated March 17, 2021 has granted a stay on the Order, subject to our Company depositing an amount of ₹ 16.97 million as quantified in the Order in three instalments on or before April 26, 2021.	National Anti-Profitteering Authority	The matter is pending	19.00
5.	Corpint Investments Private Limited (" <b>Corpint</b> ") filed a suit before the High Court of Bombay against <i>inter alia</i> , Lodha Prime Build Farms Private Limited (now merged with our Company) (" <b>Lodha Prime</b> ") in relation to a piece of land together with the building, consisting of the ground and the three floors known as "Mirador", situated at Warden Road, Mumbai. Corpint filed a suit for, <i>inter alia</i> , a declaration of its alleged rights and title over one of the flats and a car park space, 9.99% undivided share of the leasehold right in the land where Mirador is situated and 9.99% undivided share in the right, title, interest in Mirador.	Corpint Investments Private Limited	The matter is pending	Not quantifiable

\*To the extent quantifiable, excluding interest and penalty thereon.

C. Regulatory Action, if any – disciplinary action taken by SEBI or Stock Exchanges against the Promoters in the last five financial years including outstanding action, if any: Nil.

D. Brief details of outstanding criminal proceedings against the Promoters:

- Suman Shankar Lohar ("**Complainant**") filed a criminal complaint against our Company and Lodha Builders Private Limited (now merged with Sambhavnath Infrabuild), before the Judicial Magistrate First Class, Panvel, in relation to alleged illegal actions committed under Sections 420, 467, 465, 467, 468, 471, 406, 417, 452, 120 and 34 of the Indian Penal Code, 1860. However, the Complainant has executed a registered deed of consent dated October 5, 2019 in favour of our Company. The matter is currently pending for disposal.
- Further, an aggregate of 10 criminal cases have been filed against Rajendra Narpatmal Lodha and Abhishek Mangal Prabhat Lodha in relation to *inter alia*, abetment, criminal breach of Trust, wrongful loss and defraud which are pending at different levels of adjudication before various courts.

For further details, see "Outstanding Litigation and Material Developments" on page 431 of the RHP.

**ANY OTHER IMPORTANT INFORMATION AS PER MANAGERS/COMPANY - NIL**

**DECLARATION BY THE COMPANY**

We hereby declare that all relevant provisions of the Companies Act, and the rules and guidelines issued by the Government or the regulations or guidelines issued by SEBI, established under Section 3 of the SEBI Act, as the case may be, have been complied with and no statement made in the Red Herring Prospectus is contrary to the provisions of the Companies Act, the SCRA, the SEBI Act or rules or regulations made or guidelines issued thereunder, as the case may be. We further certify that all the statements in the Red Herring Prospectus are true and correct.



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**IN THE NATURE OF ABRIDGED PROSPECTUS - MEMORANDUM CONTAINING SALIENT FEATURES OF THE RED HERRING PROSPECTUS (RHP)****BIDDER'S UNDERTAKING FOR REVISION FORM**

I/We (on behalf of joint Bidders, if any) confirm that the Acknowledgement Slip for my/our Bids is enclosed for the revisions which are being requested. I/We agree to be bound by all the terms & conditions mentioned in the Bid Cum Application Form submitted earlier by me/us. I/We (on behalf of joint Bidders, if any) authorise you to reject this Bid Revision Form, in case any of the details of my/our existing Bids as appearing on the electronic book building system do not tally with the details given in this Bid Revision Form.

**INSTRUCTIONS FOR FILLING UP THE REVISION FORM**

- Name of sole/ First Bidder should be exactly the same as it appears in the Depository records.
- Please ensure that the Bid options provided are in the same order as that provided in the Bid Cum Application Form submitted earlier.
- In case there is no change in the particular Bid option, please write "NO CHANGE". In case you want to cancel the Bid option, please write "CANCELLED".
- Total Bid Amount payable must be calculated for the highest of three options, at Bid Price. Total Bid Amount to be paid must be calculated net of total amount paid at the time of submission of Bid cum Application Form. Bidders, please ensure that your Bank has notified an SCSB Branch in the city where the Bid cum Application Form is being submitted.
- Revision of Bids in case of Revision of Price Band:** In case of an upward revision in the Price Band, Retail Individual Bidders who had Bid at Cut-off Price could either (i) revise their Bid or (ii) shall make additional payment based on the cap of the revised Price Band (such that the total amount i.e., original Bid Amount plus additional payment does not exceed ₹200,000 if the Bidder wants to continue to Bid at Cut-off Price), with the SCSBs/ members of the Syndicate/Registered Brokers/RTA/CDPs to whom the original Bid was submitted. In case the total amount (i.e., original Bid Amount plus additional payment) exceeds ₹200,000, the Bid will be considered for allocation under the Non-Institutional Portion in terms of the RHP. If, however, the Bidder does not either revise the Bid or make additional payment and the Issue Price is higher than the cap of the Price Band prior to revision, the number of Equity Shares Bid for, shall be adjusted downwards for the purpose of Allotment, such that no additional amount would be required to be blocked and the Bidder is deemed to have approved such revised Bid at Cut-off Price. In case of a downward revision in the Price Band, announced as above, Retail Individual Bidders who have bid at Cut-off Price, could either revise their Bid or the excess amount blocked at the time of bidding would be unblocked from the ASBA Account after the Allotment is finalised.
- Only the First Bidder is required to sign the Bid Cum Application Form/ Revision Form. Thumb impressions and signatures other than in the languages specified in the Eighth Schedule to the Constitution of India must be attested by a Magistrate or a Notary Public or a Special Executive Magistrate under official seal. Applicants should specify only his/her ASBA bank account or UPI ID linked with his/her own bank account in case of sole Bidder and ASBA bank account or UPI ID linked with the bank account of First Bidder in case of joint Bidder, in the application form. If the First Bidder is not the account holder, ensure that the Bid cum Application Form is signed by the ASBA Account holder. Signature of the ASBA Account holder is mandatory.
- Please note that application made using third party UPI ID or third party ASBA Bank A/C are liable to be rejected.
  - QIBs and Non-Institutional Bidders cannot use UPI Mechanism to apply.
  - For Retail Individual Bidders applying using UPI.**
    - Please ensure that your Bank is offering UPI facility for Public Issues.
    - Please mention UPI ID clearly in CAPITAL LETTERS only.
    - Ensure that the: (a) bank where the bank account linked to their UPI ID is maintained; and (b) Retail Individual Investors Bidding using the UPI Mechanism may apply through the SCSBs and mobile applications whose names appears on the website of the SEBI (<https://www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFirm=yes&intmId=40>) and (<https://www.sebi.gov.in/sebiweb/other/OtherAction.do?doRecognisedFirm=yes&intmId=43>) respectively, as updated from time to time.
    - Eligible NRIs applying in the Issue through the UPI Mechanism, are advised to enquire with the relevant bank where their account is UPI linked prior to submitting their Bid cum Application Form.
    - UPI ID cannot exceed 45 characters.
    - Please ensure that you are using your UPI ID only and not the UPI ID of any third party.
    - Retail Individual Bidders Bidding using the UPI Mechanism shall ensure that details of the Bid are reviewed and verified by opening the attachment in the UPI Mandate Request and then proceed to authorise the UPI Mandate Request using his/her UPI PIN. For further details, see "Issue Procedure" on page 500 of the RHP.
- Other Instructions:** a. Revision to Bids must be made only in the prescribed Revision Form, as applicable; b. Revision Form must be completed in full, in BLOCK LETTERS in ENGLISH. Bidders should note that the Member of the Syndicate/ SCSBs/Registered Brokers/RTA/CDPs will not be liable for errors in data entry due to incomplete or illegible Revision Forms; c. Ensure that Acknowledgement Slip for your Bid and any other applicable documents in support of the revision are attached with the Revision Form; and d. Bidders shall only be required to issue instruction to block the revised amount in excess of their original blocked amount based on the cap of the revised Price Band upon an upward revision of their Bid.
- Revision(s) in the Bid, the Bidders/Applicants will have to use the services of the same Designated Intermediary through which such Bidder/Applicant had placed the original Bid. Bidders/Applicants are advised to retain copies of the blank Revision Form and the Bid(s) must be made only in such Revision Form or copies thereof.

**ISSUE STRUCTURE**

Particulars	Eligible Employees <sup>a</sup>	QIBs <sup>(b)</sup>	Non-Institutional Bidders	Retail Individual Bidders
Number of Equity Shares available for Allotment/ allocation <sup>(c2)</sup>	Up to [●] Equity Shares	Not more than [●] Equity Shares	Not less than [●] Equity Shares available for allocation or Net Issue less allocation to QIB Bidders and Retail Individual Bidders	Not less than [●] Equity Shares available for allocation or Net Issue less allocation to QIB Bidders and Non-Institutional Bidders
Percentage of Issue size available for Allotment/ allocation	The Employee Reservation Portion shall constitute up to [●]% of the post-Issue paid-up Equity Share capital of our Company	Not more than 50% of the Net Issue being available for allocation to QIB Bidders. However, up to 5% of the Net QIB Portion will be available for allocation proportionately to Mutual Funds only. Mutual Funds participating in the Mutual Fund Portion will also be eligible for allocation in the remaining QIB Portion. The unsubscribed portion in the Mutual Fund Portion will be added to the Net QIB Portion (excluding the Anchor Investor Portion)	Not less than 15% of the Net Issue or the Net Issue less allocation to QIB Bidders and Retail Individual Bidders	Not less than 35% of the Net Issue or Net Issue less allocation to QIB Bidders and Non-Institutional Bidders
Basis of Allotment/ allocation if respective category is oversubscribed <sup>a</sup>	Proportionate; unless the Employee Reservation Portion is under subscribed, the value of allocation to an Eligible Employee shall not exceed ₹ 200,000 (net of Employee Discount). In the event of under subscription in the Employee Reservation Portion, the unsubscribed portion may be allocated, on a proportionate basis, to Eligible Employees for a value exceeding ₹ 200,000 (net of Employee Discount) up to ₹ 500,000 each (net of Employee Discount)	Proportionate as follows (excluding the Anchor Investor Portion): (a) Up to [●] Equity Shares shall be available for allocation on a proportionate basis to Mutual Funds only; and (b) [●] Equity Shares shall be available for allocation on a proportionate basis to all QIBs, including Mutual Funds receiving allocation as per (a) above. Up to 60% of the QIB Portion (of up to [●] Equity Shares) may be allocated on a discretionary basis to Anchor Investors of which one-third shall be available for allocation to Mutual Funds only, subject to valid Bid received from Mutual Funds at or above the Anchor Investor Allocation Price	Proportionate	Proportionate, subject to minimum bid lot. The allotment to each Retail Individual Investor shall not be less than the minimum Bid Lot, subject to availability of Equity Shares in the Retail Portion and the remaining available Equity Shares if any, shall be allotted on a proportionate basis.
Minimum Bid	[●] Equity Shares and in multiples of [●] Equity Shares thereafter	Such number of Equity Shares in multiples of [●] Equity Shares such that the Bid Amount exceeds ₹200,000	Such number of Equity Shares in multiples of [●] Equity Shares such that the Bid Amount exceeds ₹200,000	[●] Equity Shares and in multiples of [●] Equity Shares thereafter
Maximum Bid	Such number of Equity Shares in multiples of [●] Equity Shares, so that the maximum Bid Amount by each Eligible Employee in Eligible Employee Portion does not exceed ₹ 500,000, less Employee Discount, if any	Such number of Equity Shares in multiples of [●] Equity Shares not exceeding the size of the Net Issue, subject to applicable limits	Such number of Equity Shares in multiples of [●] Equity Shares not exceeding the size of the Net Issue (excluding the QIB portion), subject to applicable limits	Such number of Equity Shares in multiples of [●] Equity Shares so that the Bid Amount does not exceed ₹200,000 (net of Employee Discount)
Mode of Allotment	Compulsorily in dematerialized form			
Bid Lot	[●] Equity Shares and in multiples of [●] Equity Shares thereafter			
Allotment Lot	A minimum of [●] Equity Shares and in multiples of [●] Equity Shares thereafter. For Retail Individual Bidders and Eligible Employees Bidding in the Employee Reservation Portion, [●] Equity Shares and in multiples of one Equity Share thereafter, subject to availability in the Retail Portion and the Employee Reservation Portion.			
Trading Lot	One Equity Share			
Who can apply <sup>(b)</sup>	Eligible Employees, such that the Bid Amount does not exceed ₹ 500,000	Public financial institutions as specified in Section 2(72) of the Companies Act 2013, scheduled commercial banks, Mutual Funds, FPIs (other than individuals, corporate bodies and family offices), VCFs, AIFs, state industrial development corporation, insurance company registered with IRDAI, provident fund with minimum corpus of ₹250 million, pension fund with minimum corpus of ₹250 million National Investment Fund set up by the Government of India, insurance funds set up and managed by army, navy or air force of the Union of India, insurance funds set up and managed by the Department of Posts, India and Systemically Important NBFCs	Resident Indian individuals, Eligible NRIs, HUFs (in the name of the karta), companies, corporate bodies, scientific institutions societies and trusts and FPIs who are individuals, corporate bodies and family office	Resident Indian individuals, Eligible NRIs and HUFs (in the name of the karta)
Terms of Payment	<b>In case of Anchor Investors:</b> Full Bid Amount shall be payable by the Anchor Investors at the time of submission of their Bids <sup>(b)</sup> <b>In case of all other Bidders:</b> Full Bid Amount shall be blocked by the SCSBs in the bank account of the ASBA Bidder (other than Anchor Investors) or by the Sponsor Bank through the UPI Mechanism, that is specified in the ASBA Form at the time of submission of the ASBA Form.			
Mode of Bid	Only through the ASBA process (except for Anchor Investors)			

<sup>a</sup> Assuming full subscription in the Issue

<sup>b</sup> Eligible Employees Bidding in the Employee Reservation Portion can Bid up to a Bid Amount of ₹ 500,000 (net of Employee Discount). However, a Bid by an Eligible Employee in the Employee Reservation Portion will be considered for allocation, in the first instance, for a Bid Amount of up to ₹ 200,000, net of Employee Discount, if any. In the event of under-subscription in the Employee Reservation Portion the unsubscribed portion will be available for allocation and Allotment, proportionately to all Eligible Employees who have Bid in excess of ₹ 200,000, subject to the maximum value of Allotment made to such Eligible Employee not exceeding ₹ 500,000 (net of Employee Discount), net of Employee Discount, if any. Further, an Eligible Employee Bidding in the Employee Reservation Portion can also Bid in the Net Issue and such Bids will not be treated as multiple Bids subject to applicable limits. The unsubscribed portion if any, in the Employee Reservation Portion shall be added back to the Net Issue. In case of under-subscription in the Net Issue, spill-over to the extent of such under-subscription shall be permitted from the Employee Reservation Portion. Further, Eligible Employees bidding in the Employee Reservation Portion can also Bid under the Net Offer and such Bids will not be treated as multiple Bids.

- Our Company may, in consultation with the Managers, allocate up to 60% of the QIB Category to Anchor Investors on a discretionary basis in accordance with the SEBI ICDR Regulations. One-third of the Anchor Investor Portion shall be reserved for domestic Mutual Funds, subject to valid Bids being received from domestic Mutual Funds at or above the price Anchor Investor Allocation Price. For details, see "Key Regulations and Policies" and "Issue Procedure" beginning on pages 164 and 500, respectively.
- Subject to valid Bids being received at or above the Issue Price. This is an Issue in terms of Rule 19(2)(b) of the SCRR and under the SEBI ICDR Regulations.
- If the Bid is submitted in joint names, the Bid cum Application Form should contain only the name of the first Bidder whose name should also appear as the first holder of the depository account held in joint names. The signature of only the first Bidder would be required in the Bid cum Application Form and such first Bidder would be deemed to have signed on behalf of the joint holders. Bidders will be required to confirm and will be deemed to have represented to our Company, the Undersubscribers, their respective directors, officers, agents, affiliates and representatives that they are eligible under applicable law, rules, regulations, guidelines and approvals to acquire the Equity Shares.
- Full Bid Amount shall be payable by the Anchor Investors at the time of submission of the Anchor Investor Application Forms provided that any difference between the Anchor Investor Allocation Price and the Anchor Investor Issue Price shall be payable by the Anchor Investor Pay-In Date as indicated in the CAN.

**COMMON BID  
REVISION FORM**

**MACROTECH DEVELOPERS LIMITED - INITIAL PUBLIC OFFER - NR**

Registered office: 412, Floor - 4, 17G, Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai 400 001  
Corporate office: Lodha Excelus, L 2, N M Joshi Marg, Mahalaxmi, Mumbai 400 011  
Contact Person: Sanjayot Rangnekar, Company Secretary and Compliance Officer; Tel: +91 22 2302 4400; Fax: +91 22 2302 4550  
E-mail: investorrelations@lodhagroup.com; Website: www.lodhagroup.in; Corporate Identity Number: U45200MH1995PLC093041

**FOR NON-RESIDENTS  
BEING FPIs APPLYING ON A  
REPATRIATION BASIS**



To,  
The Board of Directors  
MACROTECH DEVELOPERS LIMITED

**100% BOOK BUILT ISSUE**  
**ISIN : INE670K01029**  
**LEI : 254900B5QCNS5ETNU557**

**Bid cum  
Application  
Form No.**

<b>MEMBERS OF THE SYNDICATE STAMP &amp; CODE</b>	<b>REGISTERED BROKER / SCSB / CDP / RTA STAMP &amp; CODE</b>	<b>1. NAME &amp; CONTACT DETAILS OF SOLE / FIRST BIDDER</b>
		Mr. /Ms./M/s. _____ Address _____ Email _____ Tel. No. (with STD code) / Mobile _____
<b>SUB-BROKER'S / SUB-AGENT'S STAMP &amp; CODE</b>	<b>SCSB BRANCH STAMP &amp; CODE</b>	<b>2. PAN OF SOLE / FIRST BIDDER</b>
		_____
<b>BANK BRANCH SERIAL NO.</b>	<b>SCSB SERIAL NO.</b>	<b>3. BIDDER'S DEPOSITORY ACCOUNT DETAILS</b> <input type="checkbox"/> NSDL <input type="checkbox"/> CDSL
		For NSDL enter 8 digit DP ID followed by 8 digit Client ID / For CDSL enter 16 digit Client ID

**PLEASE CHANGE MY BID**

4. FROM (AS PER LAST BID OR REVISION)													
Bid Options	No. of Equity Shares Bid (Bids must be in multiples of Bid Lot as advertised)								Price per Equity Share (₹) / "Cut-off" (Price in multiples of ₹ 1/- only) (In Figures Only)				
	(In Figures)												
	8	7	6	5	4	3	2	1	Bid Price	Retail Discount	Net Price	"Cut-off" (Please ✓ tick)	
Option 1													
(OR) Option 2													
(OR) Option 3													
5. TO (REVISED BID) (ONLY RETAIL INDIVIDUAL BIDDERS CAN BID AT "CUT-OFF")													
Bid Options	No. of Equity Shares Bid (Bids must be in multiples of Bid Lot as advertised)								Price per Equity Share (₹) / "Cut-off" (Price in multiples of ₹ 1/- only) (In Figures Only)				
	(In Figures)												
	8	7	6	5	4	3	2	1	Bid Price	Retail Discount	Net Price	"Cut-off" (Please ✓ tick)	
Option 1													
(OR) Option 2													
(OR) Option 3													

6. PAYMENT DETAILS [IN CAPITAL LETTERS]												
Additional Amount Blocked (₹ in figures) _____ (₹ in words) _____												
<b>ASBA</b> Bank A/C No. _____ Bank Name & Branch _____ OR UPI ID (Maximum 45 characters) _____												

I/WE (ON BEHALF OF JOINT BIDDERS, IF ANY) HEREBY CONFIRM THAT I/WE HAVE READ AND UNDERSTOOD THE TERMS AND CONDITIONS OF THIS COMMON BID REVISION FORM, THE ATTACHED ABRIDGED PROSPECTUS AND THE GENERAL INFORMATION DOCUMENT FOR INVESTING IN PUBLIC ISSUES ("GID") AND HEREBY AGREE AND CONFIRM THE 'BIDDER'S UNDERTAKING' AS GIVEN OVERLEAF. I/WE (ON BEHALF OF JOINT BIDDERS, IF ANY) HEREBY CONFIRM THAT I/WE HAVE READ THE INSTRUCTIONS FOR FILLING UP THE BID REVISION FORM GIVEN OVERLEAF.

<b>7A. SIGNATURE OF SOLE / FIRST BIDDER</b>	<b>7B. SIGNATURE OF ASBA BANK ACCOUNT HOLDER(S) (AS PER BANK RECORDS)</b>	<b>MEMBERS OF THE SYNDICATE / SUB - SYNDICATE MEMBER / REGISTERED BROKER / SCSB / CDP / RTA / AGENT STAMP (Acknowledging upload of Bid in Stock Exchange system)</b>
Date : _____, 2021	I/We authorise the SCSB to do all acts as are necessary to make the application in the Issue. 1) _____ 2) _____ 3) _____	

TEAR HERE

<b>LODHA</b>	<b>MACROTECH DEVELOPERS LIMITED</b>	<b>Acknowledgement Slip for Member of the Syndicate / Sub-Syndicate Member / Registered Broker / SCSB / CDP / RTA / Agent</b>	<b>Bid cum Application Form No.</b>
<b>BID REVISION FORM - INITIAL PUBLIC OFFER - NR</b>			
<b>DPID / CLID</b>		<b>PAN of Sole / First Bidder</b>	
Additional Amount Blocked (₹ in figures) _____ ASBA Bank A/C No./UPI ID _____		Stamp & Signature of SCSB Branch	
Bank Name & Branch _____			
Received from Mr./Ms./M/s. _____			
Telephone / Mobile _____ Email _____			

TEAR HERE

<b>MACROTECH DEVELOPERS LIMITED - BID REVISION FORM - INITIAL PUBLIC OFFER - NR</b>	Option 1	Option 2	Option 3	Stamp & Signature of Member of the Syndicate / Sub-Syndicate Member / Registered Broker / SCSB / CDP / RTA / Agent	<b>Name of Sole / First Bidder</b>
No. of Equity Shares					
Bid Price					
Additional Amount Blocked (₹ in figures)					
ASBA Bank A/C No. /UPI ID _____				<b>Acknowledgement Slip for Bidder</b>	
Bank Name & Branch _____				<b>Bid cum Application Form No.</b>	

Important Note : Application made using third party UPI ID or ASBA Bank A/C are liable to be rejected.