

Material RPT Transaction - Transactions during a financial year, exceeds rupees 1000 crore (or) 10% of the annual consolidated turnover of the listed entity as per the last audited financial statements of the listed entity, whichever is lower (i.e., 674.4 Mn)
(Amount in Rs. Millions)

Sl No.	Name of the first party	Name of the related party and relationship	Nature of Concern & Interest & Share in Voting Rights of Shriram Properties Limited (SPL) & other JV Partner/Other Investors		Business Model	Type of the Proposed Transaction	Material terms and particulars of the proposed Transactions	Value of proposed transaction from 01 April 23 to 31 March 24 for approval of audit committee and shareholders approval	Tenure of the Proposed Transaction	As a Percentage of SPL Consolidate Annual Turnover of FY 22-23 for proposed transaction FY 23-24	As a Percentage of Subsidiary/JVS Annual Turnover of FY 22-23 for proposed transaction FY 23-24	Details of the Sources of funds in connection with the proposed transactions	Secured/Unsecured & terms of payment	Application of fund	Justification
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)
1	Shriram Properties Limited	Bengal Shriram Hitech City Private Limited - Subsidiary	99.99%	0.01% (Held by Hindustan Motors Limited as per transaction document)	Profit Sharing	Loans & Advances Given / Borrowings repaid	In accordance with the terms of ICD Agreement, total loan exposure as on 31 March 23 is Rs.2,128 millions	500	Repayable on Demand	7%	42%	Own Funds and Internal Accrual	Unsecured, Payable on demand	Project Development	For Project development, SPV needs funding
						Borrowings Availed / Loan Repaid	In accordance with the terms of ICD Agreement, total loan exposure as on 31 March 23 is Nil	500		7%	42%				For Project development/ Business needs
						Interest on loans & advances (given & taken)	In accordance with the terms of ICD Agreement, Interest is charged at 15% p.a.	100		1%	8%				Interest rate is higher than Bank rate
						Issue of Debentures	Exposure as on 31 March 23 is Nil	2,000		30%	168%				At arms price as per valuation report
						Guarantee given	Guarantee exposure as on 31 March 23 is Nil	1,000		15%	84%				As per terms of external borrowings
						Guarantee commission income	Guarantee commission at 1% charged by SPL	50		1%	4%				At arms length rate recommended by Independent CA
						Security Received from BSHPL	Exposure as on 31 March 23 is Rs. 976 million	2,000		30%	168%				As per terms of external borrowings
						Security fees	1% Security fees charged by BSHCPL for providing Security	50		1%	4%				At arms length rate recommended by Independent CA
						Reimbursement of expenses/ Passthrough/ taxes etc.	Expenses are pure reimbursements without any markup	100		1%	8%				Ease of operations and controls

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2	Shriram Properties Limited	SPL Estates Private Limited (Step Down Subsidiary of Bengal Shriram Hitech City Private Limited (BSHCPL)	99.99%	0.01% Economic Interest by Hindustan Motors Limited	Revenue Sharing & Profit Sharing	Loans & Advances Given / Borrowings repaid Borrowings Availed / Loan Repaid Interest on loans & advances (given & taken) Guarantee given Guarantee commission fees charged Reimbursement of expenses/ Passthrough/ taxes etc.	In accordance with the terms of ICD Agreement with SPL, total loan exposure as on 31 March 23 is Rs. 7 millions In accordance with the terms of ICD Agreement with SPL, total loan exposure as on 31 March 23 is Nil In accordance with the terms of ICD Agreement, Interest is charged at 15% p.a. Guarantee exposure as on 31st March 2023 Rs. 750 million for Loan taken by SPL estates from Arka Fin Cap Limited Guarantee commission at 1% charged by SPL Expenses are pure reimbursements without any markup	100 100 30 2,000 50 100	Repayable on Demand	1% 1% 0% 30% 1% 1%	174% 174% 52% 3475% 87% 174%	Own Funds and Internal Accrual	Unsecured, Payable on demand	Project Development	For Project development, SPV needs funding For Project development/ Business needs Interest rate is higher than Bank rate As per terms of external borrowings At arms length rate recommended by Independent CA Ease of operations and controls

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3	Shriram Properties Limited	Shriprop Properties Private Limited (SPPL) - Joint Venture	100% Share holding & 27.71% (economic Interest)	73.29% economic interest by DRI India Co. Limited as a Strategic Investor	Profit Sharing	Loans & Advances Given / Borrowings repaid Borrowings Availed / Loan Repaid Interest on loans & advances (given & taken) Guarantee given Guarantee commission fees charged Reimbursement of expenses/ Passthrough/ taxes etc. Admin & DM fees charged	In accordance with the terms of ICD Agreement, total loan exposure as on 31 March 23 is Rs. 668 million In accordance with the terms of ICD Agreement, total loan exposure as on 31 March 23 is Nil In accordance with the terms of ICD Agreement, Interest is charged at 15% p.a. Guarantee exposure as on and 31 March 23 is Nil Guarantee commission at 1% charged by SPL Expenses are pure reimbursements without any markup In accordance with the terms of DM agreement	1000 500 250 2000 50 150 150	Repayable on Demand	15% 7% 4% 30% 1% 2% 2%	38% 19% 10% 76% 2% 6% 6%	Own Funds and Internal Accrual	Unsecured, Payable on demand	Project Development	For Project development, SPV needs funding For Project development/ Business needs Interest rate is higher than Bank rate As per terms of external borrowings At arms length rate recommended by Independent CA Ease of operations and controls To recover the cost of services provided, within the cap negotiated with Lenders/JV partners/Strategic investors

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4	Shriram Properties Limited	Shrivision Towers Private Limited (STPL) - Joint Venture	50%	50% (Held by Garden City Group as a Landowners)	Revenue Sharing & Profit Sharing	Loans & Advances Given / Borrowings repaid Borrowings Availed / Loan Repaid Interest on loans & advances (given & taken) Reimbursement of expenses/ Passthrough/ taxes etc. Admin & DM fees charged	In accordance with the terms of ICD Agreement, total loan exposure as on 31 March 23 is Nil In accordance with the terms of ICD Agreement, total loan exposure as on 31 March 23 is Rs. 109 million In accordance with the terms of ICD Agreement, Interest is charged at 15% p.a. Expenses are pure reimbursements without any markup In accordance with the terms of DM agreement	1000 500 200 150 50	Repayable on Demand	15% 7% 3% 2% 1%	190% 95% 38% 29% 10%	Own Funds and Internal Accrual	Unsecured, Payable on demand	Project Development	For Project development, SPV needs funding For Project development/ Business needs Interest rate is higher than Bank rate Ease of operations and controls To recover the cost of services provided, within the cap negotiated with Lenders/JV partners/Strategic investors

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5	Shriram Properties Limited	Shriprop Living Space Private Limited (SLSP) - Joint Venture	51%	49% (Held by Garden City Group as a Landowners)	Profit sharing	Loans & Advances Given / Borrowings repaid	In accordance with the terms of ICD Agreement, total loan exposure as on 31 March 23 is Nil	500	Repayable on Demand	7%	0%	Own Funds and Internal Accrual	Unsecured, Payable on demand	Project Development	For Project development, SPV needs funding
						Borrowings Availed / Loan Repaid	In accordance with the terms of ICD Agreement, total loan exposure as on 31 March 23 is Rs. 587 million	500		7%	0%				For Project development/ Business needs
						Interest on loans & advances (given & taken)	In accordance with the terms of ICD Agreement, Interest is charged at 15% p.a.	100		1%	0%				Interest rate is higher than Bank rate
						Guarantee given	Guarantee given as on 31 March 23 is Rs. 2250 millions	2500		37%	0%				As per terms of external borrowings
						Guarantee released	Nil	2250		33%	0%				As per terms of external borrowings
						Guarantee commission fees charged by SPL	Guarantee commission at 1% charged by SPL	50		1%	0%				At arms length rate recommended by Independent CA
						Reimbursement of expenses/ Passthrough/ taxes etc.	Expenses are pure reimbursements without any markup	250		4%	0%				Ease of operations and controls
						Admin & DM fees charged by SPL	In accordance with the terms of DM agreement	100		1%	0%				To recover the cost of services provided, within the cap negotiated with Lenders/JV partners/Strategic investors

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6	Shriram Properties Limited	SPL Towers Private Limited - Joint Venture	51%	49% (Held by Garden City Group as a Landowners)	Revenue Sharing	Loans & Advances Given / Borrowings repaid	In accordance with the terms of ICD Agreement, total loan exposure as on 31 March 23 is Rs. 532 million	500	Repayable on Demand	7%	803%	Own Funds and Internal Accrual	Unsecured, Payable on demand	Project Development	For Project development, SPV needs funding
						Borrowings Availed / Loan Repaid	In accordance with the terms of ICD Agreement, total loan exposure as on 31 March 23 is Nil	500		7%	803%				For Project development/ Business needs
						Interest on loans & advances (given & taken)	In accordance with the terms of ICD Agreement, Interest is charged at 15% p.a.	150		2%	241%				Interest rate is higher than Bank rate
						Guarantee & Pledge of Shares	Guarantee given as on 31 March 23 is Rs. 1550 millions	1500		22%	2409%				As per terms of external borrowings
						Guarantee released	Nil	1550		23%	2490%				As per terms of external borrowings
						Guarantee commission fees charged by SPL	Guarantee commission at 1% charged by SPL	50		1%	80%				At arms length rate recommended by Independent CA
						Reimbursement of expenses/ Passthrough/ taxes etc.	Expenses are pure reimbursements without any markup	150		2%	241%				Ease of operations and controls
						Admin & DM fees charged by SPL	In accordance with the terms of DM agreement	100		1%	161%				To recover the cost of services provided, within the cap negotiated with Lenders/JV partners/Strategic investors
						Advance revenue share received	As per revenue sharing arrangement SPL is eligible for 5% of sale proceeds	60		1%	96%				As per terms negotiated with Lenders/JV partners/Strategic investors

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7	Shriram Properties Limited	SPL Housing Projects Private Limited - Joint Venture	20%	80% (Held by ASK)	Profit sharing	Loans & Advances Given / Borrowings repaid	In accordance with the terms of ICD Agreement, total loan exposure as on 31 March 23 is Rs. 7 million	100	Repayable on Demand	1%	0%	Own Funds and Internal Accrual	Unsecured, Payable on demand	Project Development	For Project development, SPV needs funding
						Borrowings Availed / Loan Repaid	In accordance with the terms of ICD Agreement, total loan exposure as on 31 March 23 is Nil	100		1%	0%				For Project development/ Business needs
						Interest on loans & advances (given & taken)	In accordance with the terms of ICD Agreement, Interest is charged at 15% p.a.	50		1%	0%				Interest rate is higher than Bank rate
						Redemption of Debentures	Exposure as on 31 March 23 is Nil	500		7%	0%				As per terms of the proposed transaction document
						Guarantee commission fees charged by SPL	Guarantee commission at 1% charged by SPL	50		1%	0%				At arms length rate recommended by Independent CA
						Reimbursement of expenses/ Passthrough/ taxes etc.	Expenses are pure reimbursements without any markup	150		2%	0%				Ease of operations and controls
						Admin & DM fees charged by SPL	In accordance with the terms of DM agreement	200		3%	0%				To recover the cost of services provided, within the cap negotiated with Lenders/JV partners/Strategic investors

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8	Shriram Properties Limited	Shrivision Elevations Private Limited - Proposed Joint Venture	30%	70% (Proposed to be held by ASK)	Profit Sharing	Loans & Advances Given / Borrowings repaid	In accordance with the terms of ICD Agreement, total loan exposure as on 31 March 23 is Rs. 47 million	500	Repayable on Demand	7%	0%	Own Funds and Internal Accrual	Unsecured, Payable on demand	Project Development	For Project development, SPV needs funding
						Borrowings Availed / Loan Repaid	In accordance with the terms of ICD Agreement, total loan exposure as on 31 March 23 is Nil	50		1%	0%				For Project development/ Business needs
						Interest on loans & advances (given & taken)	In accordance with the terms of ICD Agreement, Interest is charged at 15% p.a.	100		1%	0%				Interest rate is higher than Bank rate
						Investment in Debentures	Exposure as on 31 March 23 is Nil	500		7%	0%				At arms length price as per valuation report
						Interest on Debentures	As per the terms of agreement, interest is charged at 15 - 20% p.a.	100		1%	0%				As per terms of external borrowings
						Guarantee & Pledge of Shares	Exposure as on 31 March 23 is Nil	2180		32%	0%				As per terms of external borrowings
						Guarantee commission fees charged by SPL	Guarantee commission at 1% charged by SPL	50		1%	0%				At arms length rate recommended by Independent CA
						Reimbursement of expenses/ Passthrough/ taxes etc.	Expenses are pure reimbursements without any markup	150		2%	0%				Ease of operations and controls
						Admin & DM fees charged by SPL	In accordance with the terms of DM agreement	250		4%	0%				To recover the cost of services provided, within the cap negotiated with Lenders/JV partners/Strategic investors

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9	Bengal Shriram Hitech City Private Limited - Subsidiary	SPL Estates Private Limited (Step Down Subsidiary of Bengal Shriram Hitech City Private Limited (BSHCPL))	100%	0.01% Economic Interest by Hindustan Motors Limited	Revenue Sharing & Profit Sharing	Loans & Advances Given / Borrowings repaid Borrowings Availed / Loan Repaid Interest on loans & advances (given & taken) Guarantee given Guarantee released Guarantee commission fees charged Reimbursement of expenses/ Passsthrough/ taxes etc. Security given Security given, released Security fee Revenue share receivable Interest expense on security deposit Sale/Purchase of Mivan	In accordance with the terms of ICD Agreement with BSHCPL, total loan exposure as on 31 March 23 is Rs. 144 millions In accordance with the terms of ICD Agreement with BSHCPL, total loan exposure as on 31 March 23 is Nil In accordance with the terms of ICD Agreement, Interest is charged at 15% p.a. By BSHCPL for Rs. 750 million Loan taken from Arka Fin Cap Limited Nil 1% Guarantee commission fees by BSHCPL Expenses are pure reimbursements without any markup Exposure as on 31 March 23 is Rs. 600 million Exposure as on 31 March 23 is Nil 1% security fee will be charged by BSHPL for providing security Payable to BSHCPL in accordance with the terms of Development Agreement For the year 31 March 2023 is Rs. 32 million At arm's length price	200 200 60 2000 750 50 50 2000 750 50 200 50 50	Repayable on Demand	3% 3% 1% 30% 11% 1% 1% 30% 11% 1% 3% 1% 1%	17% 17% 5% 168% 63% 4% 4% 168% 63% 4% 17% 4% 4%	Own Funds and Internal Accrual	Unsecured, Payable on demand	Project Development	For Project development, SPV needs funding For Project development/ Business needs Interest rate is higher than Bank rate As per terms of external borrowings As per terms of external borrowings At arms length rate recommended by Independent CA Ease of operations and controls As per terms of external borrowings As per terms of external borrowings At arms length rate recommended by Independent CA As per terms negotiated with Lenders/JV partners/Strategic investors At arms length rate recommended by Independent CA At arm's length price

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10	Bengal Shriram Hitech City Private Limited	Fellow Subsidiaries and JV's as per Exhibit A				Security given Security Fees / Guarantee commission Corporate Guarantee given	Exposure as on 31 March 23 is Rs.1054.41 million 1% security / Guarantee fee will be charged by BSHPL for providing security Exposure as on 31 March 23 is Nil	4000 100 4000		59% 1% 59%	336% 8% 336%				As per terms of external borrowings At arms length rate recommended by Independent CA As per terms of external borrowings
11	Shriprop Living Space Private Limited	Fellow Subsidiaries and JV's as per Exhibit A				Loans & Advances Given / Borrowings repaid Borrowings Availed / Loan Repaid Interest on loans & advances (given & taken) Purchase of Mivan Sale of Mivan	In accordance with the terms of ICD Agreement entered between parties In accordance with the terms of ICD Agreement entered between parties In accordance with the terms of ICD Agreement, Interest is charged at 15% p.a. At arms length price At arms length price	500 100 60 50 50	Repayable on Demand	7% 1% 1% 1% 1%	0% 0% 0% 0% 0%	Own Funds and Internal Accrual	Unsecured, Payable on demand	Project Development	For Project development, SPV needs funding For Project development/ Business needs Interest rate is higher than Bank rate At arm's length price At arm's length price

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12	Shrivision Towers Private Limited	Fellow Subsidiaries and JV's as per Exhibit A				Borrowings Availed / Loan Repaid	In accordance with the terms of ICD Agreement	1,000	Repayable on Demand	15%	190%	Own Funds and Internal Accrual	Unsecured, Payable on demand	Project Development	For Project development, SPV needs funding
						Loans & Advances Given / Borrowings repaid	In accordance with the terms of ICD Agreement	500							For Project development/ Business needs
						Interest on loans & advances (given & taken)	In accordance with the terms of ICD Agreement, Interest is charged at 15% p.a.	150		2%	29%				Interest rate is higher than Bank rate
13	SPL Towers Private Limited	Fellow Subsidiaries and JV's as per Exhibit A				Loans & Advances Given / Borrowings repaid	In accordance with the terms of ICD Agreement	500	Repayable on Demand	7%	806%	Own Funds and Internal Accrual	Unsecured, Payable on demand	Project Development	For Project development, SPV needs funding
						Borrowings Availed / Loan Repaid	In accordance with the terms of ICD Agreement	500		7%	806%				For Project development/ Business needs
						Interest on loans & advances (given & taken)	In accordance with the terms of ICD Agreement, Interest is charged at 15% p.a.	100		1%	161%				Interest rate is higher than Bank rate
						Purchase of Mivan	At arms length price	50		1%	81%				At arm's length price
						Sale of Mivan	At arms length price	50		1%	81%				At arm's length price

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Exhibit A

Shrivision Homes Private Limited
 Shriprop Developers Private Limited
 SPL Shelters Private Limited
 Shriprop Homes Private Limited
 Shriprop Projects Private Limited
 Global Entropolis (Vizag) Private Limited
 Shriprop Constructors Private Limited
 Shriprop Structures Private Limited
 SPL Constructors Private Limited
 Shriprop Builders Private Limited
 Shriram Living Space Private Limited
 Shriram Upscale Spaces Private Limited
 Shrivision Elevations Private Limited
 Suvilas Realities Private Limited
 Bengal Shriram Hitech City Private Limited
 SPL Estates Private Limited
 SPL Realtors Private Limited
 SPL Towers Private Limited
 Shriprop Living Space Private Limited
 Shriprop Hitech City Private Limited
 SPL Housing Projects Private Limited
 Shriprop Properties Private Limited
 Shrivision Towers Private Limited