



Vipul Limited

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Ref. No. VIPUL/SEC /FY2017-18/1751

August 23, 2017

The Secretary BSE Limited, (Equity Scrip Code: 511726) Corporate Relationship Department, At: 1 st Floor, New Trading Ring, Rotunda Building, Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai-400001	The Manager (Listing) National Stock Exchange of India Limited, (Equity Scrip Code: VIPULLTD) Exchange Plaza, Bandra Kurla Complex, Bandra, Mumbai-400051
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Sub: Disclosure under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir(s),

Pursuant to Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith copy of Investor Release dated August 23, 2017 from Vipul Limited.

The Company has entered into an agreement with Edelweiss Commodities Services Ltd. for raising Rs. 150 Cr. through issuance of Zero Coupon, Secured, Redeemable, Unlisted, Non-Convertible Debentures (NCD). The NCD issued will be for a tenure of 54 months and the proceeds will be utilized for the company's flagship Project 'Aarohan Residences', a premium residential project on the Golf Course Road in Gurugram.

This is for your information and records please.

Thanking you

Yours faithfully

For Vipul Limited


(Authorised Signatory)

Encl: As above

INVESTOR RELEASE

Gurugram, August 23rd, 2017

Vipul Ltd raises Rs. 150 Cr. from Edelweiss

Vipul Limited, a renowned Gurugram-based real estate developer today announced that it has entered into an agreement with Edelweiss Commodities Services Ltd. for raising Rs. 150 Cr. through issuance of secured, redeemable, unlisted, Non-Convertible Debentures (NCD). The NCD issued will be for a tenure of 54 months and the proceeds will be utilized for the company's flagship Project 'Aarohan Residences', a premium residential project on the Golf Course Road in Gurugram.

Edelweiss Commodities Services Ltd. is a part of Edelweiss Group, one of India's leading financial services company providing a diversified range of financial services and products.

Golf Course Road (GCR) is the most sought-after address in Gurugram and Vipul Group has already delivered four successful projects on GCR. With Global construction company Leighton working in full swing, the best talent in real estate industry have teamed up and are endeavoring to work towards delivering a World Class Project.

Mr. Punit Beriwalla, Managing Director, Vipul Limited, said, "This fund raise will enable us to accelerate construction of Aarohan Residences and improve visibility of the Project which we believe will add a lot of confidence to prospective buyers. The structure of the NCD deal will further ensure cash flow optimization. This fund raise, from a reputed financial group as Edelweiss is a testimony of the inherent strength of the Project. We are confident of delivering a world class product to our customers with the confluence of the best resources coming together for Aarohan residences."

About Project Aarohan

The Project has been named '**AAROHAN**' – a Sanskrit word meaning to Ascend or to Rise. AAROHAN' will be developed in phases and the first phase constitutes three iconic towers with four apartments on each floor, in each tower. The Total estimated area in the 1st Phase shall be 0.9 mn. sq. ft. of Premium Residential space.

'**AAROHAN**' will include facilities such as a sky deck, landscaped intermediate terraces, amphitheater, modern security solutions including synchronized firefighting systems, CCTV surveillance in complex, smoke and heat detectors amongst other State of the Art facilities. Many of these facilities shall be developed as part of Commercial Complex not forming part of the Premium Residential space.

About Vipul Limited

Vipul Limited is a leading Real Estate Developer in NCR and is developing properties in Gurugram, Ludhiana, Bawal, Bhubaneswar and Faridabad. The Group has delivered over 8mn sq. ft. of area since inception apart from some projects executed in joint venture and has completed many prime projects on Golf Course Road and Sohna Road at Gurugram. Equity Shares of the company are listed both on BSE Ltd. & NSE Ltd.

For more information about Vipul Limited, please visit www.vipulgroup.in

Safe Harbor Statement

This document may contain forward-looking statements about Vipul Limited & its subsidiaries, which are based on the beliefs, opinions and expectations of the company's management as the date of this press release and the companies do not assume any obligation to update their forward looking statements if those beliefs, opinions, expectations, or other circumstances should change, These statements are not the guarantees of future performance and involve risks and uncertainties that are difficult to predict. Consequently, readers should not place any undue reliance on such forward-looking statements.

For further details please contact:

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