



KALPA-TARU®

KALPATARU LIMITED

Our Company was originally incorporated as 'Kalpataru Homes Private Limited' as a private limited company under the Companies Act, 1956, pursuant to a certificate of incorporation dated December 22, 1988, issued by the Additional Registrar of Companies, Maharashtra, Bombay. The name of our Company was changed to 'Kalpataru Homes Limited', upon its conversion into a public company, pursuant to a board resolution and a special resolution passed in the extra ordinary general meeting of the Shareholders, each dated April 3, 1995, and a fresh certificate of incorporation dated May 16, 1995, issued by the Additional Registrar of Companies, Maharashtra, Bombay. Subsequently, the name of our Company was changed to 'Kalpataru Limited' to envisage wider horizon in terms of all type of the real estate development, pursuant to a board resolution dated December 5, 2007, and a special resolution passed in the extra ordinary general meeting of the Shareholders held on January 28, 2008, and a fresh certificate of incorporation consequent upon change of name was issued by the Deputy Registrar of Companies, Maharashtra at Mumbai dated February 1, 2008. For further details relating to the change in the registered office of our Company, see "History and Certain Corporate Matters – Change in the Registered Office of our Company" on page 282 of the red herring prospectus dated June 18, 2025 ("RHP" or "Red Herring Prospectus") filed with the RoC.

Corporate Identity Number: U45200MH1988PLC050144

Registered and Corporate Office: 91, Kalpataru Synergy, opposite Grand Hyatt, Santacruz (East), Mumbai - 400 055, Maharashtra, India; **Telephone:** +91 22 3064 5000; **Website:** www.kalpataru.com;

Contact Person: Abhishek Thareja, Company Secretary and Compliance Officer; **Telephone:** +91 22 3064 5000; **E-mail:** investor.cs@kalpataru.com

THE PROMOTERS OF OUR COMPANY ARE MOFATRAJ P. MUNOT AND PARAG M. MUNOT

INITIAL PUBLIC OFFERING OF UP TO [•] EQUITY SHARES OF FACE VALUE OF ₹ 10 EACH ("EQUITY SHARES") OF KALPATARU LIMITED ("COMPANY") FOR CASH AT A PRICE OF ₹[•] PER EQUITY SHARE (INCLUDING A SHARE PREMIUM OF ₹[•] PER EQUITY SHARE) ("ISSUE PRICE") AGGREGATING UP TO ₹15,900 MILLION ("ISSUE").

THE ISSUE INCLUDES A RESERVATION OF UP TO [•] EQUITY SHARES AGGREGATING UP TO ₹ 159.00 MILLION (CONSTITUTING UP TO 1 % OF THE POST-ISSUE PAID-UP EQUITY SHARE CAPITAL OF OUR COMPANY) FOR SUBSCRIPTION BY ELIGIBLE EMPLOYEES (THE "EMPLOYEE RESERVATION PORTION"). OUR COMPANY, IN CONSULTATION WITH THE BOOK RUNNING LEAD MANAGERS ("BRLMS"), MAY OFFER A DISCOUNT OF ₹ 38 PER EQUITY SHARE TO ELIGIBLE EMPLOYEES BIDDING IN THE EMPLOYEE RESERVATION PORTION ("EMPLOYEE DISCOUNT"). THE ISSUE LESS THE EMPLOYEE RESERVATION PORTION IS HEREINAFTER REFERRED TO AS THE "NET ISSUE". THE ISSUE AND THE NET ISSUE SHALL CONSTITUTE [•]% AND [•]%, RESPECTIVELY, OF THE POST-ISSUE PAID-UP EQUITY SHARE CAPITAL OF OUR COMPANY.

Notice to Investors- Corrigendum to the red herring prospectus ("Corrigendum")

This Corrigendum is with reference to the RHP filed with the Registrar of Companies, Maharashtra at Mumbai ("RoC") and thereafter with the Securities and Exchange Board of India ("SEBI"), BSE Limited and National Stock Exchange of India Limited ("NSE", together with BSE Limited, the "Stock Exchanges") on June 18, 2025.

The attention of the investors is drawn to the following:

The footnotes of the table under the heading 'Issue Expenses' in the section "Objects of the Issue" on page 135 of the RHP shall stand replaced with the following:

(1) Selling commission payable to the SCSBs on the portion for Retail Individual Investors, Non-Institutional Investors and Eligible Employee Bidders which are directly procured and uploaded by the SCSBs, would be as follows:

Portion for Retail Individual Investors*	0.30% of the Amount Allotted (Exclusive of applicable taxes)
Portion for Non-Institutional Investors*	0.15% of the Amount Allotted (Exclusive of applicable taxes)
Portion for Eligible Employees*	0.20% of the Amount Allotted (Exclusive of applicable taxes)

* Amount Allotted is the product of the number of Equity Shares Allotted and the Issue Price. Selling Commission payable to the SCSBs will be determined on the basis of the bidding terminal id as captured in the Bid book of BSE or NSE.

No processing fees shall be payable by our Company to the SCSBs on the applications directly procured by them.

(2) Processing fees payable to the SCSBs on the Non-Institutional Investors portion for Retail Individual Investors, Non-Institutional Investors and Eligible Employee(s) (excluding UPI Bids) which are procured by the members of the Syndicate/sub-Syndicate/Registered Broker/RTAs/CDPs and submitted to SCSB for blocking, would be as follows:

Portion for Retail Individual Investors, Non-Institutional Investors and Eligible Employees*	₹ 10 per valid application (Exclusive of applicable taxes)
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*Processing fees payable to the SCSBs for capturing Syndicate Member/sub-Syndicate (Broker)/sub-broker code on the ASBA Form for Non-Institutional Investors and QIBs with Bids above ₹500,000 would be ₹10 (Exclusive of applicable taxes), per valid application.

The total processing fees payable to SCSBs as mentioned above will be subject to a maximum cap of ₹1 million (Exclusive of applicable taxes). In case the total uploading charges/processing fees payable exceeds ₹1 million (Exclusive of applicable taxes), then the amount payable to SCSBs, would be proportionately distributed based on the number of valid applications such that the total uploading charges/processing fees payable does not exceed ₹1 million (Exclusive of applicable taxes)

(3) Brokerage, selling commission and processing/uploading charges on the portion for Retail Individual Investors (using the UPI mechanism), Eligible Employee Bidders and Non-Institutional Investors which are procured by members of the Syndicate (including their sub-Syndicate Members), RTAs and CDPs or for using 3-in-1 type accounts- linked online trading, demat & bank account provided by some of the brokers which are members of Syndicate (including their sub-Syndicate Members) would be as follows:

Portion for Retail Individual Investors*	0.30% of the Amount Allotted (Exclusive of applicable taxes)
Portion for Non-Institutional Investors*	0.15% of the Amount Allotted (Exclusive of applicable taxes)
Portion for Eligible Employees*	0.20% of the Amount Allotted (Exclusive of applicable taxes)

* Amount Allotted is the product of the number of Equity Shares Allotted and the Issue Price.

The selling commission payable to the Syndicate / Sub-Syndicate Members will be determined (i) for Retail Individual Investors, Non-Institutional Investors and Eligible Employees (up to ₹ 0.50 million), on the basis of the application form number / series, provided that the Bid cum Application Form is also bid by the respective Syndicate / Sub-Syndicate Member. For clarification, if a Syndicate ASBA application on the application form number / series of a Syndicate / Sub-Syndicate Member, is bid by an SCSB, the selling commission will be payable to the SCSB and not the Syndicate / Sub-Syndicate Member; and (ii) for Non-Institutional Investors (above ₹ 0.50 million), Syndicate ASBA form bearing SM Code and Sub-Syndicate code of the application form submitted to SCSBs for blocking of the fund and uploading on the exchanges platform by SCSBs. For clarification, if a Syndicate ASBA application on the application form number / series of a Syndicate / Sub-

Syndicate Member, is bid by an SCSB, the selling commission will be payable to the Syndicate / Sub Syndicate members and not the SCSB.

(4) Bidding Charges payable to members of the Syndicate (including their sub-Syndicate Members) on the applications made using 3-in-1 accounts would be ₹ 10 (Exclusive of applicable taxes), per valid application bid by the Syndicate (including their sub-Syndicate Members). Bidding charges payable to SCSBs on the QIB Portion and NIs (Exclusive UPI Bids) which are procured by the Syndicate/sub-Syndicate/Registered Broker/RTAs/ CDPs and submitted to SCSBs for blocking and uploading would be ₹ 10 per valid application (Exclusive of applicable taxes)

The total processing fees payable to Syndicate (Including their Sub syndicate Members) as mentioned above will be subject to a maximum cap of ₹ 2.50 million (Exclusive of applicable taxes). In case the total uploading charges/processing fees payable exceeds ₹ 2.50 million (Exclusive of applicable taxes), then the amount payable to Members of the Syndicate (Including their Sub syndicate Members), would be proportionately distributed based on the number of valid applications such that the total uploading charges / processing fees payable does not exceed ₹2.50 million (Exclusive of applicable taxes)

The selling commission and bidding charges payable to Registered Brokers, the RTAs and CDPs will be determined on the basis of the bidding terminal ID as captured in the Bid book of BSE or NSE.

Selling commission/ bidding charges payable to the Registered Brokers on the portion for Retail Individual Investors, Eligible Employees procured through UPI Mechanism and Non-Institutional Investors which are directly procured by the Registered Broker and submitted to SCSB for processing, would be as follows:

Portion for Retail Individual Investors, Non-Institutional Investors and Eligible Employees	₹10 per valid application (Exclusive of applicable taxes)
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Uploading charges/ Processing fees for applications made by Retail Individual Investors using the UPI Mechanism would be as under:

Members of the Syndicate / RTAs / CDPs / Registered Brokers*	₹ 10 per valid application (Exclusive of applicable taxes)
Sponsor Bank(s)	ICICI Bank Limited - ₹ NIL per valid Bid cum Application Form (Exclusive of applicable taxes). The Sponsor Bank shall be responsible for making payments to the third parties such as remitter bank, NPCI and such other parties as required in connection with the performance of its duties under the SEBI circulars, the Syndicate Agreement, and other applicable laws. HDFC Bank Limited - ₹ NIL per valid Bid cum Application Form (Exclusive of applicable taxes). The Sponsor Bank shall be responsible for making payments to the third parties such as remitter bank, NPCI and such other parties as required in connection with the performance of its duties under the SEBI circulars, the Syndicate Agreement, and other applicable laws.

*The total uploading charges / processing fees payable to members of the Syndicate, RTAs, CDPs, Registered Brokers will be subject to a maximum cap of ₹ 6.50 million (Exclusive of applicable taxes). In case the total uploading charges/processing fees payable exceeds ₹ 6.50 million, then the amount payable to members of the Syndicate, RTAs, CDPs, Registered Brokers would be proportionately distributed based on the number of valid applications such that the total uploading charges / processing fees payable does not exceed ₹ 6.50 million.

The information above modifies and updates the information (as applicable) in the RHP. The RHP accordingly stands amended to the extent stated hereinabove and the above changes are to be read in conjunction with the RHP. Please note that this Corrigendum does not reflect any changes that have occurred between the date of filing of the RHP and the date of this Corrigendum, and the relevant changes shall be reflected in the Prospectus as and when filed with the RoC, SEBI and the Stock Exchanges. Unless otherwise specified, all capitalised terms used herein shall have the same meaning ascribed to such terms in the RHP.

BOOK RUNNING LEAD MANAGERS



ICICI Securities Limited
ICICI Venture House, Appasaheb Marathe Marg, Prabhadevi, Mumbai - 400 025, Maharashtra, India
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Email: kalpataru.ipo@icicisecurities.com
Investor grievance e-mail: customercare@icicisecurities.com
Website: www.icicisecurities.com
Contact person: Wincy Nadar/ Tanya Tiwari
SEBI registration number: INM000011179



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Website: www.jmf.com
Contact person: Prachee Dhuri
SEBI registration number: INM000010361



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Investor Grievance e-mail: investorgrievances-in@nomura.com
Website: www.nomuraholdings.com/company/group/asia/india/index.html
Contact person: Vishal Kanjani/ Shreyas Goel
SEBI registration number: INM000011419



MUFUG Intime India Private Limited (Formerly Link Intime India Private Limited)
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Email: kalpataru.ipo@in.mpms.mufug.com
Investor grievance e-mail: kalpataru.ipo@in.mpms.mufug.com
Website: www.in.mpms.mufug.com
Contact person: Shanti Gopalkrishnan
SEBI registration number: INR000004058

Abhishek Thareja
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Mumbai - 400 055, Maharashtra, India
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Investors may contact the Company Secretary and Compliance Officer or the Registrar to the Issue in case of any pre-Issue or post-Issue related grievances including non-receipt of letters of Allotment, non-credit of Allotted Equity Shares in the respective beneficiary account, non-receipt of refund orders or non-receipt of funds by electronic mode, etc. For all issue related queries and for redressal of complaints, Investors may also write to the BRLMs.

Place: Mumbai
Date: June 20, 2025

For KALPATARU LIMITED
On behalf of the Board of Directors
Sd/-
Abhishek Thareja
Company Secretary and Compliance Officer

KALPATARU LIMITED is proposing, subject to applicable statutory and regulatory requirements, receipt of requisite approvals, market conditions and other considerations, to make an initial public offering of its Equity Shares and has filed the RHP with RoC, SEBI and the Stock Exchanges on June 18, 2025. The RHP is available on the website of SEBI at www.sebi.gov.in, as well as on the websites of the Stock Exchanges i.e. BSE and NSE at www.bseindia.com and www.nseindia.com, respectively, on the website of the Company at www.kalpataru.com and on the websites of the BRLMs, i.e. ICICI Securities Limited, JM Financial Limited and Nomura Financial Advisory and Securities (India) Private Limited at www.icicisecurities.com, www.jmf.com and www.nomuraholdings.com/company/group/asia/india/index.html, respectively. Any potential investors should note that investment in equity shares involves a high degree of risk and for details relating to such risk, see "Risk Factors" on page 32 of the RHP. Potential Bidders should not rely on the DRHP filed with SEBI and the Stock Exchanges for making any investment decision.

The Equity Shares have not been and will not be registered under the U.S. Securities Act of 1933, as amended ("U.S. Securities Act"), or any state securities laws 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 only outside the United States in "offshore transactions" as defined in and in compliance with Regulation S under the U.S. Securities Act and the applicable laws of the jurisdiction where those offers and sales are made. There will be no public offering of the Equity Shares in the United States.

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