



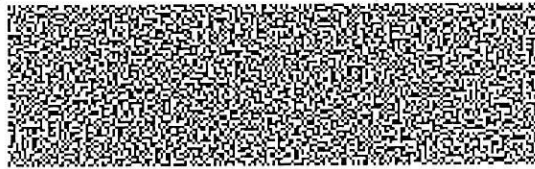
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Karnataka

e-Stamp

Certificate No. : IN-KA41974745135075Y
Certificate Issued Date : 03-Jan-2026 05:08 PM
Account Reference : NONACC (FI)/ kagcsl08/ NARAYANAPPA LAYOUT/ KA-GN
Unique Doc. Reference : SUBIN-KAKAGCSL0886795549128786Y
Purchased by : KOSAMATTAM FINANCE LIMITED
Description of Document : Article 5(J) Agreement (in any other cases)
Property Description : AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : KOSAMATTAM FINANCE LIMITED
Second Party : VISTRA ITCL INDIA LIMITED
Stamp Duty Paid By : KOSAMATTAM FINANCE LIMITED
Stamp Duty Amount(Rs.) : 500
(Five Hundred only)



Please write or type below this line

This stamp paper forms an integral part of the DEBENTURE TRUSTEE AGREEMENT dated May 6, 2026 executed between Kosamattam Finance Limited and Vistra ITCL (India) Limited .



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India Limited.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.



सत्यमेव जयते

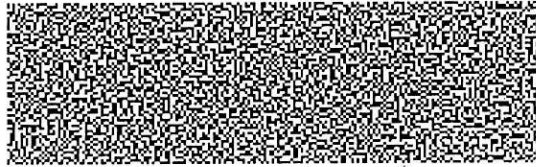
INDIA NON JUDICIAL

Government of Karnataka

Rs. 500

e-Stamp

Certificate No. : IN-KA41975147658648Y
Certificate Issued Date : 03-Jan-2026 05:08 PM
Account Reference : NONACC (FI)/ kagcsl08/ NARAYANAPPA LAYOUT/ KA-GN
Unique Doc. Reference : SUBIN-KAKAGCSL0886794488590925Y
Purchased by : KOSAMATTAM FINANCE LIMITED
Description of Document : Article 5(J) Agreement (in any other cases)
Property Description : AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : KOSAMATTAM FINANCE LIMITED
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GOVERNMENT OF KARNATAKA



सत्यमेव जयते

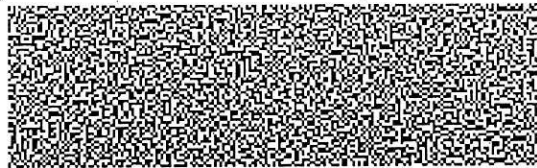
INDIA NON JUDICIAL

Government of Karnataka

Rs. 500

e-Stamp

Certificate No. : IN-KA41975595434509Y
Certificate Issued Date : 03-Jan-2026 05:09 PM
Account Reference : NONACC (FI)/ kagcsl08/ NARAYANAPPA LAYOUT/ KA-GN
Unique Doc. Reference : SUBIN-KAKAGCSL0886793937978114Y
Purchased by : KOSAMATTAM FINANCE LIMITED
Description of Document : Article 5(J) Agreement (in any other cases)
Property Description : AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
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DEBENTURE TRUSTEE AGREEMENT

MAY 6, 2026

BETWEEN

**KOSAMATTAM FINANCE LIMITED
("COMPANY")**

AND

**VISTRA ITCL (INDIA) LIMITED
("DEBENTURE TRUSTEE")**



DEBENTURE TRUSTEE AGREEMENT

This debenture trustee agreement (hereinafter referred to as the “**Agreement**”) is made at Bengaluru, Karnataka on this 6th day of May 2026,

BY AND BETWEEN:

Kosamattam Finance Limited, a public limited company incorporated under the Companies Act, 1956 and validly existing under Companies Act, 2013 with corporate identification number U65929KL1987PLC004729 having its registered office at Kosamattam City Centre, Floor Number 4th & 5th, T.B Road, Kottayam - 686001, Kerala, India (hereinafter referred to as “**the Company**”) which expression shall, unless excluded by or repugnant to the context or meaning thereof, include its successors and assigns of the **FIRST PART**.

AND

Vistra ITCL (India) Limited, a company incorporated under the Companies Act, 1956 and validly existing under Companies Act, 2013 with corporate identification number U66020MH1995PLC095507 and having its registered office at The Qube, 2nd floor ‘A’ wing Hasan Pada Road, Mittal Industrial Estate, Marol, Andheri-East, Mumbai, Maharashtra 400059 (hereinafter referred to as “**the Debenture Trustee**”) which expression shall, unless it be repugnant to the subject or context thereof, include its affiliates, successors and assigns thereof of the **SECOND PART**.

The Debenture Trustee and the Company are hereinafter collectively referred to as the “**Parties**” and each individually as a “**Party**”.

WHEREAS:

- (I) The Company is proposing a public issue of 30,00,000 non-convertible debentures, in the nature of secured, listed, rated, redeemable, non-convertible debentures (“**NCDs**”) with a face value of ₹ 1,000 each, amounting to ₹ 15,000 lakhs to the public, (“**Base Issue**”), with an option to retain oversubscription of up to ₹ 15,000 lakhs, aggregating up to ₹ 30,000 lakhs, (hereinafter referred to as the “**Issue**”), on the terms and in the manner set forth herein and in the Offer Documents. The NCDs are being offered in accordance with the Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021, as amended (“**SEBI NCS Regulations**”), SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended, from time to time (“**SEBI Listing Regulations**”), Companies Act, 2013 read with Companies (Share Capital and Debentures) Rules, 2014 (including any amendment thereto or re-enactment thereof) and other applicable provisions of the Companies Act, 2013 and subject to compliance with the RBI directions, including the SEBI master circular no. SEBI/HO/DDHS-PoD-1/P/CIR/2025/117 dated August 13, 2025, as amended, (“**SEBI Master Circular for Debenture Trustees**”), SEBI master circular no. SEBI/HO/DDHS/DDHS-PoD/P/CIR/2025/0000000137 dated October 15, 2025, as amended, (“**SEBI NCS Master Circular**”), any other law, rules, directions issued by the Government or any other regulatory authority in this regard, the Draft Prospectus and the Prospectus (collectively “**Offer Document(s)**”) to be filed with the Securities and Exchange Board of India (“**SEBI**”), the BSE Limited (“**BSE**” / “**Stock Exchange**”) and/or the Registrar of Companies, Kerala at Ernakulam (“**RoC**”).
- (II) The Company pursuant to –
 - A. a resolution of the Board of Directors passed at its meeting held on April 08, 2026, authorized the Issue of the NCDs in accordance with applicable laws including the Companies Act, SEBI Listing Regulations, SEBI NCS Regulations.
 - B. the Shareholders *vide* special resolution passed at their Extra-ordinary General Meeting held on March 09, 2023 have, in accordance with provisions of Section 180(1)(c) of the Companies Act, 2013, authorised the Board of Directors (“**Board**”) to borrow sums of money which together with the monies already borrowed by the Company (apart from temporary loans obtained from the Company's bankers in the ordinary course of business), may exceed at any time, the aggregate of the paid-up capital of the Company and its free



reserves (that is to say, reserves, not set apart for any specific purposes) by a sum not exceeding ₹ 12,000 crores (Rupees twelve thousand crores only)

proposes to allot the NCDs for cash at par to the public in terms of the Offer Documents.

- (III) The Company agrees to submit the details required as per Schedule I of the SEBI NCS Regulations with BSE for the purpose of listing the NCDs.
- (IV) Pursuant to the Companies Act, 2013, the Companies (Share Capital and Debentures) Rules, 2014, including any statutory modification or reenactment or replacement thereof, for the time being in force (“**Companies Act**”), SEBI Listing Regulations, SEBI NCS Regulations, 2021, read with any and all master circulars, circulars notifications, guidelines issued thereunder from time to time, each as amended, varied or modified from time to time, the SEBI (Debenture Trustees) Regulations 1993 as amended, varied or modified from time to time (“**SEBI Debenture Trustee Regulations**”), the Company is required to appoint a debenture trustee for the benefit of the NCD Holders and accordingly the Company has approached Vistra ITCL (India) Limited to act as the debenture trustee for the NCD Holders and Vistra ITCL (India) Limited have consented to act as the debenture trustee (“**Debenture Trustee**”) for the benefit of the NCD Holders of the proposed Issue *vide* their consent letter dated May 6, 2026. The Debenture Trustee is registered with the SEBI as a debenture trustee under the SEBI Debenture Trustee Regulations to act as a Debenture Trustee.
- (V) The Parties have agreed to enter into this Agreement to record the terms of appointment of the Debenture Trustee and the Company hereby agrees to create security in favour of the Debenture Trustee for the benefit of the NCD Holders in the manner set out hereunder and furnish the requisite information to the Stock Exchange, Debenture Trustee and the NCD Holders.
- (VI) The detailed terms and conditions in relation to the rights, duties and obligations of the Debenture Trustee, shall be more specifically set out in the Debenture Trust cum Hypothecation Deed for the NCDs to be entered into between the Company and the Debenture Trustee. The Debenture Trust cum Hypothecation Deed shall be finalised by the parties and consist of two parts: Part A containing statutory / standard information pertaining to the debt issue consisting of clauses pertaining SH-12 in terms of Rule 18(5) of the Companies (Share Capital and Debentures) Rules, 2014; and Part B containing details specific to the particular debt issue.
- (VII) As the NCDs are to be secured, the Company shall create the securities on such terms and conditions as disclosed in the Offer Documents and execute the Debenture Trust cum Hypothecation Deed and other necessary security documents for each series of NCDs as approved by the Debenture Trustee, prior to filing of the application for listing of the NCDs, in accordance with the extant SEBI NCS Regulations and shall be registered with Sub-registrar, Registrar of Companies, Central Registry of Securitization Asset Reconstruction and Security Interest (CERSAI), Depository etc., as applicable, within 30 (thirty) days of creation of charge. The Company agrees that, in case the charge is not registered anywhere or is not independently verifiable, then the same shall be considered a breach of covenants/ terms of the issue by the Company.
- (VIII) Pursuant to the SEBI master circular No. HO/49/14/14(7)2025-CFD-POD2/1/3762/2026 dated January 30, 2026 (“**SEBI Listing Master Circular**”), read with the SEBI Listing Regulations, the Company is required to comply with the said SEBI Listing Master Circular and SEBI Listing Regulations *inter alia* by furnishing the requisite information to the Stock Exchange, Debenture Trustee and NCD Holders.
- (IX) The Company agrees to comply with all the requirements of the Companies Act, 2013 and the SEBI.
- (X) Accordingly, the Debenture Trustee has called upon the Company to execute an agreement being these present with a view to record the main terms and conditions and stipulations as well as the Company’s obligation in respect of the NCDs.

NOW, THEREFORE, IT IS HEREBY AGREED TO BY AND BETWEEN THE PARTIES AS FOLLOWS:

A. DEFINITIONS & CONSTRUCTION



I. DEFINITIONS

1. “**Beneficial Owners**” shall mean the owners of the NCDs in electronic (dematerialised) form, whose names are listed in the List of Beneficial Owner(s) as prepared, held and given by the Depository viz. the National Securities Depository Limited or the Central Securities Depository (India) Limited as the case may be and for the time being, holder(s) of the NCDs in physical form and whose and who have been entered in the register of NCD Holders;
2. “**Debenture Trust cum Hypothecation Deed**” shall have the meaning assigned to them in the recitals mentioned above;
3. “**Offer Document(s)**” shall have the meaning assigned to them in the recitals mentioned above
4. “**NCDs**” shall have the meaning assigned to them in the recitals mentioned above;
5. “**NCD Holders**” shall mean the holders of the NCDs;
6. “**Repay**” shall include “**Redemption**” and *vice versa* and repaid, repayable, repayment, redeemed, redeemable and redemption shall be construed accordingly; and

Words not defined in this Agreement shall have the same meaning as set forth in the Offer Documents.

II. CONSTRUCTION

1. Words denoting singular number only shall include plural number and vice versa.
2. Words denoting one gender only shall include the other gender.
3. Words denoting person only shall include companies and body corporate.
4. All references to any provision of any statute shall be deemed also to refer to the statute modification or re-enactment thereof or any statutory rule, order or regulations thereunder or such re-enactment.
5. All references in these presents to schedules, clauses, sub-clauses; paragraphs or sub-paragraphs shall be construed as reference respectively to the schedules, clauses, sub-clauses, paragraphs or sub-paragraphs in these presents.
6. The provision contained in the Schedules hereunder written shall have effect in the manner as if they were specifically herein set-forth.

B. NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. That the Company hereby appoints Vistra ITCL (India) Limited as the Debenture Trustee for the NCD Holders of the NCDs aggregating to ₹30,000 Lakhs (Rupees Thirty Thousand Lakhs only) to be issued by the Company from time to time and that Vistra ITCL (India) Limited hereby agrees to act as Debenture Trustee for the NCD Holders subject to the completion of diligence of all relevant information pertaining to the assets of the Company and security to be created in favour of the Debenture Trustee to secure the NCDs, to the satisfaction of the Debenture Trustee.
2. The Company shall create first ranking pari passu security charge over on all movable assets (excluding charge on the written down value of furniture and fixtures to the extent of ₹10,80,91,696/- on which the income tax department has the first charge), including book debts and receivables, cash and bank balances, loans and advances, both present and future of the Company equal to the value of one time of the NCDs outstanding plus interest accrued thereon and on such terms and conditions as disclosed in the Offer Documents and the Debenture Trust cum Hypothecation Deed, to be entered with the Debenture Trustee and other necessary



- documents, as may be required from time to time in relation to the NCDs and as approved by the Debenture Trustee.
3. The Company agrees and confirms that the purpose of the Issue is not for providing loan to or acquisitions of shares of any person who are part of the same group or who are under the same management.
 4. The Company hereby declares and confirms that the proposal to create a charge or security in respect of the NCDs has been disclosed in the Offer Documents along with its implications.
 5. The Company hereby declares and confirms that it has given an undertaking in the Offer Documents that the assets on which charge shall be created are free from encumbrances and if assets are already charged to secure debt, the permissions or consent to create *pari passu* charge on the assets of the company shall be obtained from the creditors and existing debenture trustees before filing the prospectus with Registrar of Companies, as applicable and all disclosures to be made in the Offer Documents with respect to creation of security are in conformity with the clauses of Debenture Trustee Agreement.
 6. The Company shall comply with the provisions of SEBI Debenture Trustee Regulations, SEBI NCS Regulations, debt listing agreement, SEBI Listing Regulations, SEBI circulars including SEBI Master Circular for Debenture Trustees, SEBI NCS Master Circular, as amended from time to time, the Companies Act and rules thereunder and other applicable provisions under applicable laws, regulations and guidelines (“**Relevant Laws**”) in connection with the issuance, allotment, listing and ensuring continued compliance of the NCDs until the redemption in full of the NCDs. Further the Company undertakes to comply with all regulations/provisions of Companies Act, 2013, relevant laws and guidelines of other regulatory authorities in respect of allotment of debentures till redemption.
 7. The Company will submit the required details along with the necessary documents mentioned in the checklist of the listing application to the BSE, for the purpose of listing the NCDs on the WDM of BSE, after the allotment of the NCDs, and will apply to obtain In-principal approval for listing of NCDs from the BSE, as per Regulation 6 of the SEBI NCS Regulations. A copy of the In-principal approval and the listing approval received from the BSE will be forwarded to the Debenture Trustee.
 8. The Company hereby declares and confirms that, as on the date of this Agreement and the date of filing the Draft Prospectus, it is an “eligible company” in accordance with Regulation 5(1) and Regulation 5(2) of the SEBI NCS Regulations. The Company further undertakes that any Security proposed to be created in accordance with Transaction Documents shall be created within the time limit prescribed by Applicable Law.
 9. The Debenture Trustee shall disclose the information to the investors and the general public by issuing a press release and/or disseminating on its website in any of the following events:
 - a. default by Company to pay interest on the NCDs or redemption amount;
 - b. failure to create a charge on its movable assets; and/or
 - c. revision of ratings assigned to the NCDs.
 10. In accordance with the SEBI Master Circular for Debenture Trustees, the Company agrees to create and maintain the recovery expense fund and to deposit an amount equivalent to 0.01% of the total values of NCDs issued under the Issue with the Designated Stock Exchange. In relation to the recovery expense fund, the Debenture Trustee shall act in accordance with the SEBI Master Circular for Debenture Trustees.

C. OBLIGATIONS OF THE PARTIES

1. The Debenture Trustee is registered with SEBI under a valid and subsisting registration no. IND000000578 under the Securities and Exchange Board of India (Debenture Trustee) Regulations, 1993, to act as a debenture trustee. The Debenture Trustee shall ensure that the registration remains in force and, shall immediately inform the Company if its registration is cancelled or withheld, for any reason whatsoever.



2. The Debenture Trustee confirms that it is eligible to act as a trustee for the Issue in terms of the provision to Section 71 (5) of the Companies Act, 2013 and Regulation 13 and Regulation 13A of the SEBI (Debenture Trustees) Regulations, 1993, as amended and Debenture Trustee also confirm and declares that it has not lent or is not proposing to lend money to the Company.
3. That the Company hereby agrees to appoint Vistra ITCL (India) Limited as the Debenture Trustee in relation to the NCDs, aggregating up to ₹30,000 Lakhs (Rupees Thirty Thousand Lakhs only) to be issued by the Company and Vistra ITCL (India) Limited hereby agrees to act as Debenture Trustee for the NCD Holders.
4. The Debenture Trustee, "ipso facto" does not have the obligations of a borrower or of a principal debtor or of guarantor as to the monies paid/invested by Debenture Holders in relation to the Issue.
5. Debenture Trustee shall carry out its duties and perform its functions under SEBI Debenture Trustee Regulations, SEBI NCS Regulations, SEBI Listing Regulations, Debenture Trust cum Hypothecation Deed and Offer Documents and all other circulars and applicable laws, notifications and guidelines issued by SEBI from time to time, with due care and diligence.
6. The Company undertakes to furnish to the Debenture Trustee and Credit Rating Agencies a copy of certificates submitted by it to the Stock Exchange under Regulations 57(1) of the SEBI NCS Regulations.
7. The Debenture Trustee shall be vested with the requisite power for protecting the interest of the holders of the NCDs including the right to appoint a nominee director on the Board of the Company in consultation with the holders of the NCDs and shall ensure the disclosure of all material events on an on-going basis as required under the SEBI NCS Regulations, SEBI Listing Regulations, SEBI Debenture Trustee Regulations, Companies Act and rules made thereunder and other Relevant Laws.
8. The Company hereby agree, represents and confirms that:
 - (a) the Company hereby declares and confirms that the Company or the Person(s) in control of the Company, or its promoter(s) have not been restrained or prohibited or debarred by the SEBI from accessing the securities market or dealing in securities
 - (b) The Company hereby agrees and undertakes to comply with the applicable stamp duty regulations.
 - (c) the proceeds of the Issue will not be used to provide loan to or acquisitions of shares of any person who are part of the "same group" or who are under the "same management".
 - (d) it shall comply with various terms and conditions and its obligations in relation to the NCDs, including redemption of NCDs, payment of interest;
 - (e) it shall create security over its assets on such terms and conditions as disclosed in the Offer Documents, and shall execute the Debenture Trust cum Hypothecation Deed and other necessary security documents for NCDs as approved by the Debenture Trustee, within the timelines required by other applicable provisions of law but in any event prior to filing of the application for listing of the NCDs, in accordance with the extant SEBI NCS Regulations. The Issue proceeds will be kept in a separate public issue account and shall not be utilised by the Company until the Debenture Trust cum Hypothecation Deed and security documents are executed by the Company;
 - (f) it declares and confirms that the proposal to create a charge or security in respect of the NCDs shall be disclosed in the Offer Documents.
 - (g) Without prejudice to the obligations of the Company under the Debenture Trust cum Hypothecation Deed to be entered subsequently in relation to the Issue, the Company shall, among other things, comply with the provisions of the SEBI NCS Regulations, SEBI Listing Regulations, SEBI Master Circular for Debenture Trustees, SEBI NCS Master Circular, and other applicable laws and shall furnish to the



Debenture Trustee such documents as may be required by the Debenture Trustee (including Material Contracts and Material Documents) to perform its function as a trustee in accordance with the Companies Act, 2013, SEBI NCS Regulations and other applicable laws.

- (h) The Company shall comply with Debenture Trustee Regulations and with Relevant Laws and regulations/provisions of Companies Act 2013, guidelines of other regulatory authorities in respect of allotment of NCDs until redemption.
- (i) The Company shall create security on the assets of the Company within the timelines and on such terms and conditions as mentioned in the Offer Documents to secure the NCDs and execute, the Debenture Trust cum Hypothecation Deed and other necessary security documents for NCDs as approved by the Debenture Trustee, within a period as may be prescribed by SEBI from time to time and in accordance with the Companies Act, 2013.

9. **Documents required to be submitted simultaneously with execution of this Agreement**

The terms of this Agreement shall be effective only upon the submission by the Company of the requisite information and documents to the satisfaction of the Debenture Trustee for carrying out the requisite due diligence as required in terms of the applicable laws including in connection with verification of the security / contractual comforts and the security cover for the NCDs, which is undertaken by the Company to be submitted simultaneously with or prior to the execution of this Agreement. Without prejudice to the aforesaid, the Company shall provide all the information and documents as set out in **Annexure A** hereto.

10. **Term of carrying out due diligence:**

- a. The Debenture Trustee shall carry out due diligence on an initial and continuous basis to ensure compliance by the Company, with the provisions of the Companies Act, SEBI Listing Regulations, SEBI NCS Regulations, SEBI Debenture Trustee Regulations, the Listing Agreement, this Agreement, SEBI Master Circular for Debenture Trustees and any other regulations or circulars issued by SEBI pertaining to debt issuance and any other Relevant Laws.
- b. The Debenture Trustee in terms of Regulations 15(6) of the SEBI Debenture Trustee Regulations either through itself or its agents /advisors/consultants, shall carry out requisite diligence to verify the status of encumbrance and valuation of the assets and whether all permissions or consents (if any) as may be required to create the security as stipulated in the Offer Documents, has been obtained. For the purpose of carrying out the due diligence as required in terms of the applicable laws, the Debenture Trustee, either through itself or its agents /advisors/consultants, shall have the power to examine the books of account of the Company and to have the Company's assets inspected by its officers and/or external auditors/valuers/consultants/lawyers/technical experts/management consultants appointed by the Debenture Trustee.
- c. The Company shall provide all assistance to the Debenture Trustee to enable verification from the Registrar of Companies, Sub-registrar of Assurances (as applicable), CERSAI, depositories, information utility or any other authority, as may be relevant, where the assets and/or encumbrances in relation to the assets of the Company or any third party security provider are registered / disclosed.
- d. Further, in the event that existing charge holders have provided conditional consent / permissions to the Company to create further charge on the assets, the Debenture Trustee shall also have the power to verify such conditions by reviewing the relevant transaction documents or any other documents executed between existing charge holders and the Company. The Debenture Trustee shall also have the power to intimate the existing charge holders about proposal of creation of further encumbrance and seeking their comments/ objections, if any.
- e. Without prejudice to the aforesaid, the Company shall ensure that it provides and procures all information, representations, confirmations and disclosures as may be required in the sole discretion of the Debenture



Trustee to carry out the requisite diligence in connection with the issuance and allotment of the NCDs, in accordance with the applicable laws.

- f. The Debenture Trustee shall have the power to either independently appoint intermediaries, valuers, chartered accountant firms, practicing company secretaries, consultants, lawyers and other entities in order to assist in the diligence by the Debenture Trustee. All costs, charges, fees and expenses that are associated with and incurred in relation to the diligence as well as preparation of the reports/certificates/documentation, including all out of pocket expenses towards legal or inspection costs, travelling and other costs, shall be compensated/remunerated by the Debenture Trustee.
- g. The Debenture Trustee shall, at the time of filing the Draft Prospectus with the Stock Exchange and prior to the opening of the public issue, furnish to the SEBI and the Stock Exchange a due diligence certificate.
- h. The Debenture Trustee shall carry out due diligence as per the SEBI Master Circular for Debenture Trustees and shall obtain the following documents/certificates from the empaneled agency to independently assess that the assets to be secured are adequate available for the proposed issue:
 - a. Security Cover Certificate from the Practicing Chartered Accountants
 - b. ROC Search Report from the Practicing Company Secretary
 - c. Title Search Report (applicable in case of immovable property)
 - d. Valuation Report (applicable in case of immovable property)
 - e. Such other documents as may be reasonable required for conducting due diligence

11. The Company shall *inter-alia* furnish to the Debenture Trustee the following documents

- i) Offer Documents/Draft Prospectus/Prospectus
- ii) Proof for appointment of the Lead Manager;
- iii) Agreement with the Registrar to Issue;
- iv) Letter from the credit rating agency stating the credit rating;
- v) Debenture Trustee Agreement;
- vi) Proof of credit of the NCDs in favour of the NCD Holders;
- vii) Depository details;
- viii) Letters from the Bankers to the Issue with whom the Issue proceeds are deposited;
- ix) Last three years Annual Report of the Company;
- x) The Debenture Trust cum Hypothecation Deed;
- xi) Confirmation/proofs of payment of interest and principal made to the NCD Holders on due dates as per the terms of the Debenture Trust cum Hypothecation Deed;
- xii) Statutory Auditor's Certificate for utilization of funds/Issue proceeds;
- xiii) Periodical reports on quarterly basis as required by the SEBI Listing Regulations;
- xiv) Information to be submitted to the Stock Exchange on half yearly basis as required by the SEBI Listing Regulations;
- xv) Beneficiary position reports as provided by the registrar and transfer agent;
- xvi) In-principle approval for listing of the NCDs from the Stock Exchange;
- xvii) Acknowledgement of filing of Offer Documents with the Stock Exchange;
- xviii) Listing and trading permission from the Stock Exchange;
- xix) Certified true copy of the resolution passed by the shareholders at the Extraordinary General Meeting held on March 9, 2023 approving borrowing of funds up to ₹ 12,000 crore;
- xx) Certified true copy of the resolution under Section 179(3)(c) of the Companies Act 2013 for issuance of NCDs;
- xxi) Certified true copy of the resolution for allotment of NCDs;
- xxii) Date of actual allotment of the NCDs;
- xxiii) Details of amounts raised under the Issue;
- xxiv) Confirmation from the Stock Exchange with respect to listing of NCDs;
- xxv) List of NCD Holders including name, address and holdings for the amounts raised under the Issue;
- xxvi) Evidence of payment of the stamp duty in respect of the NCDs Issue and the Transaction Documents;
- xxvii) Details of the recovery expenses fund to be created by the Company in the manner as may be



- specified by the SEBI from time to time along with duly acknowledged letter / confirmation from Stock Exchange on the amount of such fund maintained and the mode of maintenance;
- xxviii) Bank account details of the Company along with copy of pre-authorisation letter issued by Company to its banker in relation to the payment of redemption amount;
 - xxix) Consents/no-objection certificates for ceding Pari passu charges in favour of the Debenture Trustee from the existing creditors;
 - xxx) Details of the recovery expenses fund to be created by the Company in the manner as may be specified by the SEBI from time to time along with duly acknowledged letter / confirmation from Stock Exchange on the amount of such fund maintained and the mode of maintenance;
 - xxxi) Confirmation/proofs of payment of interest and principal amounts made to the Debenture Holders on due dates as per the terms of the Debenture Trust cum Hypothecation Deed and applicable rules and regulations as may be issued by SEBI including Relevant Laws;
 - xxxii) Proof of payment of stamp duty on NCDs;
 - xxxiii) Statutory auditor's certificate for utilization of funds/issue proceeds;
 - xxxiv) Information to enable the Debenture Trustee to carry out the necessary due diligence and monitor the security cover on a quarterly basis and to ensure the implementation of the conditions regarding creation of security for the debentures, if any, debenture redemption reserve and recovery expense fund;
 - xxxv) Periodical reports / information on quarterly/ half yearly / annual basis as required to be submitted to stock exchanges under the SEBI Debenture Trustee Regulations, SEBI NCS Regulation, debt listing agreement or the SEBI Listing Regulations (as amended from time to time); and
 - xxxvi) Any such documents as may be reasonably required by the Debenture Trustee.
12. The Company shall comply with the provisions of SEBI (Debenture Trustees) Regulations, 1993, as amended from time to time, SEBI NCS Regulations as amended from time to time, SEBI Listing Regulations as amended from time to time, the Companies Act, 2013 and applicable rules, applicable provisions of the Companies Act, 1956 (to the extent in force), SEBI master circular no. HO/49/14/14(7)2025-CFD-POD2/1/3762/2026 dated January 30, 2026 ("SEBI Listing Master Circular"), SEBI NCS Master Circular, as amended and other rules and regulations issued by any governmental authorities from time to time and agrees to furnish to Debenture Trustee such information in terms of the same on regular basis.

13. **Information Accuracy and Storage**

- a. The Company declares that the information and data furnished by the Company to the Debenture Trustee is true and correct;
- b. The Company confirms that the requisite disclosures will be made in the Offer Documents. Further the Company undertakes to ensure that:
 - i. Information on consents/ permissions required for creation of further charge on assets are/to be adequately disclosed in Offer Documents.
 - ii. All disclosures made in the Offer Documents with respect to creation of security are/will be in confirmation with the clauses of this Agreement.
 - iii. All covenants proposed to be included in Debenture Trust cum Hypothecation Deed (including any side letter, accelerated payment clause etc.) are/to be disclosed in Offer Documents.
 - iv. Terms and conditions of the Agreement including fees charged by the Debenture Trustee and process of due diligence carried out by Debenture Trustee shall be disclosed under the Offer Documents.
- c. The Company undertakes and acknowledges that the Debenture Trustee and any other authorized agency may use, process the information and data disclosed to the Debenture Trustee in the manner as deemed fit by them in relation to the purpose of the due diligence to be undertaken in relation to the issuance of the NCDs;



d. The Company hereby agrees that the Debenture Trustee shall have an unqualified right to disclose to the NCD Holders (in accordance with the applicable law) information including the credit history and the conduct of the account(s) of the Company as well as all details in relation to the assets of the Company and all third party security providers, guarantors and other undertaking providers, in such manner and through such medium as the Debenture Trustee in its absolute discretion may think fit. The Company agrees that such disclosure shall not be considered to be breach of confidentiality on the part of the Debenture Trustee.

14. The Debenture Trustee has agreed to undertake its obligation as the Debenture Trustee relying solely on the accuracy of the information and documents as provided by the Company. Without prejudice to the other rights of the Parties under this Agreement or applicable laws, the Company ("**Indemnifying Party**") shall indemnify and agree to hold the Debenture Trustee, or any of its respective directors, officers, employees, attorneys, associates or agents (each an "**Indemnified Party**") indemnified to the fullest extent permitted by applicable laws, from and against any and all losses, liabilities, claims, damages, actions, proceedings, penalties, judgments, taxes and expenses, any deficiency in stamp duty, incurred or suffered by the Indemnified Party in (collectively, "**Losses**") arising in connection with or as a result of:

- a. Any representations or warranties of Indemnifying Party being or becoming materially incorrect, or any undertakings or covenants as contained in this Agreement being breached by such Indemnifying Party;
- b. Any incorrect or inaccurate or misleading information disclosed by the Company pursuant to this Agreement;
- c. Any non-compliance, with the provisions of this Agreement.

The indemnification rights of the Indemnified Party under this Agreement are independent of, and in addition to, such other rights and remedies as the Indemnified Party may have at law or in equity or otherwise, including the right to seek specific performance, rescission, restitution or other injunctive relief, none of which rights or remedies shall be affected or diminished thereby.

15. The principal amount of the NCDs to be issued in terms of the Offer Documents together with all interest due on the NCDs, as well as all costs, charges, all fees, remuneration of Debenture Trustee and expenses payable in respect thereof shall be secured by way of creating security over on all movable assets (excluding charge on the written down value of furniture and fixtures to the extent of ₹10,80,91,696/- on which the income tax department has the first charge), including book debts and receivables, cash and bank balances, loans and advances, both present and future of the Company equal to the value of one time of the NCDs outstanding plus interest accrued thereon.

16. This Agreement is entered into in compliance with the provisions of Regulation 13 and Regulation 13 A of SEBI (Debenture Trustees) Regulations, 1993, SEBI NCS Regulations, SEBI Listing Regulations, and the Companies Act, 2013 read with rules thereto and other applicable provisions and shall be effective on and from the date first hereinabove written and shall be in force till the monies in respect of the NCDs have been fully paid-off and the requisite formalities for satisfaction of charge in all respects, have been complied with. The Debenture Trustee further confirms that it is not disqualified or prohibited to be appointed as a debenture trustee for the NCDs due to any reasons specified under Rule 18(2) Companies (Share Capital and Debentures) Rules, 2014. The Debenture Trustee also confirms and declares that it has not lent or is not proposing to lend money to the Company.

17. **Other Terms and Conditions**

The Company confirms that all necessary disclosures as prescribed by applicable laws shall be made in the Offer Documents including but not limited to statutory and other regulatory disclosures.

The Company shall in terms of Regulation 18(6) of the SEBI NCS Regulations and SEBI Master Circular for Debenture Trustees, as amended and SEBI NCS Master Circular, on or prior to the date of execution of Debenture Trust cum Hypothecation Deed, provide to the Debenture Trustee, the bank account details from which the Company proposes to make the payment of redemption amount due to the Debenture holders.



Further, the Company hereby undertakes that it shall pre authorize the Debenture Trustee to seek the interest redemption amount payment related information from such bank.

The Company further confirms and undertakes that:

- a. Terms and conditions of this Agreement including fees charged by the Debenture Trustee and process of due diligence carried out by Debenture Trustee shall be disclosed under the Offer Documents.
- b. There are no agreements/ memorandum of understanding entered or executed by the Company which pertains to the security interest proposed to be created for securing the NCDs.
- c. All the information provided to the Debenture Trustee are true and correct and the Debenture Trustee may in good faith rely upon and shall not be liable for acting or refraining from acting upon such information furnished to it under this Agreement.

D. RETIREMENT AND REMOVAL OF TRUSTEES

1. The Debenture Trustee hereof may retire at any time without assigning any reason and without being responsible for any loss or costs occasioned by such retirement provided that they shall have given at least one month's previous notice in writing to the Company in that behalf and the Debenture Trustee will comply with all the requirements as may be specified by SEBI.
2. The Debenture Trustee hereof may be removed by the NCD Holder(s)/Beneficial Owner(s) by a special resolution duly passed at the meeting of the NCD Holder(s)/ Beneficial Owner(s). The Company shall appoint such person or persons as may be nominated by such resolution as new trustee or trustees hereof.
3. For the purposes, aforesaid, forthwith upon receipt of the notice of retirement from the Trustee(s) for the time being hereof, and on the occurrence of the vacancy in the office of the Debenture Trustee hereof, the Company shall convene a meeting of the NCD Holder(s)/Beneficial Owner(s) for appointment of trustees by the NCD Holder(s)/Beneficial Owner(s) unless Company does not appoint a trustee as provided hereinabove.
4. The Company may appoint one or more persons, registered as Debenture Trustee(s) with SEBI as debenture trustee or debenture trustees hereof, with or without removing or replacing the existing Debenture Trustee or Debenture Trustees. Whenever there shall be more than two debenture trustees hereof the majority of such debenture trustees shall be entitled to exercise the powers, authorities and discretions hereby vested in the debenture trustees.
5. Any new debenture trustee or debenture trustees appointed in terms of this clause, will have all powers and shall be subject to all duties, liabilities and responsibilities as if originally, appointed in terms of these presents.

E. DEBENTURE TRUSTEE'S REMUNERATION

1. The Company shall pay to the Debenture Trustee so long as it holds the office of the Debenture Trustee, remuneration as more particularly mentioned in the offer/fee letter dated April 22, 2026, or their services as Debenture Trustee in addition to all legal, traveling and other costs, charges and expenses which the Debenture Trustee or their officers, employees or agents may incur in rendering the services of Debenture Trustee.

The Company shall pay to the Debenture Trustee on the expiry of forty-five (45) days from the due date for payment, in addition to the stipulated Debenture Trustee Remuneration as detailed herein, penalty at the rate of 13% per annum, compounded on a monthly basis on the defaulted amounts, in the event of default in payment of said Debenture Trustee Remuneration pursuant to this Agreement, during the period of default.

2. The Company shall pay to the Debenture Trustee so long as they hold the office of the Debenture Trustees including all reasonable legal, travelling, conveyance and other costs, charges and expenses whatsoever



incurred by them, their officers, employees or their agents in connection with execution of these presents including costs, charges, expenses of and incidental to the approval and execution of these presents and the Company hereby agrees to indemnify the Trustees against all actions, proceedings, costs, charges, expenses, claims and demands whatsoever which may be brought or made against or incurred by it in respect of any matter or thing done or omitted to be done without its wilful default in respect of or in relation to these presents.

F. LISTING

The Company proposes to list the NCDs on the BSE which shall be the Designated Stock Exchange for the proposed Issue.

G. NOTICES

Any notice or other communication required to be given to the Company or the Debenture Trustee shall be (a) in writing or electronic form and (b) sent by courier, registered post/under certificate of posting and/or hand delivery or by electronic mode, at the address, telex number or facsimile number or e-mail address, as set out hereunder, marked for the attention of the Person(s) or department specified therein or such other address as may be notified to the other parties by not less than fourteen (14) days prior written notice.

For the Company

KOSAMATTAM FINANCE LIMITED

Kosamattam City Centre,
Floor Number 4th & 5th, T.B Road,
Kottayam - 686001,
Kerala, India
Tel: +91 481 258 6400
Facsimile: +91 481 258 6500
Email: cs@kosamattam.com
Attention: Sreenath P

For the Debenture Trustee

VISTRA ITCL (INDIA) LIMITED

The Qube, 2nd floor 'A' wing Hasan Pada Road,
Mittal Industrial Estate, Marol, Andheri-East,
Mumbai, Maharashtra - 400059
Tel : +91 22 2659 3535
Fax : +91 22 2653 3297
Email : itclcomplianceofficer@vistra.com
Kind Attention : Compliance Officer

All such notices and communications shall be effective (a) if sent by facsimile, when sent (on receipt of a confirmation to the correct facsimile number); (b) if sent by hand delivery, when delivered; (c) if sent by courier when deposited with courier, (d) if sent by registered letter, when delivered to the postal authorities, whether actually delivered or not and (e) if sent in electronic form i.e. through e-mail, when sent.

Provided however that any notice or communication to the Debenture Trustee shall be effective only on actual receipt by an officer of the Debenture Trustee for whose attention the notice or communication has been expressly marked.

H. OFFER DOCUMENTS TO PREVAIL

In the event of any repugnancy or inconsistency in this Agreement and the terms contained in the Offer Documents, the terms contained in Offer Documents shall prevail for all purposes and to all intents.



I. DISPUTES AND GOVERNING LAW

This Agreement shall be governed by and shall be construed in accordance with the existing laws of India. Any dispute arising thereof will be subject to the exclusive jurisdiction of the courts at Kottayam, India.

J. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all such counterparts shall together constitute one and the same Agreement. No modification, alteration or amendment of this Agreement or any of its terms or provisions shall be valid or legally binding on the Parties unless made in writing executed by or on behalf of all the Parties hereto.

K. EFFECTIVE

This Agreement shall be effective on and from the date first hereinabove written and shall be in force till the monies in respect of the NCDs have been fully redeemed and paid-off and the requisite formalities for satisfaction of charge in all respects, have been complied with.

In the event of any repugnancy or inconsistency in this Agreement and the terms contained in the Offer Documents, the terms contained in Offer Documents shall prevail for all purposes and to all intents.

No modification, alteration or amendment of this Agreement or any of its terms or provisions shall be valid or legally binding on the Parties unless made in writing duly executed by or on behalf of all the Parties hereto



This Agreement has been signed by the duly authorised representatives of the Parties on the date and year first herein before written.

SIGNED BY

For and on behalf of **Kosamattam Finance Limited**

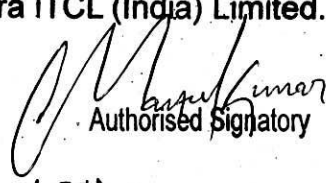


Authorised Signatory
Name: Jayaprakasan Krishnan
Designation: Regional Office Manager




For and on behalf of **Vistra ITCL (India) Limited**
For Vistra ITCL (India) Limited.


Authorised Signatory
Name: MANTU KUMAR.
Designation: *Authorised Signatory*



Authorised Signatory



1, Nissayool Shaji 

2, Jithesh P 

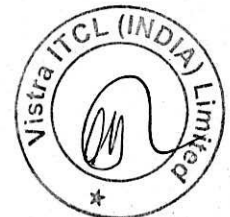
Annexure A

List of information / documents to be provided by the Company, prior to entering into the Agreement

Sr. No.	Particular
1.	Details of/ information in relation to the assets on which charge is proposed to be created including: a. Details of movable properties; b. Details of immovable property; c. Details of investments; d. Title deeds (original/ certified true copy by issuers/ certified true copy by existing charge holders, as available); e. Latest title search reports issued by a legal counsel/ advocates; f. Copies of the relevant agreements/ memorandum of understanding; and g. Copy of evidence of registration with Sub-registrar, Registrar of Companies, Central Registry of Securitization Asset Reconstruction and Security Interest (CERSAI) etc.
2.	For unencumbered assets, on which charge is proposed to be created: An undertaking that the assets on which charge is proposed to be created are free from any encumbrances.
3.	For encumbered assets, on which charge is proposed to be created, the following information/ consents along-with their validity as on date of their submission: a. Details of existing charge over the assets along with details of charge holders, their contact details including email ids; b. Value/ amount of the asset; c. Copy of evidence of registration with Sub-registrar, Registrar of Companies, CERSAI, Information Utility (IU) registered with Insolvency and Bankruptcy Board of India (IBBI) etc. as applicable; d. Consent/ No-objection certificate (NOC) from existing charge holders for further creation of charge on the assets or relevant transaction documents wherein existing charge holders have given conditional consent/ permission to the Issuer Company to create further charge on the assets, along-with terms of such conditional consent/ permission, if any; e. Details of existing unsecured lenders, having negative lien, their contact details including email ids; f. Consent/ NOC from existing unsecured lenders, in case, negative lien is created by Issuer in favour of unsecured lenders.
4.	In case of personal guarantee or any other document/ letter with similar intent is offered as security or a part of security: a. Details of guarantor and relationship of the guarantor with the Issuer; b. Net worth statement (not older than 6 months from the date of Debenture Trustee Agreement) certified by a chartered accountant of the guarantor; c. List of assets of the guarantor including undertakings/ consent/ NOC as point (a) and (b) above; d. Conditions of invocation of guarantee including details of put options or any other terms and conditions which may impact the security created; e. Executed copies of previously entered agreements for providing guarantee to any other person, if any.
5.	In case of corporate guarantee or any other document/ letter with similar intent is offered as security or a part of security: a. Details of guarantor viz. holding/ subsidiary/ associate company etc.; b. Audited financial statements (not older than 6 months from the date of Debenture Trustee Agreement) of guarantor including details of all contingent liabilities; c. List of assets of the guarantor along-with undertakings/ consent/ NOC as per point (a) and (b) above;



Sr. No.	Particular
	d. Conditions of invocation of guarantee including details of put options or any other terms and conditions which may impact the security created; e. Impact on the security in case of restructuring activity of the guarantor; f. Undertaking by the guarantor that the guarantee shall be disclosed as "contingent liability" in the "notes to accounts" of financial statement of the guarantor; g. Copy of Board resolution of the guarantor for the guarantee provided in respect of the debt securities of the Issuer; h. Executed copies of previously entered agreements for providing guarantee to any other person, if any.
6.	In case securities (equity shares etc.) are being offered as security: A holding statement from the depository participant along-with an undertaking that these securities shall be pledged in favour of Debenture Trustee in the depository system.
7.	Details of any other form of security being offered including debt service reserve account.
8.	Any other information, documents or records required by Debenture Trustee with regard to creation of security and perfection of security.



Annexure B

Debenture Trustee Engagement Letter

