



AJWA FUN WORLD & RESORT LTD.

July 09, 2024

To,

The Manager
Corporate Relationship Department
Bombay Stock Exchange Limited
Floor 25, Phiroze Jeejeebhoy Tower Dalal Street, Mumbai – 400 001

Dear Sir / Madam,

RE: DISCLOSURE OF MATERIAL EVENT (UNDER REGULATION 30(2) OF SEBI (LISTING OBLIGATION AND DISCLOSURE REQUIREMENTS) REGULATION, 2015.

BSE CODE: 526628

SUBJECT: INTIMATION AS PER REGULATION 30 OF SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015- PROPOSAL FOR SALE OF LAND OWNED BY THE COMPANY ADMEASURING 25,279 SQ MTRS BEARING CTS NUMBER NA 62 AND LAND ADMEASURING 69,973 SQ MTRS BEARING CTS NUMBER NA 63 (P) SITUATED AT VILLAGE RAYANTALWADI, TALUKA WAGHODIA, DISTRICT BARODA, GUJARAT, INDIA.

Pursuant to Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations, 2015"), as amended from time to time, we hereby intimate you that the Board of Directors at its Meeting held on **Tuesday , 09th July, 2024**, has accorded its approval for proposed sale of land owned by the company **Admeasuring 25,279 Sq Mtrs bearing CTS number NA 62 and land admeasuring 69,973 sq mtrs bearing CTS number NA 63 (P)** situated at Village Rayantal wadi, Taluka Waghodia, District Baroda, India (hereinafter referred to as "Immovable Property"), subject to such terms and conditions as mentioned in the Agreement to Sale and necessary due diligence, approvals, consents, permissions from the concerned authorities, if any to Godrej Projects Development Limited and subject to approval of shareholders in Extra ordinary General Meeting. And necessary intimation with regards to Extra ordinary General Meeting will be made in due course of time. (hereinafter referred to as "Purchaser").

Accordingly, the Company intends to complete the aforesaid transaction which shall be subject to signing of definitive agreements between the parties and necessary regulatory and statutory approvals, if any. The Company shall make the necessary intimation to stock exchanges as and when all transactions for the entire Immovable Property is fully completed.

Disclosures as required under Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. CIR/CFD/CMD/4/2015 dated September 9, 2015 is enclosed herewith as "**Annexure I.**"

AJWA WATER PARK

AJWA FUN WORLD

AJWA RESORT & PARTY PLOTS

CIN No. L45201GJ1992PLC018294

Corporate Office / Correspondence

"A-Tower" 1st Floor, Kunj-Resi-cum Plaza,
Palace Road, Vadodara (Gujarat-India)-390 001

+91 265-2434864 ✉ accounts@ajwaworld.com

GST No. 24AABCA7951N1ZE
Reg. Office

Ajwa Nimeta Road, P.O. Ajwa Compound,
Tal. Waghodia, Dist. Vadodara - 391 510

www.ajwaworld.com ✉ info@ajwaworld.com

Kindly note that the proposed buyer Godrej Projects Development Limited (hereinafter referred to as "Purchaser") does not belong to the Promoter or Promoter Group / Group Company(ies) and accordingly the proposed transaction will not fall under the ambit of Related Party Transaction(s).

None of the Promoters, Directors, Key Managerial Personnel, and / or their relative(s) are interested, whether directly / indirectly in the aforesaid matter.

The above information shall also be made available on Company's website www.ajwaworld.com.

Kindly take the same on record.

Thanking You,

Yoursfaithfully,

AJWA FUN WORLD AND RESORT LIMITED

**RAJESHKUMAR
CHUNILAL JAIN**

RAJESHKUMAR CHUNILAL JAIN

MANAGING DIRECTOR

DIN: 00285542

DATE: 09.07.2024

Annexure I

Brief details, in accordance with the SEBI Circular:

Sr. No.	Particulars	Remarks
1.	The amount and percentage of the turnover or revenue or income and net worth contributed by such unit or division of the listed entity during The last financial year	Considering that the proposed sale is of an asset, the said details are not applicable.
2.	Date on which the agreement for sale has been entered into	The Agreement to Sale is proposed to be signed and registered on or after 09 th July, 2024. The Definitive documents shall thereafter be signed in due course of time.
3.	The expected date of completion of Sale / disposal	12months
4.	Consideration received from such sale / disposal	The Consideration shall be in line with the Market Price of the Property as mentioned in the Agreement to Sale based on terms and conditions mentioned therein.
5.	Brief details of buyers and whether any of the buyers belong to the promoter / promoter group / group companies. If yes, details thereof	The Proposed buyers are Godrej Projects Development Limited However, none of the buyers will form part of Promoter / Promoter Group / Group Companies as defined under Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018
6.	Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arms length"	The buyer will not be a Related Party in terms of Section 2(76) of the Companies Act, 2013, Regulation 2(zb) of Listing Regulations and the applicable Accounting Standards. The transaction is being carried out on arms' length basis.
7.	Additionally, in case of a slump sale, indicative disclosures provided for amalgamation / merger shall be disclosed by the listed entity with respect to such slump sale.	NotApplicable

Kindly take the same on record.

Thanking You,

Yours faithfully,

AJWA FUN WORLD AND RESORT LIMITED

RAJESHKUMAR

CHUNILAL JAIN

RAJESHKUMAR CHUNILAL JAIN

MANAGING DIRECTOR

DIN: 00285542

DATE: 09.07.2024