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Corporate Service Department BSE Limited Jeejeebhoy Towers Dalal Street, Mumbai - 400 001 Script code: 532722	The Listing Department National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051 Script code: NITCO
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Dear Sir/Madam,

Sub: Disclosure in terms of Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("the Listing Regulations"), we wish to inform that subject to requisite approvals, the Board of Directors in their meeting held today i.e. Wednesday, February 12, 2025 has *inter-alia* approved the Plotted Development of Land situated at Alibaug, specifically, all that piece and parcel of lands in Shrigaon, Kalwadkhar, Mondvira & Dehenkoni villages at Alibaug Taluka, Raigad, measuring approximately 70 acres to be undertaken with Total Environment Building Systems Private Limited.

The completion of the proposed transaction is subject to fulfilment of certain conditions and shall be subject to other requisite approvals as applicable.

The details pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023 are enclosed as Annexure I.

The Meeting of Board of Directors of the Company commenced at 1:12 P.M. and concluded at 04:05 P.M.

Kindly take the above information on record.

Thanking You,

Yours faithfully,
For **NITCO Limited**

Vivek Talwar
Chairman & Managing Director
DIN: 00043180

Encl: As above



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The details as required to be disclosed under Regulation 30 of the SEBI Listing Regulations read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023 are as follows:

Sr. No.	Particulars	Description
1	Undertaking proposed to be used for Plotted Development	Land owned by the Company situated at Alibaug i.e. all that piece and parcel of lands in Shrigaon, Kalwadhkar, Mondvira, Dehenkoni villages at Alibaug Taluka, Raigad, measuring approximately 70 acres.
2	The amount and percentage of the turnover or revenue or income and net worth contributed by such unit or division or undertaking or subsidiary or associate company of the listed entity during the last financial year	Considering the proposed plotted development is of a land (i.e. an asset), the details are not applicable.
3	Date on which the agreement for plotted development has been entered into	The definitive documents shall be signed in due course of time.
4	The expected date of completion of plotted development	<p>The plotted development shall commence by the developer within 60 days of securing all required approvals/sanctions and the registration of project with the RERA (date of commencement).</p> <p>The total time for the development of the project is expected to be approximately, three years from commencement date.</p> <p>The above timelines are subject to satisfactory completion of the conditions (including shareholders, lenders and other necessary approvals required for plotted development) by the parties and in accordance with the other provisions of Memorandum of Agreement ("MOA") / definitive documents to be entered between the parties.</p>
5	Consideration received from such plotted development	The Company will receive consideration in the form of project revenue from the proposed development project.
6	Brief details of developer and whether any of the buyers belong to	Total Environment Building Systems Private Limited (CIN:

Registered Office: NITCO Limited, 3/A, Recondo Compound, Sudam Kalu Ahire Marg, Glaxo, Worli Colony, Mumbai, Maharashtra, India, 400 030. **Tel.:** 91-22-25772800 | 25772790. **CIN:** L26920MH1966PLC016547.

Email: investorgrievances@nitco.in **Website:** www. nitco.in



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	the promoter/ promoter group/group companies. If yes, details thereof	U45202KA1996PTC020790) is a private limited company incorporated under the laws of the India having registered office at Imagine No. 78, ITPL Main Road EPIP Zone, Whitefield, Bangalore - 560066 ("the Developer"). Total Environment Building Systems Private Limited does not belong to the promoter/ promoter group/group companies.
7	Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length";	The said transaction does not fall within the purview of related party transaction.
8	whether the sale, lease or disposal of the undertaking is outside Scheme of Arrangement? If yes, details of the same including compliance with regulation 37A of LODR Regulations.	The proposed transaction does not form part of any Scheme of Arrangement. The plotted development is being proposed to be undertaken through entering into Joint Development Agreement or any other Definitive Agreement / Document between the Company and Total Environment Building Systems Private Limited. The Company shall comply with provisions of Regulation 37A of the SEBI Listing Regulations.

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