



# The Indian Hume Pipe Co. Ltd.

Registered Office : Construction House, 5, Walchand Hirachand Road, Ballard Estate, Mumbai - 400 001. INDIA  
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CIN : L51500MH1926PLC001255

HP/SEC/A39-2023/

28<sup>th</sup> April, 2023

1. BSE Ltd.  
Corporate Relationship Department,  
1<sup>st</sup> Floor, New Trading Ring,  
Rotunda Building, P. J. Towers,  
Dalal Street, Fort,  
Mumbai - 400 001

2. National Stock Exchange of India Ltd.  
Exchange Plaza, 5<sup>th</sup> floor,  
Plot No. C/1, G Block,  
Bandra-Kurla Complex,  
Bandra (East),  
Mumbai - 400 051

Dear Sirs,

Sub : Regulation 30 of SEBI (LODR) Regulations, 2015

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In relation to the Development Agreement entered into for the Real estate project on the Company's Hadapsar land in Pune and in reference to our letter dated 15<sup>th</sup> March, 2023, we had intimated that M/s Dosti Realty Limited, (the Developer) had registered Phase-1 of the real estate project with MahaRERA vide RERA Registration No.P52100049942 under Dosti Greenscape – Phase -1 which is available for view on the MahaRERA website at <https://maharera.mahaonline.gov.in/> for general public.

A. We would like to provide more details of the project.

1. The development under RERA Phase -1 of the project consists of 3 residential towers (having 4 wings) and has a total RERA carpet area of 2,29,260.82 Sq ft. The Phase -1 completion date is 31.12.2027.
2. The entire development under all phases of the project consists of 12 towers with an approximate total RERA carpet area of 10,51,389 Sq ft. (is subject to change based on the development control rules and market dynamics)

B. 1. Owing to the escalation in costs that have occurred in construction materials globally and other costs related to development premiums for this project there has been a change in the economics of the project for the Developer. However, at the same time owing to the latest development control rules in Maharashtra there is also an increase in the development potential of the project. Owing to these changes there has been a revision in the revenue sharing percentage wherein IHP will now be entitled to 38% of the entire shared revenue as consideration for sale of developed property in the project, as compared to 40% entitlement that was

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earlier agreed upon in the agreements signed. IHP will continue to be responsible for providing all FSI and TDR to the project as and when required.

2. The Developer will place an additional Interest Free Security Deposit of Rs.5 Crores in agreed instalments with IHP based on specific events unfolding. The total Interest Free Security Deposit will be Rs.15 Crores (including what has already been placed).

We will keep the Exchange informed about further material developments in this regard from time to time.

Thanking you,



Yours faithfully,  
For The Indian Hume Pipe Company Limited,

S. M. Mandke  
Vice President - Company Secretary  
FCS 2723