

May 21, 2024

<b>To,</b> <b>BSE Limited</b> Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai – 400 001 <b>BSE Scrip Code:</b> 543955	<b>To,</b> <b>National Stock Exchange of India Limited</b> Exchange Plaza, C-1, Block G Bandra Kurla Complex, Bandra (East), Mumbai – 400 051 <b>NSE Symbol:</b> TREL
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**Subject: Disclosure under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

Dear Sir/Madam,

We would like to inform you that the Board Meeting of the Company was held today i.e. Tuesday, May 21, 2024, at the registered office of the Company. Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Clause 1 Para A of Part A of Schedule III of the aforesaid regulations and Policy for Determination of Material Events and Archival of Disclosures adopted by the Transindia Real Estate Limited (“Company”), the Board has considered and approved the following Acquisitions:

**1. Acquisition of Transindia Freight Services Private Limited**

In pursuance of its growth objectives in the warehousing space, the Company has agreed to acquire 100% stake of Transindia Freight Services Private Limited, a promoter and promoter group entity for a consideration of Rs. 6.78 Crore (Six Crore Seventy-Eight Lakhs Only/-). The transaction is subject to receipt of the necessary regulatory and other customary approvals, if any. Details of the same are enclosed herewith as ‘Annexure I’.

**2. Acquisition of Gorsai Logistics Park Private Limited**

In pursuance of its growth objectives in the warehousing space, the Company has agreed to acquire 100% Equity Shares of Gorsai Logistics Park Private Limited (GLPPL) for a consideration of Rs. 96.99 Crore (Ninety-Six Crore Ninety-Nine Lakhs Only/-). The transaction is subject to receipt of the necessary regulatory and other customary approvals, if any. Details of the same are enclosed herewith as ‘Annexure II’.

**3. Acquisition of Dighanta Landscape Private Limited, Panchghara Landscape Private Limited & Panchghara Logistics Parks Private Limited**

In pursuance of its growth objectives in the warehousing space, the Company has agreed to acquire 100% Equity Shares of Dighanta Landscape Private Limited, Panchghara Landscape Private Limited & Panchghara Logistics Parks Private

Limited for a total consideration of Rs. 95.20 crore (Ninety-Five Crore Twenty Lakhs Only/-). The transaction is subject to receipt of the necessary regulatory and other customary approvals. Details of the same are enclosed herewith as '**Annexure III**'.

**4. Acquisition of PCPL Industrial & Logistics Park (Hoskote) Private Limited**

In pursuance of its growth objectives in the warehousing space, the Company has agreed to acquire 100% Equity Shares of PCPL Industrial & Logistics Park (Hoskote) Private Limited for a consideration of Rs. Rs. 85.59 crore (Eighty-Five Crore Fifty-Nine Lakhs Only/-). The transaction is subject to receipt of the necessary regulatory and other customary approvals. Details of the same are enclosed herewith as '**Annexure VI**'.

The aforesaid information is also being uploaded on the Company's website at <https://www.transindia.co.in/investors/>

Kindly take the same on record.

Thanking you.

Yours faithfully,

**For Transindia Real Estate Limited**

(formerly known as Transindia Realty & Logistics Parks Limited)

**Jatin Chokshi**

**Managing Director**

**DIN: 00495015**

**ANNEXURE I**

**Disclosures pursuant to Regulation 30 and Clause 1, Paragraph A, Part A of Schedule III of the Listing Regulations and SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated 13 July 2023**

**Acquisition of Transindia Freight Services Private Limited**

<b>Sr No.</b>	<b>Particulars</b>	<b>Details</b>
a.	Name of the Target Company	Transindia Freight Services Private Limited
b.	Details of the Target Company	<p>Target Company is engaged in the business of International Freight forwarding, transport contractors, transport operator, road, sea, transport, etc.</p> <p>Authorised Capital: Rs. 50,00,000 Paid Up Capital: Rs. 40,60,000</p>
c.	Whether the acquisition would fall within related party transaction(s)	The acquisition of Transindia Freight Services Private Limited is a Promoter Group Entity and therefore it would fall under related party transaction.
d.	Whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at “arms-length”;	Mr. Shashi Kiran Shetty & Arathi Shetty are the shareholders of Transindia Freight Services Private Limited. The transaction is at arms-length.
e.	Industry to which the entity being acquired belongs;	Owning holding & dealing in real estate etc., supporting and auxiliary transport activities, activities of travel agencies, etc.
f.	Objects and effects of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity);	The acquisition and management of operating real estate properties is within the scope of its main line of business and in pursuance of expanding its warehousing business. This expansion is consistent with the Company's overarching goals and does not represent a departure from its established operations.
g.	Brief details of any governmental or	Not applicable

	regulatory approvals required for the acquisition;	
h.	Indicative time period for completion of the acquisition;	The transaction is expected to be completed in 6 months subject to necessary regulatory and other customary approvals or such other date as mutually agreed upon by the parties.
i.	Nature of consideration - whether cash consideration or share swap and details of the same;	Cash Consideration
j	Cost of acquisition or the price at which the shares are acquired;	As per the valuation report obtained from the registered valuer, the purchase consideration is Rs. 6.78 Crore.
k	Percentage of shareholding / control acquired and / or number of shares acquired;	Acquisition of 100% equity shares of Target Entity.
l	Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief);	Owning holding & dealing in real estate etc., supporting and auxiliary transport activities, activities of travel agencies, etc.  Date of Incorporation: 28/12/1995  Last 3 years turnover:  F.Y.2022-23 - 11.29 lakhs F.Y.2021-22 - 9.94 Lakhs F.Y.2020-21 - 10.98 Lakhs

**ANNEXURE II**

**Disclosures pursuant to Regulation 30 and Clause 1, Paragraph A, Part A of Schedule III of the Listing Regulations and SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated 13 July 2023**

**Acquisition of Gorsai Logistics Park Private Limited**

<b>Sr No.</b>	<b>Particulars</b>	<b>Details</b>
a.	Name of the Target Company	Gorsai Logistics Park Private Limited (“GLPPL”)
b.	Details of the Target Company	Target Company is engaged in the business of Construction & investing in real estate and in particular engage in purchase, trading of land and properties, building, etc.  Authorised Capital: Rs. 15,00,000 Paid Up Capital: Rs. 15,00,000
c.	Whether the acquisition would fall within related party transaction(s)	The transaction is a related party transaction. Ever since 2023, the shares of GLPPL are pledged with Talentos Warehousing & Industrial Parks Private Limited (“TWIPPL”), a promoter group entity and the company have the option of acquiring these shares from TWIPPL.
d.	Whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at “arms-length”;	Yes, TWIPPL is a promoter group entity, the transaction would fall under related party transaction and on arm’s length.
e.	Industry to which the entity being acquired belongs;	Construction and Investment in Real Estate.
f.	Objects and effects of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity);	GLPPL is in the process of aggregation of approximately 52 acres land parcel located in village Gorsai, Bhiwandi, Maharashtra. The Company desires to purchase 100% of GLPPL together with its underlying assets including the land for expanding its warehousing business and the development of its other business operations.

g.	Brief details of any governmental or regulatory approvals required for the acquisition;	Not Applicable
h.	Indicative time period for completion of the acquisition;	The transaction is expected to be completed in 6 months subject to necessary regulatory and other customary approvals or such other date as mutually agreed upon by the parties.
i.	Nature of consideration - whether cash consideration or share swap and details of the same;	Cash Consideration
j.	Cost of acquisition or the price at which the shares are acquired;	As per the valuation report obtained from the registered valuer, the present value of GLPPL together with its underlying assets is Rs. 96.99 crore wherefrom Rs. 55.40 Crore will be paid by the Company to TWIPPL for assignment of TWIPPL's rights and interests in the shares of GLPPL and the balance sum of Rs. 41.59 Crore by way of equity and debt to GLPPL for completion of the purchase of the balance land parcels.
k.	Percentage of shareholding / control acquired and / or number of shares acquired;	Acquisition of 100% equity shares of Target Entity.
l.	Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief);	Construction and Investment in Real Estate.  Date of Incorporation: 19/01/2023  Turnover of Last 3 Years: Nil

**ANNEXURE III**

**Disclosures pursuant to Regulation 30 and Clause 1, Paragraph A, Part A of Schedule III of the Listing Regulations and SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated 13 July 2023**

**Acquisition of Dighanta Landscape Private Limited, Panchghara Landscape Private Limited & Panchghara Logistics Parks Private Limited**

Sr No.	Particulars	Details		
a.	<b>Name of the Target Company</b>	Dighanta Landscape Private Limited	Panchghara Landscape Private Limited	Panchghara Logistics Parks Private Limited
b.	<b>Details of the Target Company</b>	<p>Target Company is engaged in the business of construction and investors in real estate and in particular engage in purchase, trading of land and properties, etc.</p> <p>Authorised Capital: Rs. 10,00,000</p> <p>Paid Up Capital: Rs. 1,00,000</p>	<p>Target Company is engaged in the business of setting up, establishing, organizing, running, conducting, contracting, handling, own, operate, developing, acquiring, designing, managing, selling and leasing of industrial and warehousing spaces and logistics parks and such other related or similar facilities in relation to warehousing or logistic business and industrial spaces and to provide development, management of all types of logistics,</p>	<p>Target Company is engaged in the business of construction and investors in real estate and in particular engage in purchase, trading of land and properties, etc.</p> <p>Authorised Capital: Rs. 10,00,000</p> <p>Paid Up Capital: Rs. 1,00,000</p>

			<p>infrastructure facilities, and developmental works.</p> <p>Authorised Capital: Rs. 10,00,000</p> <p>Paid Up Capital: Rs. 1,00,000</p>	
c.	<b>Whether the acquisition would fall within related party transaction(s)</b>	The transaction is a related party transaction. Ever since 2022, the shares of Dighanta Landscape Private Limited are pledged with Talentos Entertainment Private Limited (“TEPL”), a promoter group entity and the Company has the option of acquiring these shares from TEPL.	The transaction is a related party transaction. Ever since 2022, the shares of Panchghara Landscape Private Limited are pledged with Talentos Entertainment Private Limited (“TEPL”), a promoter group entity and the Company has the option of acquiring these shares from TEPL.	The transaction is a related party transaction. Ever since 2022, the shares of Panchghara Logistics Parks Private Limited are pledged with Talentos Entertainment Private Limited (“TEPL”), a promoter group entity and the Company has the option of acquiring these shares from TEPL.
d.	<b>Whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at “arms-length”;</b>	Yes, TEPL is a promoter group entity, the transaction would fall under related party transaction and on arm’s length.	Yes, TEPL is a promoter group entity, the transaction would fall under related party transaction and on arm’s length.	Yes, TEPL is a promoter group entity, the transaction would fall under related party transaction and on arm’s length.
e.	<b>Industry to which the entity being acquired belongs;</b>	Construction and Investment in Real Estate.	Engaged in business of Logistics & Warehousing.	Construction and Investment in Real Estate.



f.	<b>Objects and effects of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity);</b>	These companies are in the process of aggregation of approx. 44 acres land parcel in village Dankuni, Kolkata, West Bengal. The Company desires to purchase 100% of the Target Companies together with the underlying assets including the land, for expanding its warehousing business and the development of its business operations.
g.	<b>Brief details of any governmental or regulatory approvals required for the acquisition;</b>	Not Applicable
h.	<b>Indicative time period for completion of the acquisition;</b>	The transaction is expected to be completed in 6 months subject to necessary regulatory and other customary approvals or such other date as mutually agreed upon by the parties.
i.	<b>Nature of consideration - whether cash consideration or share swap and details of the same;</b>	Cash Consideration
j.	<b>Cost of acquisition or the price at which the shares are acquired;</b>	As per the valuation report obtained from the registered valuer, the present value of the Target Companies together with their respective underlying assets is Rs. 95.20 crore wherefrom Rs. 50.59 Crore will be paid by the Company to TEPL for assignment of TEPL's rights and interests in the shares of the Target Companies and the balance sum of Rs. 44.61 Crore by way of equity and debt to the Target Companies for completion of the purchase of the balance land parcels in the Target Companies.
k.	<b>Percentage of shareholding / control acquired and / or number of shares acquired;</b>	Acquisition of 100% equity shares of Target Entities

I.	<b>Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief);</b>	Construction and Investment in Real Estate.  Date of Incorporation: 06/02/2019  Last 3 years Turnover: Nil	Engaged in business of Logistics & Warehousing.  Date of Incorporation: 06/06/2022  Last 3 years Turnover: Nil	Construction and Investment in Real Estate.  Date of Incorporation: 07/06/2022  Last 3 years Turnover: Nil
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## ANNEXURE IV

### Disclosures pursuant to Regulation 30 and Clause 1, Paragraph A, Part A of Schedule III of the Listing Regulations and SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated 13 July 2023

#### Acquisition of PCPL Industrial & Logistics Park (Hoskote) Private Limited

Sr No.	Particulars	Details
a.	Name of the Target Company	PCPL Industrial & Logistics Park (Hoskote) Private Limited (“PCPL”)
b.	Details of the Target Company	<p>Target Company is engaged in the business of establishing and carrying on real estate developers, property owners, builders, estate agents, lessors, licensors, licensees, infrastructure development, etc.</p> <p>Authorised Capital: Rs. 10,00,000 Paid Up Capital: Rs.1,00,000</p>
c.	Whether the acquisition would fall within related party transaction(s)	The transaction is a related party transaction. Ever since 2023, the shares of PCPL are pledged with Talentos Entertainment Private Limited (“TEPL”), a promoter group entity and the Company have the option of acquiring these shares from TEPL.
d.	Whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at “arms-length”;	Yes, TEPL is a promoter group entity, the transaction would fall under related party transaction and on arm’s length.
e.	Industry to which the entity being acquired belongs;	Real estate & Infrastructure Development
f.	Objects and effects of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity);	PCPL is in the process of aggregation of approximately 36 acres land parcel located in village Hoskote, Bengaluru, Karnataka. The Company desires to purchase 100% of PCPL together with the underlying assets including the land, for expanding its warehousing business and for the development of its business operations.
g.	Brief details of any governmental	Not Applicable

	or regulatory approvals required for the acquisition;	
h.	Indicative time period for completion of the acquisition;	The transaction is expected to be completed in 6 months subject to necessary regulatory and other customary approvals or such other date as mutually agreed upon by the parties.
i.	Nature of consideration - whether cash consideration or share swap and details of the same;	Cash Consideration
j.	Cost of acquisition or the price at which the shares are acquired;	As per the valuation report obtained from the registered valuer, the present value of PCPL together with its underlying assets Rs. 85.59 crore wherefrom Rs. 55.59 Crore will be paid by the Company to TEPL for assignment of TEPL's rights and interests in the shares of GLPPL and the balance sum of Rs. 30 Crore by way of equity and debt to PCPL for completion of the purchase of the balance land parcels by PCPL.
k.	Percentage of shareholding / control acquired and / or number of shares acquired;	Acquisition of 100% equity shares of Target Entity
l.	Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief);	Engaged in Real estate business & Infrastructure development.  Date of Incorporation: 07/05/2022  Last 3 years Turnover: Nil