

AJMERA REALTY & INFRA INDIA LTD.

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CIN No.: L27104 MH 1985 PLC035659



Ref: SEC/ARIL/BSE-NSE/2024-25

Date: January 30, 2025

To, The Manager, BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001 Script Code: 513349	To, The Manager – Listing, National Stock Exchange of India Limited 5th Floor, Exchange Plaza, Bandra Kurla Complex, Bandra (East) Mumbai - 400051 Script Code: AJMERA
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Sub: Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Dear Sir,

Pursuant to the provisions of Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we hereby inform you that Ajmera Realty & Infra India Limited has purchased a piece and parcel of land situated at Rajawadi Road, Ghatkopar East, Mumbai-400077, bearing C.T.S. Nos. 4721 and 4722, Village Ghatkopar, Kirol total admeasuring 1341.10 square meters from Karamshi Jethabhai Somaiya Trust.

The acquisition was made through a competitive bidding process and this acquisition was formalized through the execution of a Memorandum of Understanding (MOU) dated January 30, 2025.

We also enclosed herewith the press release titled **“Ajmera Realty acquires land parcel for ultra – luxury development in Ghatkopar East”** for detailed information.

Kindly take the same on record.

Thanking You,

For AJMERA REALTY & INFRA INDIA LIMITED

NITIN D. BAVISI
CHIEF FINANCIAL OFFICER



Ajmera Realty acquires land parcel for ultra – luxury development in Ghatkopar East

30th January 2025, Mumbai: Ajmera Realty & Infra India Ltd (ARIL) has acquired a 1,341.1 sq. mt. premium land parcel in Ghatkopar East, Mumbai. This acquisition, secured through a competitive bidding process with KJ Somaiya Trust at a cost of INR 51 crores. With the earnest money paid and an MoU in place, the project is expected to yield a carpet area of ~44,000 sq. ft., with an estimated GDV of INR 175 crores.

Situated in Ghatkopar East, a well-established locality with a rising demand for spacious, high-end living, the company sees significant potential to launch an ultra-luxury project in this prime neighbourhood. The locale demand for affluent living standards and premium, high-configuration apartments makes it an ideal location for such a development. This new acquisition further strengthens the company's presence in the Central Mumbai market, reinforcing its commitment to delivering top-tier residential projects tailored to evolving customer preferences.

Commenting on the development, **Mr. Dhaval Ajmera, Director, Ajmera Realty & Infra India Ltd, said,** *"The acquisition of this land parcel represents a key step toward our long-term goal of expanding into prominent real estate hotspots across the megapolis. Ghatkopar, as a micro-market, has become an attractive destination for homebuyers in the Eastern suburbs, and this outright acquisition, backed by our robust cash flow position, further strengthens our growth strategy.*

This micro-market is distinguished by its unique characteristics and significant potential, driven by the rising demand for luxury and ultra-luxury homes. With this acquisition, we aim to meet the demand for premium living spaces while reinforcing our presence in the eastern and fast-evolving suburbs of the city. Moreover, this move aligns perfectly with our vision of achieving 5x growth, as we remain dedicated to delivering exceptional value to our stakeholders and seizing emerging opportunities in the real estate sector."

About Ajmera Realty & Infra India Ltd:

Ajmera Realty & Infra India Limited (ARIL) is one of the trusted names having its PAN India presence. The Company has a huge development potential available on its balance land parcel at Ajmera I-Land, Bhakti Park, Wadala and Central Mumbai. Current projects are at Mumbai: "Manhattan", "Greenfinity-next phase", "Vihara", "Prive" and "Eden" along with various projects at Bangalore: "Ajmera Lugaano", "Ajmera Florenza" and "Ajmera Iris". The Company is focused on premium developments in luxury and mid-luxury projects in the residential segment. The Group works on trust and delivers the trusted decisions of buyers. The GenNext of the Group believes in "KEEP EVOLVING" and accordingly the strategies, systems, processes, planning and use of cutting-edge technologies have been resorted to enable the Company to deliver targeted value to all its stakeholders.