

Ajmera Realty & Infra India Limited



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The Bombay Stock Exchange Limited Phiroze Jeejeebhoy Towers Dalal Street Mumbai – 400 001 Script Code : 513349	National Stock Exchange of India Limited 5 th Floor, Exchange Plaza, Bandra Kurla Complex Bandra (East) Mumbai-400051 Script Code : AJMERA
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Sub: Press Release

Sir,

With reference to captioned subject matter, we are enclosing herewith the Press Release titled as follows:

“Ajmera Realty & Infra India Ltd targets sales value of INR 330 crores from its real estate projects in Bengaluru”

The copy of Press Release shall also be uploaded on the Company's website viz., www.ajmera.com

Kindly take the same on record.

Thanking You.

Yours faithfully,

For AJMERA REALTY & INFRA INDIA LIMITED

**VINIT TANNA
COMPANY SECRETARY & COMPLIANCE OFFICER
A50504**

Ajmera Realty & Infra India Ltd targets sales value of INR 330 crores from its real estate projects in Bengaluru

Bangalore 7th April 2022: Mumbai based listed realty developer Ajmera Realty and Infra India Ltd. (ARIIL) today announced that it has executed its commercial and residential Bengaluru Nucleus project which has an estimated sales value of INR 330 crores, part of the main periphery project in the Electronic city phase 2. In a bid to expand its housing and commercial portfolio, ARIIL strengthens its presence in south market. The entire project is funded by Internal Accruals & Debt with a saleable area of 5, 57,870 sq. ft.

Commercial Project: Total Saleable Value- 1, 27,645 sq. ft | Total Land Area- 45,542 sq. ft

With a vision to build the future, the strength of Nucleus lies in vigour of its walls and the sturdiness of its foundation. Right from design aesthetics to the formidable materials, this project echoes future anticipation. The company is strategically planning to move from rental based cash flow model to an outright sale model for the commercial project, which shall unlock its value upfront and contribute sharply towards the revenue and cash flow for the company.

- **Total number of units:** An office building contains 8 floors and has 1 office on each floor with an approximate sale price of the project INR 8000+ per sq ft.
- **OC Date:** Expected by May 2022

COMMERCIAL:

Commercial	Total units	Total Saleable Area	Profile of the Occupiers
Nucleus	8 units The office space is available in two sizes: 13, 200 sq ft and 21,450 sq ft	1,27,645 sq. ft	IT/ ITES

Residential Project:

A&B: Total Saleable Value- 2,79,873 sq.ft | Total Land Area- 1,21,792 sq.ft

C: Total Saleable Value- 1,50,355 sq.ft | Total Land Area- 54,565 sq.ft

Spread across 5 acres of bountiful land, this space aims to revolutionise living conditions. Nucleus offers freedom of space and the joy of well-maintained architectural beauty.

- **Total number of units:** 360 units spread across tower A&B, and C, 14 floors each tower
- **Availability of size:** 1BHK, 2BHK and 3BHK with an average sale price of the project INR 5600 per sq ft.
- **Amenities:** Club house consisting of party hall, shuttle court, Gym, TT, billiards, football, Indoor games along with swimming pool with change rooms, Landscaped with lush green plants, Skating rink, Children play area, informal seating, Lifts with ARD, DG back up, 100% back up for lifts and other common areas, car charging points and alongside other technological advancements.
- **OC Date:** A&B is a complete structure, expecting OC by May 2022. Tower C is being developed an estimated to be completed by December 2023.

RESIDENTIAL COMPLETION STATUS as of Q3 FY 22:

Towers	Total Units	Completion	Sold area	Unsold area
A& B	224	88%	2,23,926 sq. ft.	55,947 sq. ft.
C	136	35%	16,406 sq. ft	1,33,949 sq. ft.

Mr. Dhaval Ajmera, Director of Ajmera Realty and Infra India Ltd said, *“The business objective of Ajmera Realty is to grow exponentially in the year FY’23. The projects in Bengaluru will have similar growth impetus to our home city, Mumbai. Bengaluru has been at the forefront of receiving institutional capital for both commercial and residential asset classes and has witnessed strong recovery in office occupancy and home buyer activity in the last quarter. Bengaluru becomes an important growth market for Ajmera.”*

He further added, *“Our real estate offering is in the Electronic City which is considered to be an important IT hub and fascinates large professionals as the home buyers. With walk to work gaining prominence, offering commercial project inside the periphery of the residential projects offers an integrated real estate solution. We have seen quite a positive response towards Nucleus residential projects which was launched in Bangalore earlier. Going forward, Indian real estate demand will be leaning towards branded developers and thereby increase in demand for bigger and better homes.”*

About Ajmera Realty and Infra India Limited: Ajmera Realty & Infra India Limited (ARIIL) is one of the trusted names having its PAN India presence along with an international presence in locations viz. Bahrain and London. The Company has a huge development potential available on its balance land parcel at Ajmera i- Land, Bhakti Park, Wadala. Current projects are at Mumbai: “AEON “,” ZEON”, and “TREON” along with various projects at Bengaluru: “Ajmera Lugaano” and “Nucleus”, Ahmedabad:” Casa Vyoma”,” Enigma”. 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.