

Date: 13<sup>th</sup> August, 2024

**SRL/SE/33/24-25**

**National Stock Exchange of India Ltd**  
Exchange Plaza, Plot no. C/1, G Block,  
Bandra-Kurla Complex, Bandra (East),  
Mumbai- 400 051  
**Symbol: SUNTECK**

**BSE Limited**  
Phiroze Jeejeebhoy Tower,  
Dalal Street,  
Mumbai – 400 001  
**Scrip Code: 512179**

Dear Sir/ Madam,

**Sub: Disclosure under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (“SEBI Listing Regulations”)**

Pursuant to the Regulation 30 of SEBI Listing Regulations, read with Schedule III of the SEBI Listing Regulations and SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated 13 July, 2023, we hereby inform you that:

The Company, through its wholly owned step down subsidiary, Sunteck Lifestyles Limited, UAE, holds 50% equity stake in GGICO Sunteck Limited, a joint venture company. GGICO Sunteck Limited was formed for development of real estate project in Dubai (Dubai Project).

Now as per the understanding the Joint Venture Partners have agreed to withdraw all the existing legal disputes/ claims and to start the development of Dubai Project under Sunteck Mas Real Estate Development LLC.

The details and disclosures as required under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated 13 July 2023 and other applicable SEBI Circular(s) are given in Annexure A and B to this letter.

We request to kindly take the same on record.

Thanking you.

**For Sunteck Realty Limited**

**Rachana Hingarajia**  
**Company Secretary**  
**Encl: a/a**

## Annexure-A

**Disclosures in terms of Regulation 30 of the (“SEBI Listing Regulations”) read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated 13 July 2023 and other applicable SEBI Circular(s)**

**Outcome of any litigation(s) or dispute(s) which may have an impact on the listed entity - Regularly till the litigation is concluded or dispute is resolved:**

Particulars	Details
a) the details of any change in the status and / or any development in relation to such proceedings;	Settlement of disputes between Sunteck Lifestyles Limited, a 100% step down subsidiary of the Company, with its joint venture partner Grand Valley General Trading LLC.
b) in the case of litigation against key management personnel or its promoter or ultimate person in control, regularly provide details of any change in the status and / or any development in relation to such proceedings;	Not Applicable
c) in the event of settlement of the proceedings, details of such settlement including - terms of the settlement, compensation/ penalty paid (if any) and impact of such settlement on the financial position of the listed entity.	<p>Both the joint venture partners i.e. Sunteck Lifestyles Limited and Grand Valley General Trading LLC have decided to develop the project in Dubai, UAE (‘Dubai Project’) by incorporating a Development Company namely Sunteck Mas Real Estate Development LLC in Dubai, UAE.</p> <p>Key terms &amp; impact of Settlement:</p> <ol style="list-style-type: none"> <li>1. The joint venture partners will incorporate a development company, namely Sunteck Mas Real Estate Development LLC, in Dubai, UAE, to undertake the development of the project.</li> <li>2. Sunteck shall have exclusive rights of sales, marketing and branding of Dubai Project.</li> <li>3. The profits generated from Dubai Project shall be shared between Joint Venture Partners i.e. Sunteck Lifestyles Limited and Grand Valley General Trading LLC in the agreed 50:50 ratio.</li> </ol> <p>There is no compensation/ penalty to be paid as part of the settlement process.</p>

## Annexure-B

Disclosures in terms of Regulation 30 of the (“SEBI Listing Regulations”) read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated 13 July 2023 and other applicable SEBI Circular(s)

Sr. No.	Particulars	Details
1.	Name(s) of parties with whom the agreement is entered	Sunteck Lifestyles Limited (‘ <b>Wholly Owned Step Down Subsidiary</b> ’), GGICO Sunteck Limited (‘ <b>Joint Venture Company</b> ’), Grand Valley General Trading LLC (‘ <b>Joint Venture Partner</b> ’), Sunteck Mas Real Estate Development LLC (‘ <b>Development Company</b> ’) and Revi Realty Real Estate Development LLC (‘ <b>Developer</b> ’) (collectively referred to as ‘Parties’)
2.	Purpose of entering into the agreement	The parties have entered into a Joint Development and License Agreement (‘JDLA’) by incorporating the Development Company for the development of Dubai Project.
3.	Shareholding, if any, in the entity with whom the agreement is executed	Not Applicable
4.	Significant terms of the agreement (in brief) special rights like right to appoint directors, first right to share subscription in case of issuance of shares, right to restrict any change in capital structure etc.	Not Applicable
5.	Whether, the said parties are related to promoter/promoter group/ group companies in any manner. If yes, nature of relationship	Sunteck Lifestyles Limited is a wholly owned step down subsidiary of Sunteck Realty Limited. GGICO Sunteck Limited & Sunteck Mas Real Estate Development LLC are the joint venture company.
6.	Whether the transaction would fall within related party transactions? If yes, whether the same is done at “arm’s length”	No.
7.	In case of issuance of shares to the parties, details of issue price, class of shares issued	Not Applicable
8.	Any other disclosures related to such agreements, viz., details of nominee on the board of directors of the listed entity, potential conflict of interest arising out of such agreements, etc.	Not Applicable No potential conflict of interest is arising out of this agreement.
9.	In case of termination or amendment of agreement, listed entity shall disclose additional details to the stock exchange(s) (a) Name of parties to the agreement (b) Nature of the agreement (c) Date of execution of the agreement (d) Details of amendment and impact thereof or reasons of termination and impact thereof	Not Applicable