

Ajmera Realty & Infra India Limited



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CIN NO. L27104 MH 1985 PLC035659

Ref: SEC/ARIIL/BSE-NSE/2023-24

Date: April 22, 2023

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: Disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”) – Purchase of Land Parcel(s)

Dear Sir,

Pursuant to Regulation 30 of the SEBI Listing Regulations, we wish to inform that Shree Yogi Realcon Private Limited, Wholly Owned Subsidiary of the Company has acquired Land having consideration of INR 76 Crores located at Vikhroli, Tal. Kurla, Kannamwar Nagar, Vikhroli (East), Mumbai, admeasuring 5017 square meters from Tata Communications Limited and has paid the earnest money towards the said acquisition.

Further, a press release being issued by the Company in respect to the above is enclosed as **Annexure ‘A’**.

Kindly take the same on your records.

Thanking you,
Yours faithfully
For **AJMERA REALTY & INFRA INDIA LIMITED**

VINIT TANNA
COMPANY SECRETARY & COMPLIANCE OFFICER
A50504

Encl.: As above

Ajmera Realty expands in Vikhroli East with land acquisition aiming for ~INR 550 Crores in Sales Revenue

Mumbai, April 22nd, 2023: Shree Yogi Realcon Private Limited, a 100% subsidiary of Ajmera Realty & Infra India Limited (ARIIL) (BSE: 513349, NSE: AJMERA), has acquired a land parcel admeasuring 5017 sq. mt. from Tata Communications Limited in a bidding process for a total consideration of INR 76 crores, on payment of earnest money. The acquisition is intended for the residential development offering 1/2/3 BHK, with an estimated gross sales value of INR 550 crores.

Located in Vikhroli East, the upcoming project possesses a prime location with proximity to Airoli, Thane and South Mumbai, as it is located along the eastern express highway and within walking distance of the nearest Vikhroli railway station. With its strategic location and contemporary offerings, is a preferred residential choice for prospective buyers in the area. The land acquisition marks the initial step in the project, signaling the potential launch of this project in FY 2024.

The land acquisition is a part of Ajmera Realty's growth strategy, to continue broadening its scope in newer micro-markets across the Mumbai & MMR region, where residential sales have accelerated and is expected to grow further. The demand for quality homes and better lifestyles, coupled with infrastructure development, has led to new opportunities for growth in the housing sector, which Ajmera Realty is keenly exploring.

Commenting on the development, Dhaval Ajmera, Director – ARIIL said, *"We are excited to announce our latest land acquisition in Vikhroli, which aligns with our objective of strengthening our footprint across real estate micro markets in Mumbai & MMR market. This micro-market at Vikhroli is strategically well-located and holds immense potential, with a favorable market environment. We are bullish that this step will help us garner an approximate sales potential of INR 550 crores, fostering the company's overall growth."*

This acquisition aligns with the 5x growth strategy and has expanded our launch pipeline for the current fiscal year to include four projects with the potential to generate an estimated total sales value of ~INR 2570 crores. This dynamic market scenario has presented us with new opportunities for housing growth that Ajmera Realty is eager to explore, and we are steadfast in our commitment to delivering quality homes that cater to the evolving needs of our customers.

About Ajmera Realty & Infra India Ltd:

Ajmera Realty & Infra India Limited (ARIIL) 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", "Sikova" and "Prive", along with various projects at Bengaluru: "Ajmera Nucleus", "Ajmera Lugaano", "Ajmera Florenza". 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.

Safe Harbor Statement: *Statements in this document relating to future status, events, or circumstances, including but not limited to statements about plans and objectives, the progress and results of research and development, potential project characteristics, project potential and target dates for project related issues are forward-looking statements based on estimates and the anticipated effects of future events on current and developing circumstances. Such statements are subject to numerous risks and uncertainties and are not necessarily predictive of future results. Actual results may differ materially from those anticipated in the forward-looking statements. The company assumes no obligation to update forward-looking statements to reflect actual results changed assumptions or other factors.*