

April 01, 2026

To, The Department of Corporate Services, BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Fort, Mumbai-400001 Scrip Code: 539042	To, The General Manager-Listing Department The National Stock Exchange of India Limited Exchange Plaza, 5th Floor Plot No. C/1, G Block, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051 Symbol:AGIIL
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Dear Madam/Sir,

Sub: Update on Real Estate Project

Ref: Disclosure under Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations")

We wish to inform that the Company has received License No. LDC-101/2026 dated March 31, 2026, from the Greater Mohali Area Development Authority (GMADA) for the development of Group Housing Colony 'Utopia by AGI', having land parcel area of 10.26 Acres. The same was received on April 1, 2026. This project is located in a premium residential area, in the New Chandigarh. The project comprises a saleable area of approximately 31,93,697 sqft, having 661 residential flats, including 3BHK, 4BHK, and 5BHK flats. The project also consists of thoughtfully planned amenities and conveniences for its residents. This is our maiden project in New Chandigarh.

Details as required under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and the SEBI Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024, as amended from time to time is enclosed herewith as Annexure I.

This is for your information and record.

Thanking you.

FOR AGI INFRA LIMITED

Aarti Mahajan
(Company Secretary and
Compliance Officer)
M.No. A38396

Annexure-I

Information pursuant to Regulation 30 of SEBI Listing Regulations read with SEBI Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024:

S.No	Particulars	Project "Utopia by AGI"
a)	Name of the regulatory or licensing authority;	Greater Mohali Area Development Authority (GMADA)
b)	Brief details of the approval/license obtained/ withdrawn/ surrendered	The Company has received License No. LDC-101/2026 dated March 31, 2026, from the Greater Mohali Area Development Authority (GMADA) for the development of Group Housing Colony 'Utopia by AGI' having land parcel area of 10.26 Acres. The same was received on April 1, 2026. This project is located in a premium residential area, in the New Chandigarh. The project comprises a saleable area of approximately 31,93,697 sqft, having 661 residential flats, including 3BHK, 4BHK, and 5BHK flats. The project also consists of thoughtfully planned amenities and conveniences for its residents. This project consists following Flats: i) 5 BHK : 189 Units ii) 4 BHK : 252 Units iii) 3 BHK: 220 units Total flats: 661 Units
c)	Impact/relevance of such approval/license to the listed entity;	The above Registration will further enable the company to increase its revenue and profits out of sale of flats of the above mentioned project.
d)	Withdrawal/ cancellation or suspension of licence/approval by the regulatory or licensing authority, with reasons for such action, estimated impact (monetary or otherwise) on the listed entity and penalty, if any;	Not Applicable
e)	Period for which such approval/license is/was valid;	Valid upto 30.03.2031
f)	Subsequently, the listed entity shall inform the stock exchange(s), the actual impact (monetary or otherwise) along with corrective actions taken by the listed entity pursuant to the withdrawal, cancellation or suspension of the key license/ approval.	Not Applicable