

AJMERA REALTY & INFRA INDIA LTD.

Regd. Office: Citi Mall, Link Road, Andheri (W), Mumbai - 400 053.
Tel.: +91-22-6698 4000 • Email: investors@ajmera.com • Website: www.ajmera.com
CIN No.: L27104 MH 1985 PLC035659



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

Date: March 17, 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 5 th Floor, Exchange Plaza, Bandra Kurla Complex, Bandra (East) Mumbai - 400051 Script Code: AJMERA
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Subject: Intimation under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Dear Sir/Madam,

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 (ARIL) has been appointed as the developer to redevelop Ascot Co-operative Housing Society Limited situated at Shastri Nagar, Lokhandwala Complex, Andheri West, Mumbai - 400053, Maharashtra following the necessary regulatory processes.

We also enclosed herewith the press release titled, “*Ajmera Realty accelerates growth with redevelopment acquisition in Andheri West; targets GDV of INR 320 crores*” for detailed information.

Kindly take the same on record.

Thanking You,

For AJMERA REALTY & INFRA INDIA LIMITED

Reema Solanki
Company Secretary & Compliance Officer

Encl: As above

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Ajmera Realty accelerates growth with redevelopment acquisition in Andheri West; targets GDV of INR 320 crores

Mumbai, 13th March 2025 – Ajmera Realty & Infra India Limited (Ajmera Realty) (BSE: 513349, NSE: AJMERA), a leading real estate company in Mumbai and Bengaluru, announces its appointment to redevelop the premises of Ascot Co-operative Housing Society Limited. The project, covering a total land area of 2,319 sq. mt., to be developed in a single phase in Shastri Nagar, a prime location in Andheri West, Mumbai, Maharashtra. Shastri Nagar shares a deep-rooted connection with the Ajmera Group, as it was originally developed by the Company, reinforcing strong brand recall in the area.

The project is expected to generate an estimated sales revenue of INR 320 crores, with a total estimated carpet area of about 71,300 sq. ft. This development aligns with Ajmera Realty strategy to diversify its portfolio by expanding its inorganic growth through asset-light acquisitions, including an increasing focus on redevelopment projects. It will further strengthen the Company's presence in Mumbai's growing micro-markets. With these project additions, the company has added four new projects with a total GDV of about INR 2,770 crores, marching towards its fiscal guidance.

Located in Andheri West, this project is part of Ajmera Group's legacy development, with seamless access to a wide range of social, educational, healthcare, and commercial amenities. The location offers a well-rounded urban lifestyle with access to recreation centers, renowned medical facilities and top-tier educational institutions. It is also well-connected to high activity retail and business hubs, supported by excellent metro connectivity. Its central positioning further reinforces its status as a prime residential neighborhood within this thriving suburban micro-market.

Commenting on the redevelopment, Mr. Dhaval Ajmera, Director – ARIL said, *“We are pleased to undertake the redevelopment of Ascot Co-operative Housing Society in Shastri Nagar, Andheri West, an area that holds a significant place in Ajmera Group's legacy township development. This project reinforces our commitment to revitalizing high-potential micro-markets through strategic redevelopment, JV/JDA models and asset-light acquisitions.*

As the demand for modern urban living continues to rise, we aim to enhance existing residential assets, offering a combination of upgraded lifestyle, contemporary design and long-term value appreciation. With a strong foundation in quality-focused, sustainable developments, Ajmera Realty remains committed to delivering well-planned urban spaces that meet evolving residential needs.”

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This project showcases the Company's commitment to expanding into diverse micro-markets, enhancing its portfolio while delivering long-term growth. Focused on creating living spaces that blend comfort with spacious design, the company aims to accelerate its presence in the redevelopment sector across the Mumbai Metropolitan Region (MMR).

About Ajmera Realty & Infra India Ltd:

Ajmera Realty & Infra India Limited (Ajmera Realty) is one of the trusted names having its presence all over the country. The Company has significant development potential available on its land area 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 and believes in "KEEP EVOLVING".