



BHAGYANAGAR INDIA LIMITED

ISO-9001-2008 Certified Company

Registered Office :

Plot No. 9/13/1 & P-9/14, I.D.A. Nacharam,
Hyderabad -500 076, Telangana, India.

Tel. : +91 40 27152861, 27151278

Fax : +91 40 27172140, 27818868

Email : bil@surana.com

Website : www.bhagyanagarindia.com

CIN No. : L27201TG1985PLC012449

BIL/SECT/60/2026-27

Date: 12th October, 2026

The Secretary,
National Stock Exchange of India Ltd.,
Exchange Plaza, C-1, Block G,
Bandra Kurla Complex, Bandra (E),
Mumbai- 400 051.

The Secretary,
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai- 400 001.

Scrip Code: BHAGYANGR

Scrip Code: 512296

Dear Sir/Madam,

Subject: Outcome of the Board Meeting held today i.e., 12th October, 2026 & Disclosure under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Execution of Memorandum of Understanding with M/s. Om Sree Builders and Developers LLP for the Sale of the Company's land at IDA Uppal, Hyderabad

Pursuant to Regulation 30 read with Para B of Part A of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") and in compliance with the provisions of the Listing Regulations, we wish to inform you that the Board of Directors of the Company, at its meeting held today, i.e. on 12th October, 2026, has *inter alia* approved and executed, a Memorandum of Understanding ("MOU") with M/s. Om Sree Builders and Developers LLP (LLPIN: AAV-7704) ("Developer") subject to approval of shareholders of the Company which shall be initiated in due course.

The MOU relates to the Company's land admeasuring approximately 20,080.52 square yards situated in Survey No. 1, Block No. III, Plot Nos. A3/P and A2/P, Industrial Development Area (IDA), Uppal, Uppal Khalsa Village, Uppal Mandal, Medchal-Malkajgiri District, Telangana ("Property"). It provides for a hybrid transaction comprising:

1. Outright sale of 7,260 square yards (1.50 acres) to the Developer at a consideration of Rs. 60 Crore.
2. Joint development of the balance of approximately 12,820.52 square yards (approximately 6489 acres) under a Development Agreement-cum-Irrevocable General Power of Attorney ("DAGPA"), with the saleable area shared 30% to the Company admeasuring about 3 lac square feet of developed area.

The details required under the SEBI LODR are given in **Annexure A**.



The above information is also being made available on the Company's website at www.bhagyanagarindia.com

The meeting of the Board of Directors commenced at 5:10 P.M. and concluded at 5:40 P.M.

Kindly take the above information on record.

Thanking you,

Yours Sincerely,

FOR BHAGYANAGAR INDIA LIMITED

**DEVENDR
A SURANA**

Digitally signed by DEVENDRA SURANA
DN: cn=Personal,
2.5.4.20=6C8F75BACAC85D1196BC72528AE,
7A54C0B974042BFAEFF3D7D07370BA44B74,
postalCode=500009, st=Andhra Pradesh,
serialNumber=607D0778956B819026CD166
2D61725F42D774045E25E5F0D00442283B9
C39B, cn=DEVENDRA SURANA
Date: 2026.10.12 17:45:55 +05'30'

**DEVENDRA SURANA
MANAGING DIRECTOR
DIN: 00077296**



Encl: A/a

ANNEXURE A

Details under Regulation 30 of the Listing Regulations read with Annexure 18 of the SEBI Master Circular

Sr.	Particulars	Details
a	Name(s) of parties with whom the agreement is entered	M/s. Om Sree Builders and Developers LLP (LLPIN: AAV-7704), registered office at H. No. 5-8-40, Rainbow Farm, beside Valerian School, Yapral, Secunderabad, Telangana – 500087
b	Purpose of entering into the agreement	To monetise the Company's land at IDA Uppal through a hybrid structure: outright sale of 7,260 sq. yds. and joint development of the balance 12,820.52 sq. yds., unlocking value from a non-operational asset
c	Size of agreement	sale consideration of Rs. 60 Crore for 7,260 sq. yds and 30% share of the saleable area of the JD portion (approx. 3 lac sq. ft.)
d	Shareholding, if any, in the entity with whom the agreement is executed	Nil
e	Significant terms of the agreement, 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.	(i) Property: 20,080.52 sq. yds. at Sy. No. 1, Block III, Plot Nos. A3/P and A2/P, IDA Uppal, Medchal-Malkajgiri District, Telangana. (ii) Outright sale portion: 7,260 sq. yds. (1.50 acres), payable through an Agreement of Sale followed by a Sale Deed. (iii) JD portion: 12,820.52 sq. yds. (2.6489 acres) under a DAGPA; saleable area shared 30% to Company and 70% to Developer. (iv) Definitive documents such as: DAGPA and Sale Deed shall be executed within 6 months from the date of this MOU or as may be mutually agreed by the parties. (v) No special rights such as board nomination, share subscription or restriction on capital structure are granted to the Developer.
f	Whether the said parties are related to promoter / promoter group / group companies in any manner; if yes, nature of relationship	No. The Developer is not related to the promoter / promoter group / group companies.



g	Whether the transaction would fall within related party transactions; if yes, whether done at arm's length	No, it is not a related party transaction.
h	In case of issuance of shares to the parties, details of issue price, class of shares issued	Not applicable
i	In case of loan agreements, details of lender / borrower, nature of loan, amount, security etc.	Not applicable
j	Any other disclosures related to such agreements, viz. details of nominee on the Board, potential conflict of interest etc.	No nominee director rights. No conflict of interest.
k	In case of termination or amendment of agreement – additional details	Not applicable (fresh agreement)

