

MODI RUBBER LIMITED

Corp Off. 4-7C, DDA SHOPPING CENTER, NEW FRIENDS COLONY, NEW DELHI-110 025, TEL: 011-47107398
Website: www.modirubberlimited.com, CIN- L25199UP1971PLC003392 Email:skbajpai@modigroup.net

Date: 21st January 2026

BSE Limited Listing
Department Dalal
Street, Mumbai
400 001
Scrip Code: 532432

National Stock Exchange of India Limited
Exchange Plaza, C-1 Block G,
Bandra Kurla Complex,
Bandra East, Mumbai- 400051
Scrip Code: UNITDSPR

Dear Sirs,

Sub: Disclosure under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

This is to inform that the Board of Directors of the Company today have unanimously approved sale of 6 Offices Unit Nos.1003, 1004, 1005, 1006, 1007 and 1008 situated at Barton Centre, M.G. Road, Bangalore("the said Property") belonging to Modi Rubber Limited ("Company") by way of circular resolution.

The details required under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Schedule III thereof and SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11th November 2024 and SEBI Circular No. SEBI/HO/CFD/CFD-PoD-2/CIR/P/2024/185 dated 31st December 2024 is enclosed as Annexure 1.

This is for your information and records.

Thank you,

For Modi Rubber Limited

SK Bajpai
Company Secretary

Encl: as above

[Signature]



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Annexure 1

S.N O.	Required details	Particulars
1.	Name of the parties with whom the agreement is entered	<ul style="list-style-type: none"> • M/s Modi Rubber Limited and Nawka Granites Private Limited
2.	Purpose of entering into the agreement	Sale of the said Premises to: <ul style="list-style-type: none"> • Nawka Granites Private Limited 809 Barton Centre, 84 M.G.Road, Bangalore 560001
3.	Size of agreement	<ul style="list-style-type: none"> • INR 3.47 crore (Indian Rs. Three Crores Forty seven lacs only) payable as sale consideration to the Company; • Applicable stamp duty, registration fee and applicable taxes to be borne by the buyer.
4.	Shareholding, if any, in the entity with whom the agreement is executed	None. The buyer is not related to the Company
5.	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.	None
6.	Whether the said parties are related to promoter/ promoter group/ group companies in any manner. If yes, nature of Relationship	No
7.	Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length	No
8.	In case of issuance of shares to the parties, details of issue price, class of shares issued	Not applicable
9.	In case of loan agreements, details of lender/ borrower, nature of the loan, total amount of loan granted/ taken, total amount outstanding, date of execution of the loan agreement/sanction letter, details of the security provided to the lenders/ by the borrowers for such loan or in case outstanding loans lent to a party or borrowed from a party become material on a cumulative basis	Not applicable
10.	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
11.	In case of termination or amendment of agreement, listed entity shall disclose additional details to the stock exchange(s): <ol style="list-style-type: none"> name of parties to the agreement; nature of the agreement; date of execution of the agreement; details of amendment and impact thereof or reasons of termination and impact thereof 	Not applicable



*Yours
Ans*