

NITCO/SE/2026-27/08

May 13, 2026

To,

Corporate Service Department BSE Limited Phiroze Jeejeebhoy Towers Dalal Street, Mumbai - 400 001 Script code: 532722	The Listing Department National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051 Script code: NITCO
---	---

Dear Sir/Madam,

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

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") read with Schedule III of the Listing Regulations, we hereby inform that the Board of Directors of the Company at its meeting held today i.e. Wednesday, May 13, 2026, *inter alia*, considered and approved certain modifications in the proposed monetization of land situated at Kanjurmarg, Mumbai.

The shareholders of the Company had earlier approved the said monetization transaction by way of Special Resolution passed through Postal Ballot on July 17, 2024. However, since the proposed monetization has not been materialised as on date, the Company is in further discussions with the purchaser and pursuant to such discussions, certain modifications in the transaction structure have been approved, including execution of conveyance deed(s), agreement(s) and related document(s) with M/s. R Siddhatva Developers Private Limited, a step down subsidiary of M/s. Runwal Construction Private Limited, on substantially similar terms and conditions.

The parties will execute the conveyance deed or any other document(s) upon fulfilment of condition precedents and after obtaining requisite approvals, if any. The Company shall make the necessary intimation to stock exchanges as and when the transaction for the above immovable property is fully completed.

The disclosure as required under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. SEBI/HO/49/14/14(7)2025-CFD-POD2/1/3762/2026 dated January 30, 2026 is attached herewith as Annexure I.

Kindly take the above information on your records.

Thanking You

Yours Sincerely,

For NITCO Limited

Rupali Kambli
Company Secretary & Compliance Officer

Annexure I

Disclosure of information pursuant to Regulation 30 of Listing Regulations read with SEBI Circular No. SEBI/HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026

Sr. No.	Particulars	Details
1	The amount and percentage of the turnover or revenue or income and net worth contributed by such unit or division of the Company during the last financial year	Considering that the proposed sale is of an asset, the said details are not applicable.
2	Date on which Agreement for sale has been entered into;	The Definitive documents shall be signed in due course of time.
3	The expected date of completion of Sale/disposal;	The expected date of completion of sale/disposal of 75% of land shall be approx. four months, and for the balance 25% of land, the expected time would be 1 year post the receipt of requisite regulatory approvals, subject to the fulfillment of condition precedents.
4	Consideration to be received from such Sale	The advance received of INR 143 Crores is appropriated against the monetization of 75% of the said land for which the Company proposes to enter into a Sale Deed with buyer, M/s. R Siddhatva Developers Private Limited and for the balance 25 % of land would be monetized against the increased area share in the project to be developed by the buyer.
5	Brief details of Buyers and whether any buyer belongs to the Promoter / Promoter Group / Group Companies. If yes, details thereof	M/s. R Siddhatva Developers Private Limited is not related to Promoter/Promoter Group/Group Companies.
6	Whether the transaction would fall under Related Party Transaction? If yes then whether the same is done at "arm's Length",	No
7	Whether the sale, is outside scheme of arrangement? If yes, details of the same including compliance with regulation 37A of LODR regulations	No
8	Additionally, in case of Slump Sale indicative disclosures provided for amalgamation / merger	Not Applicable