

NITCO

TILES MARBLE MOSAICO

NITCO/SE/2024-25/88

March 30, 2025

To,

Corporate Service Department BSE Limited 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
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Subject: Intimation under Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 - Update on Assignment of Leasehold Rights

In terms of Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("the Listing Regulations") read with Schedule III to the Listing Regulations and with further reference to our letter reference no. NITCO/SE/2024-25/37 dated September 30, 2024, we wish to inform you that Nitco Limited (the "Company" / "Assignor") has entered into a deed of assignment for assignment of leasehold rights held by the Company in Plot No. F-6/3 admeasuring 4,144 sq. meters (the "Plot") along with a factory building thereon situated at Trans Thane Creek Industrial Area, MIDC, Village Panchpakhadi, Thane in favour of Manometer (India) LLP [Erstwhile Manometer (India) Private Limited] (the "Assignee") for a monetary consideration of Rs. 11,00,000/- and non-monetary consideration (area share) i.e. constructed carpet area of 7,459.2 sq. meters or 25% of the FSI area, whichever is higher, in the project proposed to be developed by Manometer on the said Plot which is likely to fetch approximately Rs. 100 Crore. Further, the parties have fulfilled the key condition outlined in the deed of assignment.

The relevant details with respect to the above assignment as prescribed under the Listing Regulations read with SEBI circular SEBI/HO/CFD/CFD-PoD1/P/CIR/2023/123 dated July 13, 2023 is enclosed as Annexure A.

Kindly take the above information on records.

Thanking You,

Yours faithfully,

For NITCO Limited

Vivek Talwar
Chairman & Managing Director
DIN: 00043180



Annexure A

Details under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with the SEBI circular SEBI/HO/CFD/CFD-PoD1/P/CIR/2023/123 dated July 13, 2023

Sr. No.	Particulars for Disclosure	Description
1.	The amount and percentage of the turnover or revenue or income and net worth contributed by such unit or division of the listed entity during the last financial year	As the proposed sale is of an asset, the said details are not applicable.
2.	Details of plot and building	Plot No.F-6/3 admeasuring 4,144 sq. meters (the "Plot") along with a factory building thereon situated at Trans Thane Creek Industrial Area, MIDC, Village Panchpakhadi, Thane
3.	Name(s) of parties to the deed of assignment	Assignor: Nitco Limited ("the Company") Assignee: Manometer (India) LLP [Erstwhile Manometer (India) Private Limited]
4.	Purpose of entering into the agreement	Assignment of leasehold rights in Plot No.F-6/3 admeasuring 4,144 sq. meters (the "Plot") along with a factory building thereon situated at Trans Thane Creek Industrial Area, MIDC, Village Panchpakhadi, Thane to Manometer (India) LLP [Erstwhile Manometer (India) Private Limited].
5.	Date on which the Agreement has been entered into	March 29, 2025
6.	The expected date of completion of sale/disposal	Deed of assignment has been executed and conditions therein has been fulfilled by the parties.
7.	Consideration received from such sale/disposal	Monetary Consideration: Rs. 11,00,000/- Non-Monetary Consideration (Area Share): Constructed carpet area of 7,459.2 sq. meters or 25% of the FSI area, whichever is higher, in the project proposed to be developed by Manometer on the said Plot which is likely to fetch approximately Rs. 100 Crore.
8.	Brief details of buyers and whether any of the buyers belong to the promoter/promoter group/group companies. If yes, details thereof	Assignee will not form part of Promoter/Promoter Group/Group Companies.

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9.	Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length"	Transaction will not fall within related party transaction.
10.	Whether the sale, lease or disposal of the undertaking is outside Scheme of Arrangement? If yes, details of the same including compliance with regulation 37A of LODR Regulations.	The assignment of plot and building is not part of a Scheme of Arrangement. Further, the sale of the said land and building does not attract the terms of regulation 37A of the LODR Regulations, as it does not constitute an undertaking or substantially the whole of the undertaking for the Company under section 180 (1)(a) of the Companies Act, 2013.
11.	Additionally, in case of a slump sale, indicative disclosures provided for amalgamation/merger, shall be disclosed by the listed entity with respect to such slump sale For the purpose of this sub -clause, "slump sale" shall mean the transfer of one or more undertakings, as a result of the sale for a lump sum consideration, without values being assigned to the individual assets and liabilities in such sales.	Not Applicable