

Rustomjee®

Date: March 06, 2026

The General Manager, Listing Department, Bombay Stock Exchange Limited , Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai - 400 001	The Manager, Listing & Compliance Department, National Stock Exchange of India Limited Exchange Plaza, Plot no. C/1, G Block, Bandra Kurla Complex, Bandra East, Mumbai - 400 051
Scrip Code: 543669	Scrip Symbol: RUSTOMJEE

Sub: Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR")

Dear Sirs,

Pursuant to Regulation 30 of SEBI LODR, vide our earlier communication dated July 1, 2025 we had informed you that a Letter of Acceptance dated June 30, 2025 was awarded to Keystone Realtors Limited by Maharashtra Housing and Area Development Authority (MHADA) for the redevelopment of GTB Nagar in Sion.

We are now glad to inform you that Keystone Realtors Limited through its wholly owned subsidiary, Keymidtown Developers Private Limited has as on the date hereof, executed the Development Agreement with the GTB Nagar Societies and MHADA and a separate Construction and Development Agreement with MHADA, for the redevelopment of GTB Nagar in Sion, one of Mumbai's most impactful urban transformation projects, being undertaken in collaboration with MHADA.

Please find attached the press release from Company in this regard.

Thanking you,

For Keystone Realtors Limited

Bimal K Nanda
Company Secretary and Compliance Officer
Membership No. A11578

KEYSTONE REALTORS LIMITED

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Press Release

Rustomjee signs Development Agreement and Construction & Development Agreement for GTB Nagar redevelopment in partnership with MHADA having GDV of INR 4,521 Crores

Mumbai, March 06, 2026

Keystone Realtors Limited (Rustomjee Group), a leading Mumbai-based real estate developer, is pleased to announce the signing of the Development Agreement and Construction and Development Agreement through its subsidiary Keymidtown Developers Private Limited for the redevelopment of GTB Nagar in Sion, one of Mumbai's most impactful urban transformation projects, being undertaken in collaboration with Maharashtra Housing and Area Development Authority (MHADA).

Spread across a plot area of approximately 11.54 Acres (46,731.15 square meters), this large-scale redevelopment will benefit over 1,200+ members and is expected to unlock a saleable area of approximately 20.7 lakh square feet, with an estimated Gross Development Value (GDV) of ~Rs. 4,521 Crs.

The residential towers shall be constructed using Aluminium formwork technology rendering a durable and watertight external concrete envelope. Designed with the most stringent structural safety norms catering to wind and earthquake forces the residential towers have been meticulously designed with best-in-class fire safety norms, electrical, plumbing, and vertical transportation systems. The development aims to create a community where development and nature coexist, delivering modern residential experience that enhances everyday living, serving as a beacon for similar re-developments in the times to come.

This project reaffirms Rustomjee's commitment to inclusive and community-first development, particularly through strategic partnerships with public bodies to revitalise the city's aging housing stock into modern, resilient, and future-ready neighbourhoods. It also further strengthens the Rustomjee Group's presence in central Mumbai.

KEYSTONE REALTORS LIMITED

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Mr. Boman Irani, Chairman and Managing Director, Keystone Realtors Limited, said,

“We are delighted to share that the Development Agreement and a separate Construction and Development Agreement with MHADA for the redevelopment of GTB Nagar has now been formally signed with Maharashtra Housing and Area Development Authority (MHADA), marking a significant milestone in this transformative journey.

For us at Rustomjee, this moment carries deep meaning. This project represents the aspirations of more than 1,200+ members who have waited patiently for the promise of better homes and a more secure future. With the signing of this agreement, we move one step closer to translating that promise into reality. Redevelopment, in our view, is not merely about constructing buildings, but it is about restoring dignity, strengthening communities and delivering homes that members truly deserve.

We remain committed to working closely with MHADA and all stakeholders to ensure that the existing residents of GTB Nagar receive their new homes at the earliest, and that the neighbourhood evolves into a vibrant, inclusive and future-ready community. We are honoured to be entrusted with a project of such scale and emotional significance, and we look forward to shaping a development that will positively impact generations to come”

About Keystone Realtors Limited

Incorporated in 1995, Keystone Realtors Limited is one of the prominent MMR based real estate developer and a leader in the redevelopment space. The Company has a substantial portfolio of projects spanning the Mumbai Metropolitan Region (MMR), with 38 Completed Projects, 20 Ongoing Projects, and 24 Forthcoming Projects that cover all price points, from Mass Market to Luxury. So far, the Company has delivered over 28+ million square feet of construction area, with a pipeline of over 47 million square feet in the works. A strategic asset-light approach, an integrated real estate development model, and a strong eye for quality and detail gives the Company's management team an edge over its peers. By successfully housing 18000+ families including 1800+ re-development housing through several redevelopment projects, the Company has detailed understanding of (re)development process and is committed to generating value for all its stakeholders.

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