

Rustomjee®

Date: July 1, 2025

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, we would like to inform you that Keystone Realtors Limited (Company) has received the Letter of Acceptance (LOA) for the redevelopment of GTB Nagar in Sion, one of Mumbai’s most impactful urban transformation projects, being undertaken in collaboration with MHADA (Maharashtra Housing and Area Development Authority).

Please take the same on record along with Annexure A as enclosed.

Thanking you,

For Keystone Realtors Limited

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

Encl: Annexure A

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Annexure A

a)	name of the target entity, details in brief such as size, turnover etc.	Guru Teg Bahadur Nagar (GTB Nagar), Sion Koliwada
b)	whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at "arm's length"	No
c)	industry to which the entity being acquired belongs	Housing Society
d)	objects and impact of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity)	Objective is to do "Redevelopment of Guru Teg Bahadur Nagar (GTB Nagar), Sion Koliwada"
e)	brief details of any governmental or regulatory approvals required for the acquisition	Letter of acceptance issued by Maharashtra Housing and Area Development Authority (MHADA) dated 30/06/2025
f)	indicative time period for completion of the acquisition	Not Applicable
g)	consideration - whether cash consideration or share swap or any other form and details of the same	Please refer note as below
h)	cost of acquisition and/or the price at which the shares are acquired	Not applicable. Please refer note as stated below.

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i)	percentage of shareholding / control acquired and / or number of shares acquired	Not applicable
j)	brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief)	Not Applicable

Note: The said transaction is a redevelopment of Guru Teg Bahadur Nagar (GTB Nagar), Sion Koliwada with no transfer of title taking place and the Company being entitled for development rights. The Company will give additional carpet area in lieu of existing carpet area to the existing society members. The Company will be able to load additional Floor Space Index (FSI) on the societies' land for recovery of such costs. Such additional FSI shall be generated as per Development Controller and Promotion Regulations (DCPR) 2034 as applicable for the redevelopment project.

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