

Date: January 30, 2025

*National Stock Exchange of India Ltd.  
Exchange Plaza, C-1, Block G,  
Bandra Kurla Complex  
Bandra (E), Mumbai – 400051*  
**Symbol - TEXINFRA**

*BSE Limited  
P. J. Towers,  
Dalal Street,  
Mumbai – 400001*  
**Scrip Code - 505400**

**Subject: Disclosure under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.**

Dear Sirs,

We would like to inform you that the Company has entered into Development Agreement with Oro Bloom Developments Private Ltd., a joint venture company of Hines Group (USA) and Conscient Group, for development of its 9.56 acre land (formerly Birla Mills Compound) situated at GT Karnal Road, Kamla Nagar, Delhi – 110 007.

The details as required under the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024 are enclosed as Annexure.

This is for your information and records.

Thanking you,

Yours faithfully,

**For Texmaco Infrastructure & Holdings Limited**

Neha Singh  
Company Secretary &  
Compliance Officer

**An adventz group company**

Registered Office:  
Belgharia, Kolkata - 700 056, India  
+91 33 2569 1500

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🌐 www.texinfra.in

CIN : L70101WB1939PLC009800

Sr. No.	Particulars	Details
1	Name(s) of parties with whom the agreement is entered	M/s Oro Bloom Developments Private Ltd (Developer)
2	Purpose of entering into the agreement	<ul style="list-style-type: none"> <li>• Development of 9.56 acres Birla Mills Compound land situated at GT Karnal Road, Kamla Nagar, Delhi – 110 007 land residential, commercial/retail and Community Service Personnel (“CSP”)/ Economically Weaker Section (“EWS”) components</li> <li>• Sale of Apartments/Units on a Revenue sharing basis</li> <li>• To set forth the terms and conditions along with the rights and obligations of the Parties with respect to the engagement of Developer for construction, development, marketing and sales of the said Project</li> </ul>
3	Size of Agreement	Development of 9.56 acres Birla Mills Compound land situated at GT Karnal Road, Kamla Nagar, Delhi – 110 007
4	Shareholding, if any, in the entity with whom the agreement is executed	NIL
5	Significant terms of agreement	<ul style="list-style-type: none"> <li>• Project to be developed, constructed, and marketed entirely by the Developer at its own cost</li> <li>• Interest Free Refundable Security Deposit of 200 Cr in two tranches; refund spanned over a period of 5 Years after Occupancy Certificate (OC).</li> <li>• The Company being Land Owner shall receive 44% share of Base Revenues, 62% of the incremental revenue, &amp; 62% of other Charges &amp; Incomes.</li> <li>• Escrow mechanism for revenue sharing</li> <li>• Investment Commitment by Developer’s Promoters: <b>INR 375 Crore</b></li> </ul>

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		<ul style="list-style-type: none"> <li><b>Timeline : 74 months</b></li> </ul>
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;	N/A
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;	N/A
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.;	N/A
11	in case of termination or amendment of agreement, listed entity shall disclose additional details to the stock exchange(s): <ul style="list-style-type: none"> <li>i. name of parties to the agreement;</li> <li>ii. nature of the agreement;</li> <li>iii. date of execution of the agreement;</li> <li>iv. details of amendment and impact thereof or reasons of termination and impact thereof.</li> </ul>	N/A

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