



06.10.2025

Department of Corporate Services,  
**BSE Limited**  
Phiroze Jeejeebhoy Towers,  
Dalal Street, Mumbai-400001

**BSE Security Code: 503229**

**Sub: Intimation under regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for Entering (signing / Execution) into a Supplemental Agreement for Development and Assignment Agreement.**

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Dear Sir/ Madam,

With reference to the above-mentioned subject, we would like to inform you that the company has entered into a Supplemental Agreement for Development and Assignment Agreement on 6<sup>th</sup> October, 2025 with Bandra Anandvihar Co-Operative Housing Society Ltd, a Society registered under the Maharashtra Co-operative Societies Act, 1960 under No. BOM / HSG - 127/1962 and having its Office at Plot No. 1/C-2, Dr. Raghunath Road, St. Martins Cross Road, Bandra (West), Mumbai - 400 050, to redevelop the said Co-Operative Housing Society, wherein the Company is Developer/ Assignor and Simplex Modern Homes Private Limited is Assignee.

The details as required under Regulation 30 of the Listing Regulations read with SEBI Circular CIR/CFD/CMD/4/2015 dated September 9, 2015 and SEBI/HO/CFD/CFD-PoD-/P/ CIR/ 2023/ 123 dated July 13, 2023 is attached herewith as "**Annexure A**".

This is for your information and record.

Thanking you,

Yours faithfully,  
For **Simplex Realty Limited**

**Pooja Bagwe**  
**Company Secretary and Compliance officer**  
Encl.: a/a

CIN: L17110MH1912PLC000351

Registered Office: 30, Keshavrao Khadye Marg, Sant Gadge Maharaj Chowk, Mahalaxmi (E), Mumbai - 400011

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[company-secretary@simplex-group.com](mailto:company-secretary@simplex-group.com)

**INTIMATION UNDER REGULATION 30 OF SEBI (LODR), REGULATIONS, 2015**

<b>Sr. No.</b>	<b>Details of events that need to be informed</b>	<b>Information of such events</b>
<b>1</b>	Name(s) of the party with whom the Agreement is entered.	Bandra Anandvihar Co-Operative Housing Society Ltd and Simplex Modern Homes Private Limited.
<b>2</b>	Purpose of entering into agreement	Assignment of the rights of the developer i.e. Simplex Realty Limited to Assignee i.e. Simplex Modern Homes Private Limited for Redevelopment of the building of the aforesaid Society.
<b>3</b>	Shareholding, if any, in the entity with whom the agreement is executed	Simplex Realty Limited has 51% Equity shareholding in Simplex Modern Homes Private Limited.
<b>4</b>	Significant Terms of the Agreement special rights like right to appoint directors, first right to share subscription in case of issuance of shares, right to restrict any change in capital structure etc.	None
<b>5</b>	Whether, the said parties are related to promoter/ promoter group/ group companies in any manner, if yes, nature of relationship	The Assignee i.e. Simplex Modern Home P. Ltd. is subsidiary of the Developer/ Assigner i.e. Simplex Realty Limited
<b>6</b>	Whether the transaction would fall with related party transaction? If yes, whether the same is done at "arm's length"	Yes, it is done at arm's length.
<b>7</b>	Any other disclosure related to such agreement viz. details of nominee on the board of directors of the listed entity, potential conflict of interest arising out of such agreement etc.	None
<b>8</b>	In case of termination or amendment of agreement, listed entity shall disclose additional details to the stock exchange(s). a) name of parties to the agreement b) Nature of agreement c) Date of execution of agreement d) Details of amendment and impact thereof or reasons of termination and impact thereof	NA

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