

Fermenta Biotech Limited (formerly known as DIL Limited)

CIN: L99999MH1951PLC008485

Regd. Office: A - 1501, Thane One, DIL Complex, Ghodbunder Road, Majiwade, Thane (W) - 400 610, Maharashtra, India.

Tel. : +91-22-6798 0888 Fax. : +91-22-6798 0899

Email : info@fermentabiotech.com, Website. : www.fermentabiotech.com



Ref: F.No.:49

July 27, 2022

Corporate Relations,
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street, Fort, Mumbai – 400 001

Ref: Scrip Code: 506414

Dear Sirs,

Subject: Update on the intimation pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements), Regulations 2015 – Execution of Definitive Agreement ('Development Agreement') for Real Estate development of the Company.

In furtherance/ continuance of our earlier intimations dated January 31, 2022, April 14, 2022 and June 14, 2022, regarding signing of Binding Term Sheet (including its extensions) with Mextech Property Developers LLP ('Mextech') for Real Estate development of the Company, this is to inform you further that pursuant to and as per the terms of the Binding Term Sheet, the Company has now signed a Definitive Agreement ('Development Agreement') with Mextech on July 26, 2022 (late evening).

As informed earlier, the development rights are granted to Mextech by the Company for construction of residential-cum-commercial buildings (on an area share but not on revenue share basis) in the balance portion of Company's freehold Land in Thane in terms of the Development Agreement signed. In lieu of the grant of development rights to Mextech, the Company will receive from Mextech affordable luxury residential flats on an area sharing basis aggregating to 120,000 square feet RERA carpet area along with mutually agreed amenities.

Other material information is enclosed in the **Annex-"A"** to this intimation.

This intimation please be taken on record under Regulation 30 and other applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements), Regulations 2015.

Thanking you,

Yours faithfully,

For **Fermenta Biotech Limited**

A handwritten signature in blue ink, appearing to read 'Srikant N. Sharma', is written over a horizontal line.

Srikant N. Sharma
Company Secretary

CS Membership No: F3617

Encl.: as above

Factory : Village Takoli, P.O. Nagwain,
Dist. Mandi - 175 121, Himachal Pradesh, India.
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ANNEX-“A”

Sr.no.	Particulars	
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	The turnover or revenue or income from the balance freehold land is NIL. The net worth of the freehold land as per the last audited financials as on March 31, 2022 is Rs. 37,780.
2.	Date on which the agreement for sale has been entered into	Development Agreement dated July 26, 2022.
3.	The Expected date of completion of sale / disposal	Within 6 years from the date of execution of the Development Agreement, the Company expects to receive from Mextech affordable luxury residential flats on an area sharing basis aggregating to 120,000 square feet RERA carpet area along with mutually agreed amenities. The Company expects to sale / dispose of residential flats that it receives in a staggered manner post launch of the project.
4.	Consideration received from such sale/disposal	In lieu of the development rights granted to Mextech for construction of residential-cum-commercial buildings ('Property') in the balance portion of its freehold Land in Thane as per the Development Agreement, Company will receive affordable luxury residential flats on an area sharing basis aggregating to 120,000 square feet RERA carpet area along with mutually agreed amenities in the Property.
5.	Brief details of buyers and whether any of the buyers belong to the promoter/promoter group/group companies. If yes, details thereof	Developer: Mextech Property Developers LLP The Developer does not belong to the promoter/promoter group/group companies.
6.	Whether the transaction would fall within related party transactions? If yes, whether the same is done at “arms length”	The transaction will not fall within related party transactions.
7.	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.	Not Applicable.

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