

SCHLOSS BANGALORE LIMITED

(formerly known as Schloss Bangalore Private Limited)

Registered Office: The Leela Palace, Diplomatic Enclave, Africa Avenue, Netaji Nagar New Delhi South Delhi 110023
Tel No. +91 (11) 39331234 Email Id: cs@theleela.com CIN: U55209DL2019PLC347492 website:www.theleela.com

Ref No.: THELEELA/2025-26/003

Date: June 03, 2025

To Sr. General Manager Listing Department BSE Limited Phiroze Jeejeebhoy Towers Dalal Street Mumbai – 400001 Scrip Code- 544408 ISIN - INE0AQ201015	To Sr. General Manager Listing Department National Stock Exchange of India Limited Exchange Plaza, C-1, Block G Bandra Kurla Complex Bandra (E), Mumbai – 400 051 Symbol- THELEELA ISIN - INE0AQ201015
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Dear Sir/Madam,

Sub: Disclosure under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (“LODR Regulations”).

Pursuant to Regulation 30 of the LODR Regulations, we wish to inform you that the bid which was submitted by the Company on February 18, 2025, in respect of lease of a commercial plot bearing plot no. C-80 in G-Block, Bandra Kurla Complex, Mumbai (“**Plot**”) has been accepted and MMRDA vide their letter dated June 02, 2025 has approved the allotment of Plot to the Company (with consortium partners M/s Arliga Ecospace Business Park Private Limited & M/s Schloss Chanakya Private Limited), together referred as the ‘**Consortium**’. Further details regarding the allotment of the lease for the said Plot are mentioned in **Annexure A** below. This bid was disclosed on page 472 of the Prospectus dated May 28, 2025, filed with the Registrar of Companies, Delhi and Haryana at New Delhi.

We request you to take the above on record. Further, the same be treated as compliance under the applicable provisions of the LODR Regulations.

Thanking You,

For Schloss Bangalore Limited

Jyoti Maheshwari
Company Secretary and Compliance Officer
Membership No.: A24469

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ANNEXURE A

Sr. No.	Particulars	Details
1.	Name of the entity awarding the order(s)/contract(s)	Mumbai Metropolitan Region Development Authority
2.	Significant terms and conditions of order(s)/contract(s) awarded, in brief	Lease of Commercial Plot bearing Plot No. 80 in 'G' Block, Bandra-Kurla Complex, Mumbai has been allotted to the Consortium for a period of 80 years. The Plot area is 8,411.88 sqm and the permissible built-up area is 33,647.52 sqm. The total lease premium payable is INR 1302,15,90,240/- (Indian Rupees One Thousand Three Hundred Two Crores Fifteen Lakhs Ninety Thousand Two Hundred Forty only) wherein 25% of the total lease premium is payable within 2 months of the offer of allotment and the remaining 75% within ten months thereafter. The Plot area mentioned above is subject to actual demarcation of the site and may vary as per site condition. The possession of the aforesaid Plot shall be handed over after the payment of the total lease premium.
3.	Whether order(s) / contract(s) have been awarded by domestic/ international entity	Domestic Entity
4.	Nature of order(s)/contract(s)	Allotment of Lease of Plot for Commercial Use
5.	Whether domestic or international	Domestic
6.	Time period if any, associated with the order(s)/contract(s)	80 years for the lease
7.	Broad commercial consideration or size of the order(s)/contract(s)	The total Plot area is 8,411.88 sqm and the permissible built-up area is 33,647.52 sqm. The total lease premium payable is INR 1302,15,90,240/- (Indian Rupees One Thousand Three Hundred Two Crores Fifteen Lakhs Ninety Thousand Two Hundred Forty only). The Company intends to develop mixed-use project, including a 250 key luxury hotel on this Plot.
8.	Whether the promoter/ promoter group / group companies have any interest in the entity that awarded the order(s)/contract(s)? If yes, nature of interest and details thereof;	No
9.	Whether the order(s)/contract(s) would fall within related party transactions? If yes, whether the same No is done at "arm's length	No

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Jyoti Maheshwari
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