

MRO: FS:2025-26: 0099
November 27, 2025

The Manager
Listing Department
National Stock Exchange of India Limited
Exchange Plaza, C-1, Block G
Bandra – Kurla Complex, Bandra (E),
Mumbai – 400 051 Fax No. 022-2659 8237/38

The Manager
Listing Department
BSE Limited
PJ Towers, Dalal Street, Fort
Mumbai – 400 001 Fax No. 022- 2272 3121

Dear Sir,

Sub: - Disclosure under Regulation 30 of SEBI (LODR) Regulations, 2015 - Purchase of Prime Land Parcel for Ultra-Luxury Residential Development in Bengaluru

In accordance with Regulation 30 of the SEBI (LODR) Regulations, 2015, we wish to inform that Umiya Buildtek, a subsidiary of Umiya Buildcon Limited, has successfully acquired a prime land parcel admeasuring approximately 20,000 sq. ft. in Bengaluru's Central Business District (CBD), off Cunningham Cross Road.

The purchase is intended for the development of a high-end, ultra-luxury boutique residential project. The plot offers a planned built-up potential of approximately 55,600 sq. ft., representing a significant addition to the premium real estate portfolio associated with Umiya Buildcon.

This project aligns with the Company's strategic focus on design-led developments catering to discerning homebuyers in supply-constrained but high-demand micro-markets such as Bengaluru's CBD.

Commenting on the development, Mr. Aniruddha Mehta, Chairman & Managing Director, stated: *"This strengthens our presence in Bengaluru's ultra-prime residential segment. The Bengaluru CBD remains one of the most coveted locations, and this project underpins our commitment to delivering architecturally distinctive, future-ready homes that offer long-term value. We remain dedicated to disciplined execution and capital-efficient growth in premium real estate."*

Upon completion, the project is expected to contribute an estimated ₹200 crore to the Company's balance sheet, supported by robust demand for luxury residences in the micro-market with **very limited new supply**. The development will also contribute to incremental economic activity and premium housing supply in the region.

UMIYA



UMIYA BUILDCON LIMITED

(Formerly known as MRO-TEK Realty Limited)
CIN: L28112KA1984PLC005873



This transaction reaffirms the Company's strategy to expand selectively in the luxury real estate segment through focused partnerships and high-quality developments in key metropolitan centres.

The Company will keep its shareholders and the stock exchanges informed of further developments, as and when appropriate.

Thanking you,

For Umiya Buildcon Limited
(Formerly known as MRO-TEK Realty Limited)

Scrip Code:	
NSE	: UMIYA-MRO
BSE	: 532376
Demat ISIN	: INE398B01018

Prashanth S
Company Secretary & Compliance Officer

GSTIN No 29AAACM9875E1Z1

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