



(Formerly Vishnusurya Projects and Infra Private Limited)
CIN: L63090TN1996PLC035491 GST No: 33AADCS0735L1ZF

February 16, 2024

Listing Department
National Stock Exchange of India Ltd,
Exchange Plaza, Bandra Kurla Complex,
Bandra (East), Mumbai- 400051.

Scrip Code: VISHNUINFR

Dear Madam / Sir,

Sub: Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Pursuant to Regulation 30, Schedule III, of SEBI (LODR) Regulations, 2015, Vishnusurya Projects and Infra Limited is pleased to announce the following:

Vishnusurya Projects and Infra Limited resolved to purchase a rent yielding property from Agni Estates and Foundations Private Limited the details of the same are as follows:

Location of property	No. 26, Ward No. C, Zamin Pallavaram Village, Pallavaram - Thoraipakkam Radial Road, Chennai - 60 043.
Property type	IT/ITes Multistoried building
Super built area	1,27,000 Sq.ft.
UDS of Land	29,500 Sq.ft or thereabouts
CMDA Approval	PP/HRB/29/2023/A to Q dated 27.10.2023
Expected Completion of construction of building	Q2 of 2027
Developer of property	Brigade Enterprises Limited

Regd. Office: 2nd Floor, QBAS Temple Tower No.76/25, North Mada Street, Mylapore, Chennai-600004.
Ph : +91-44-24950019 +91-44-2493 4390, 2464 1777, 2464 2150 Fax : +91-44-24950019 E-mail : info@vishnusurya.com

Branch Office: 1) No.13/1, Manish First Street, Gandhi Nagar, Aruppukottai P.O., Virudhunagar District, Tamilnadu-626101 Ph : +91-4566-240083
2) No.12, Mosavadi Village, Vandavasi Taluk, Thiruvannamalai District, Tamilnadu - 604503 Ph : +91-4182-299977
3)No. 809, 8th Floor, Arunachal Building, 19 Barakhamba Road, New Delhi- 110 001 Ph: 01146595367



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Consideration:

Pursuant to various business transactions between Agni Estates and Foundations Private Limited and Vishnusurya Projects and Infra Limited in the ordinary course of business, a sum total of approx. Rs.49.50 Crores is due from Agni Estates and Foundations Pvt Ltd.

Towards settlement of dues, it is agreed that Agni Estates and Foundations Private Limited shall transfer its rent yielding property to Vishnusurya Projects and Infra Limited.

We have obtained valuation report from Mr. K. Sundarapandian, BE, MBA, LLB, CE(Ind), MRICS(UK) - Chartered Engineer, IBBI & Income Tax panel Valuer and Registered Valuer in regard to the valuation of property.

Present Status and rentals:

The property is being developed by Brigade Enterprises Limited and is expected to be completed in Q2 of the year 2027. The current rentals in the vicinity is about Rs.74 per Sq ft. At the time of completion of building, the rentals are expected to be about Rs.100 per Sqft. The average expected rentals will be Rs.15 Crores per annum. This will be free cash flows without any direct obligations attached to it.

Apart from the lease rentals that the Company shall be entitled to on a monthly basis, the company shall also be able to leverage the said asset to avail credit and working capital limits from the bank to fund the Company's operations.

The intrinsic value that this business deal will bring to the stakeholders is immensely high.

This is for your information and records.

Yours faithfully,

For **VISHNUSURYA PROJECTS AND INFRA LIMITED**
CIN: L63090TN1996PLC035491

PRIYA RAJAGOPALAN
Company Secretary and Compliance officer
Membership No: **A67800**

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