



UNICHEM
LABORATORIES LTD.

March 1, 2025

National Stock Exchange of India Limited
Exchange Plaza,
BandraKurla Complex,
Bandra (E), Mumbai- 400051

BSE Limited
Listing Department
P.J. Towers, 1st Floor,
Dalal Street, Fort,
Mumbai – 400 001
Script Code: 506690

Symbol: UNICHEMLAB

Dear Sir/Madam,

Subject: Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Sale of land and building

We wish to inform that the Board of Directors at its meeting held today, March 1, 2025, approved sale of land admeasuring approx. 3.40 acres and old construction area of approx. 82,220 sq. ft. situated at Prabhat Estate, off S.V. Road, Jogeshwari (West), Mumbai 400 102 (“Property”) subject to necessary legal due diligence and requisite regulatory approvals.

It may be noted that no business operations of the Company were carried out on this property which is going to be sold. This property was earlier used as Registered Office of the Company which had been shifted to Kandivli (West), Mumbai.

This property sale would not have any impact on the business operations of the Company. Further the sale of this Property does not constitute as an undertaking or substantially the whole of the undertaking of the Company in terms of section 180(1)(a) of the Companies Act, 2013.

The meeting of the Board commenced at 11.30 a.m. and concluded at 12.30 p.m.

The aforesaid information will also be made available on Company’s website i.e. www.unichemlabs.com

Please take the above on record.

Thanking you,
For UNICHEM LABORATORIES LIMITED



PRADEEP BHANDARI
Head – Legal & Company Secretary

Encl.: a/a



Details pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations") read with SEBI Circular No. SEBI/ HO/ CFD/ CFD-PoD-1/ P/ CIR/ 2023/ 123 dated July 13, 2023.

#	Particulars	Details
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	As the proposed sale is of a vacant property earlier used as an office of the Company, these details are not applicable.
2.	Details of land and building	Land admeasuring 13,785.23 square meters i.e. approx. 3.40 acres and construction area of approx. 82,220 sq. ft. situated at Prabhat Estate, off S.V. Road, Jogeshwari (West), Mumbai 400 102. The book value of this property in the Company's books of accounts is about Rs. 2.18 Crores.
3.	Name(s) of parties with whom the agreement is entered	Seller: Unichem Laboratories Limited Buyer: Macrotech Developers Limited
4.	Purpose of entering into the agreement	Sale of land admeasuring approx. 3.40 acres alongwith old construction building area of approx. 82,220 sq. ft situated at Prabhat Estate, off S.V. Road, Jogeshwari (West), Mumbai 400 102.
5.	Date on which the agreement for sale has been entered into	The Board of Directors of the Company have approved this transaction today i.e. March 1, 2025 based on the offer letter received from the buyer and an MOU will be signed with the buyer in due course of time. This transaction will be subject to due diligence by the purchaser and requisite regulatory approvals.
6.	The expected date of completion of sale/ disposal	On or before 30 th June 2025, unless mutually extended by the Parties.
7.	Consideration received from such sale/disposal	Lumpsum consideration in cash of Rs 279 crores (Rupees Two Hundred Seventy-Nine crores only), subject to applicable tax deduction at source as per the provisions of the Income Tax Act.
8.	Brief details of buyers and whether any of the buyers belong to the promoter/ promoter group/group companies. If yes, details thereof	The Buyer does not belong to the promoter/promoter group/ group companies.



#	Particulars	Details
9.	Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length"	The transaction does not fall within the purview of Related Party Transactions.
10.	Whether the sale, lease or disposal of the undertaking is outside Scheme of Arrangement? If yes, details of the same including compliance with regulation 37A of LODR Regulations.	<p>This sale of property is not part of a Scheme of Arrangement.</p> <p>Further, the sale of the said land and building does not attract the terms of regulation 37A of the LODR Regulations, as it does not constitute an undertaking or substantially the whole of the undertaking of the Company under section 180 (1)(a) of the Companies Act, 2013.</p>
11.	<p>Additionally, 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.</p> <p>For the purpose of this sub-clause, "slump sale" shall mean the transfer of one or more undertakings, as a result of the sale for a lump sum consideration, without values being assigned to the individual assets and liabilities in such sales.</p>	Not Applicable