



February 04, 2025

To  
National Stock Exchange,  
Exchange Plaza, C-1,  
Block-G Bandra Kurla Complex,  
Bandra (E), Mumbai-400051  
**Symbol- NDRINVIT**

**Sub: Execution of Share Purchase Agreement for Acquisition of NDR Tradehouse Private Limited**

Dear Sir/Madam,

Pursuant of Regulation 23(6)(a) and/or any other applicable provisions of SEBI (Infrastructure Investment Trusts) Regulations, 2014 and the circulars and guidelines issued thereunder ("InvIT Regulations") and other applicable laws and regulations, this is inform you that the NDR InvIT Trust ("Trust") has signed a share Purchase Agreement on January 24, 2024 for acquisition of 100% (one hundred percent) shareholding in one or more tranches and management control in NDR Tradehouse Private Limited.

Details of the asset proposed to be acquired are enclosed as Annexure-A.

You are requested to kindly take the same on record.

Thanking You

**For NDR InvIT Managers Private Limited**  
(acting as an Investment Manager of NDR InvIT Trust)

**Neha Chovatia**  
**Company Secretary and Compliance Officer**  
**Place: Mumbai**  
**CC:-**

<b>Axis Trustee Services Limited</b> ("Trustee of the NDR InvIT Trust") Axis House, Bombay Dyeing Mills Compound, Pandurang Budhkar Marg, Worli, Mumbai -400025	<b>Catalyst Trusteeship Limited</b> ("Debenture Trustee") Windsor, 6th floor, Office No.604, C.S.T Road, Kalina, Santacruz (East), Mumbai - 400098
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**NDR INVIT MANAGERS PRIVATE LIMITED**

**Regd. Office :** CTS No. 54, Village Bamanwada, Vile Parle (East)  
Mumbai, Maharashtra - 400 099. E-Mail : [info@ndrinvit.com](mailto:info@ndrinvit.com)

**Annexure-A**  
**Details of Assets proposed to be acquired**

Sr. No.	Particulars	Details
1.	Name and city of the target entity	NDR Tradehouse Private Limited, Chakan, Pune, Maharashtra
2.	Type of the Asset	Warehouse
3.	Total Area of Land acquired	3,85,000 Square Feet
4.	Type of land-owned/leased	Leased
5.	Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at "arm's length"	Yes. The above mentioned asset is being acquired from the promoter, Mr. Naidu Amrutesh Reddy and the transaction is carried out at arms-length basis.
6.	Industry to which the entity being acquired belongs.	Warehousing
7.	Objects and effects of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity).	The target entities business is not outside the mainline of business of the listed entity.
8.	Brief details of any governmental or regulatory approvals required for the acquisition.	Not Applicable
9.	Indicative time for completion of the acquisition	Approximately 90 days
10.	Mode of payment	Debt:1057 million Equity:137 million
11.	Cost of acquisition or the	1,194 million

Sr. No.	Particulars	Details
1.	Name and city of the target entity	NDR Tradehouse Private Limited, Bidadi, (near Bangalore), Karnataka
2.	Type of the Asset	Data Centre (Next Gen)
3.	Total Area of Land acquired	3,28,739 Square Feet
4.	Type of land-owned/leased	Freehold land
5.	Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at "arm's length"	Yes. The above-mentioned asset is being acquired from the promoter, Mr. Naidu Amrutesh Reddy and the transaction is carried out at arms-length basis.
6.	Industry to which the entity being acquired belongs.	Data Centre
7.	Objects and effects of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity).	The mentioned asset is a data centre. The Trust will lease the asset post acquisitions, primary business activity of the Trust.
8.	Brief details of any governmental or regulatory approvals required for the acquisition.	Not Applicable
9.	Indicative time for completion of the acquisition	Approximately 90 days
10.	Mode of payment	Debt: 1,985 million Equity: 408 million
11.	Cost of acquisition	2,393 million