LODHA

October 13, 2025

BSE Limited
Scrip Code: 543287
Debt Segment – 975192, 976262, 976764, 976895, 976923, 977163

National Stock Exchange of India Limited
Trading Symbol: LODHA

Dear Sirs,

Sub: Intimation under Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations, 2015") – Acquisition of 100% stake in Chaitanya Bilva Private Limited

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), we wish to inform you that Lodha Developers Limited ("the Company") has acquired approximately 8.37 acres land in a prime location in Bengaluru, through acquisition of 100% stake in Chaitanya Bilva Private Limited ("**CBPL**"), pursuant to which CBPL has become a wholly owned subsidiary of the Company.

The details required under Regulation 30 of the Listing Regulations read with the relevant SEBI circular(s) is enclosed as **Annexure.**

We request you to take the same on record.

The above information is also available on the Company's website at www.lodhagroup.com.

Thanking you

Yours faithfully,
For Lodha Developers Limited
(Formerly known as Macrotech Developers Limited)

SANJYOT NILESH RANGNEKAR
Digitally signed by SANJYOT NILESH RANGNEKAR
Date: 2025.10.13 18:16:34 +05'30'

Sanjyot Rangnekar
Company Secretary & Compliance Officer
Membership No. F4154

Encl.: As above

Annexure

Sr. No.	Details of Events that need to be provided	Information of such event(s)
1.	Name of the target entity, details in brief such as size, turnover etc.	Chaitanya Bilva Private Limited (“**CBPL**”) **As on March 31, 2025** **Net-worth**: ₹ 13.10 crore **Turnover**: ₹ NIL
2.	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”	No
3.	Industry to which the entity being acquired belongs	CBPL is engaged in the business of development and construction of real estate projects.
4.	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 acquisition is in pursuance of our planned strategy for calibrated growth in certain Tier 1 cities through inorganic route.
5.	Brief details of any governmental or regulatory approvals required for the acquisition	No regulatory approvals are required for the acquisition.
6.	Indicative time period for completion of the acquisition	The transaction was completed on October 13, 2025.
7.	Nature of consideration – whether cash consideration or share swap and details of the same	Cash Consideration
8.	Cost of acquisition or the price at which the shares are acquired	₹ 499.61 crore
9.	Percentage of shareholding / control acquired and / or number of shares acquired	The Company has acquired 100% equity stake in CBPL.
10.	Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief)	CBPL, incorporated on November 17, 2021, is in the business of development and construction of residential projects. CBPL owns a land parcel of approximately 8.37 acres in a prime location in Bengaluru. The total turnover for last 3 years is ₹ NIL as CBPL has not commenced business operations.