To,
The BSE Limited
Phiroze Jeejeebhoy Towers
Dalai Street, Mumbai-40000

Date: 21.07.2026

Script Code: 540904

<u>Sub: Disclosure under Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("SEBI Listing Regulations") – Sale of Surplus Land & Building</u>
<u>Ref: Reply to Query from Stock Exchange regarding Board Meeting commence and completed Time</u>

Pursuant to Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), as amended, we wish to inform you that the Board of Directors of Tirupati Foam Limited ("Company") at its meeting held today, i.e. July 20th, 2026, has approved the sale of Surplus land and Building details mentioned under Annexure A.

As minimal business operations of the Company were carried out on the said land and building being sold, the said sale will not have any impact on the business operations of the Company. Further the sale of the said Property does not constitute as an undertaking or substantially the whole of the undertaking for the Company in terms of section 180(1)(a) of the Companies Act, 2013.

The purchaser is not related to the Promoter, Promoter Group or Group Companies of the Company and the transaction does not fall within the ambit of Related Party Transactions. None of the Promoters, Directors, Key Managerial Personnel or their relatives are concerned or interested, financially or otherwise, in the aforesaid transaction.

The details with respect to the above sale as required under Regulation 30 of SEBI Listing Regulations read with SEBI circular SEBI/HO/CFD/CFD-PoD1/P/CIR/2023/123 dated 13th July, 2023, SEBI Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11th November, 2024 and HO/49/14/14(7)2025- CFD-POD2/I/3762/2026 dated January 30, 2026 is enclosed as Annexure A.

Board Meeting commenced at 3.30 pm and completed at 4.30 pm

Kindly take the same on record.

Thanking you,
For TIRUPATI FOAM LIMITED

Roshan Sanghavi
Digitally signed by Roshan Sanghavi
Date: 2026.07.21 15:43:33 +05'30'

Roshan P Sanghavi
Managing Director
DIN 01006989

Details under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with the SEBI circular SEBI/HO/CFD/CFD-PoD1/P/CIR/2023/123 dated 13th July, 2023, SEBI Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11th November, 2024 and HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026

SR NO	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	The proposed transaction pertains to sale of surplus land parcel with minimal production **whose margin rate cannot be provided separately** of the Total Production of Noida Unit (Plot 4 and Plot 5 both adjacent) and does not relate to sale/disposal of any undertaking. Also, the production has already been suspended and all machinery has been shifted to adjacent Plot 4
2	Details of Land	Land admeasuring approximately **9325 Sq. Meters** situated at PLOT NO.5, ECHOTECH I, EXTENSION GREATER NODIA IND AREA DIST: GAUTAMBUDDH NAGAR, UTTAR PRADESH 201308
3	Name(s) of parties with whom the agreement is entered	Seller: TIRUPATI FOAM LIMITED ("TFL") Proposed Purchaser: **NEUMANN COMPONENTS PVT LTD** having CIN: U25202DL2002PTC116011 and Register Office at Office at No. 1/22 2nd Floor, Asaf Ali Road, New Delhi, New Delhi, Delhi, India, 110002 **(Agreement is yet to initiate)**
4	Purpose of entering into the agreement Sale of	Sale of Surplus Land and Building
5	Date on which the agreement for sale has been entered into	The agreement will be executed after approval of Shareholder in the upcoming 39th Annual General Meeting
6	The expected date of completion of sale/disposal	The transaction is proposed to be completed upon compliance of all the Laws applicable wit in period of 6 months
7	Consideration received from such sale/disposal	Total consideration not less than Rs. 30 Crore (Rupees Thirty Crore only) (**Based on Valuation Report**)
8	Brief details of buyers and whether any of the buyers belong to the promoter/promoter group/group companies. If yes, details thereof	The Proposed Buyer is and Independent Party and **not** related to any Promoter/ Promoter Group or entity related with Promoter/ Promoter Group

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9	Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length	**No,** the Proposed transaction does not fall within the ambit of Related Party Transactions
9	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	The proposed transaction is not part of any Scheme of Arrangement. Further, the sale of the said land 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.
10	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. 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.	Not Applicable
11	Any other significant terms of the agreement	The Agreement is yet to Initiate subject to approval of Shareholders at 39th Annual General Meeting of the company.