CIN: L25199GJ1986PLC009071

TF Sweet Dream® SINCE 1986

TIRUPATI FOAM LIMITED
Manufacturers of: POLYURETHANE FOAM

REGD. OFFICE: "Tirupati House", 4th Floor, Nr. Topaz Restaurant, University Road, Polytechnic Char Rasta, Ambawadi, Ahmedabad - 380015. Gujarat. INDIA.
Tele.: +91-79-26304652 / 53 / 54 / 55 Fax: 91-79-26304658 E-mail: tirufoam@tirupatifoam.com Website: www.tirupatifoam.com / www.sweetdreamindia.com

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

Date: 27.11.2026

Script Code: 540904

Sub: Intimation under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Execution of Sale Deed for Sale of Surplus Land & Building

Pursuant to Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), as amended, and in continuation of our earlier intimation(s) we wish to inform you that the Company has completed the sale of its Surplus Land & Building admeasuring approximately **9325 Sq. Meters** situated at PLOT NO.5, ECHOTECH I, EXTENSION GREATER NODIA IND AREA DIST: GAUTAMBUDDH NAGAR, UTTAR PRADESH 201308, by executing and registering the Sale Deed today dated **27th November, 2026 at 4.00 PM**.

The said sale transaction was duly approved by the Board of Directors of the Company at its meeting held on 20th July, 2026 (and via Circular Resolution dated 13th October, 2026, if applicable) and by the Shareholders of the Company by way of Special Resolution passed at the Annual General Meeting held on 20th August, 2026

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.

This disclosure is also being hosted on the website of the Company at www.tirupatifoam.com.

Kindly take the same on record.

Thanking you,
For TIRUPATI FOAM LIMITED

Memon Akshabanu Mohammedshoaeb
Digitally signed by Memon Akshabanu Mohammedshoaeb
Date: 2026.11.27 17:56:27 +05'30'

CS Akshabanu MohammedShoaeb Memon
CS, Compliance and Nodal Officer

Factory: Plot No. 4 - A, Block No. 65, Village Khatraj, Ta. Kalol, Dist. Gandhinagar (Gujarat) INDIA.
Tele.: 02764 - 281049, 281224 Fax: 91-2764 - 281225

IS:7933 CM/L-7435070
ISO 9001 : 2015 CERTI. NO. 8591

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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 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") 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
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 / Sale deed was executed today on 27th, November, 2026
6	The expected date of completion of sale/disposal	The transaction is deemed completed today i.e. on 27th November, 2026
7	Consideration received from such sale/disposal	Total consideration : Rs. 33.51 Crore (DD received against same in favor of Company)
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
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	The proposed transaction is not part of any Scheme of Arrangement.

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	LODR Regulations	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	No Significant terms