

17th November 2025

To
The Department of Corporate Service (DCS-CRD)
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street, Fort,
Mumbai – 400001

Ref: LIPPI SYSTEMS LIMITED BSE SCRIP CODE: 526604

Sub: Disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Intimation for execution of Deed of Sale for the Sale and Transfer of Land and Building of the Company.

Dear Sir,

Pursuant to the provisions of Regulation 30 read with Clause 5 of Para A of Part A of Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circular No. SEBI/HO/CFD/PoD-2/CIR/P/0155 dated November 11, 2024, we enclose herewith details regarding Deed of Sale dated 17th November 2025 entered by the Company with Kshetrapal Realty LLP (LLPIN - AAS-6454), a Limited Liability Partnership firm for the Sale and Transfer of Land of the Company located at Ahmedabad-Santej Road, Via Sola and Bhadaj Village, Opp. Manpasand Weigh Bridge, Village – Rakanpur, Taluka Kalol, Gandhinagar – 382721, Gujarat together with the attached Building, Structures, Rights, all its attachments, parts and parcels thereon (“the Property”).

The Board of Directors at their meeting held on 14th August 2024 and the Shareholders of the Company at the 31st Annual General Meeting held on 30th September 2024 have approved the Sale, Transfer and Disposal of such Property of the Company.

Further, the details required under the Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI/HO/CFD/PoD-2/CIR/P/0155 dated November 11, 2024, are provided by way of **Annexure A** enclosed with this disclosure.

You are requested to kindly take note of the above.

Thanking You,

Yours truly,

**For and on behalf of
Lippi Systems Limited**

Nandlal J. Agrawal
Managing Director
(DIN: 00336556)

**LIPPI SYSTEMS LIMITED***Translating Vision into Reality***Annexure – A**

Sr. No.	Particulars	Details
1	Name(s) of parties with whom the agreement is entered;	Kshetrapal Realty LLP (LLPIN - AAS-6454), a Limited Liability Partnership firm duly registered under the Limited Liability Partnership Act 2008 having its Regd. Office at 712, B - Block Mondeal Sqaure, Opp. Prahladnagar Garden, Nr. Iscon Elegance, S.G. Highway, Ahmedabad – 380015, Gujarat, India.
2	Purpose of entering into the agreement;	<p>For Sale and Disposal of Land of the Company located at Ahmedabad-Santej Road, Via Sola and Bhadaj Village, Opp. Manpasand Weigh Bridge, Village – Rakanpur, Taluka - Kalol, Gandhinagar – 382721, Gujarat together with the attached Building, Structures, Rights, all its attachments, parts and parcels thereon (“the Property”).</p> <p>The details of the property are as under:</p> <p>Non-Agriculture Land of New Revenue Survey number 279 (old block number 540 Paiki 2), New Survey number 280 (Old block number 540 Paiki 1), New survey number 272 (out of old block number 536Paiki 2), total admeasuring 7770 Sq. Mtrs along with Total 6141.86 Sq. Mtrs Built Up Area (Industrial Unit 1 – 3344.88 Sq. Mtrs, Commercial Unit 8 – 356.29 Sq. Mtrs, Residential Unit – 66, 2432.88 Sq. Mtrs and Electronic Sub Station 8.41 Sq. Mtrs.) admeasuring total 6141.86 Sq. Mtrs constructed property within the limits of village- Rakanpur of Taluka – Kalol, Dist. - Gandhinagar.</p> <p>Total Consideration – Rs. 9.00 Crores.</p> <p>The Agreement is on exclusive basis.</p>
3	Shareholding, if any, in the entity with whom the agreement is executed;	No. The Buyer does not hold any Equity Shares in the Company.
4	Significant terms of the agreement (in brief) special rights like right to appoint directors, first right to share subscription in case of issuance of shares, right to restrict any change in capital structure etc.;	No such Special Rights and Benefits. The Agreement has been executed for Sale and Disposal of Property of the Company.
5	Whether the said parties are related to promoter/promoter group/ group companies in any manner. If yes, nature of relationship.	No. The Buyer does not related to Promoters and Promoters Group.

Regd. Office: 601 & 602, 6th Floor, Shaligram Corporate, Nr. Dishman House, Iscon – Ambli Road, Ahmedabad – 380058.

Telephone : 079-35219264, Email : cs@lippisystems.com, Website : www.lippisystems.com

Factory : Plot No. 540, Ahmedabad – Santej Road, Via Sola & Bhadaj Village, Opp. Manpasand Weigh Bridge, Village – Rakanpur, Tal. Kalol, Dist : Gandhinagar (N. Guj) Pin – 382721. Tel. : 02764-286791, 286792 Fax : 02764-286502

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6	Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length".	Not falling under Related Party Transaction.
7	In case of issuance of shares to the parties, details of issue price, class of shares issued.	Not Applicable.
8	Any other disclosures related to such agreements, viz., details of nominee on the board of directors of the listed entity, potential conflict of interest arising out of such agreements, etc.;	No.
9	in case of termination or amendment of agreement, listed entity shall disclose additional details to the stock exchange(s): a) name of parties to the agreement. b) nature of the agreement. c) date of execution of the agreement. d) details of amendment and impact thereof or reasons of termination and impact thereof.	Not Applicable.

For and on behalf of
Lippi Systems Limited

Nandlal J. Agrawal
Managing Director
(DIN: 00336556)

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