VELAN HOTELS LIMITED

Registered Office: 41, Kangeyam Road, Tirupur - 641 604
Place of Business : SF No : 36 & Door No.41 E & F, K.G.Pudur,
Kangeyam Road, Tirupur 641 604 – Tamilnadu **Tel:** +91-0421- 431 1111;
Email: accounts@velanhotels.com; **Website:** www.velanhotels.com
CIN : L55101TZ1990PLC002653 / GSTIN: 33AAACV8449H5Z1

May 01, 2026

Department of Corporate Services
BSE Limited
P.J. Towers,
Dalal Street
Mumbai – 400001

Sub : Disclosure under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 - Settlement of OTS amount to RARE ARC – An addendum to the Asset Sale Agreement entered into between the Company and M/s.J.P.Associates Asia Pacific Private Ltd, Coimbatore- - Reg.

Dear Sir / Madam

Further to our earlier disclosure dated 13th January 2026 regaring intimation of an Asset Sale Agreement was entered into on 13th January 2026 between the Company and M/s.J.P.Associates Asia Pacific Private Ltd, Coimbatore, the prospective purchaser, non-related party, for sale of Company's Hotel properties.

We would like to inform that total sale consideration for sale of the hotel property situate at Tirupur, Tamilnadu is Rs.37,17,14,968/-. As on date, M/s.J.P.Associates Asia Pacific Private Ltd, Coimbatore, the prospective purchaser paid a sum of Rs.35,12,02,048/- excluding applicable amount of TDS. The TDS amount for Rs.37,17,150/- for the above sale will be deducted at the time of the registration of sale deed and the prospective buyer is liable to remit the TDS to the exchequer within the time prescribed. Balance amount of Rs.1,67,95,770/- will be remitted on the date of registration of sale deed and the registration will happen before June 15, 2026.

The part of the above advance money paid by the prospective purchaser was remitted to M/s. RARE Asset Reconstruction Ltd, to settle entire debts of the Company as per terms of the One-Time Settlement (OTS). RARE ARC vide their letter dated 30/04/2026 issued No-Due Certificate for settlement of the entire dues of the Company.

Having remitted the entire debts to the said ARC, all the mortgaged properties of the Company became free-hold properties. The Company has achieved a secured-debt free company and has only un-secured loans that provided by the Promoter-Directors / Associate Company.

The prospective buyer is sourcing financing for the acquisition of the property. Due to fund raising is in progress, the prospective buyer sought time upto June 15 2026 to excute the sale deed in their favour with the Registration authorities for which an Addendum to the Asset Sale Agreement was excuted between the Company and M/s.J.P.Associates Asia Pacific Private Ltd.

The details as required under Regulation 30 of the SEBI Regulations read with SEBI Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024 is given in Annexure hereto.

Kindly acknowledge the receipt

Thanking you

Yours truly
For Velan Hotels Limited

Garima Maheshwari
Digitally signed by Garima Maheshwari
Date: 2026.05.01 16:36:21 +05'30'

Garima Maheshwari
Company Secretary

Annexure

The details as required under Regulation 30 of the SEBI Regulations read with SEBI Circular No.SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024 are hereunder

The amount and percentage of the turnover or revenue or income and net worth contributed by such unit or division or undertaking or subsidiary or associate company of the listed entity during the last financial year	No turnover or revenue or income was contributed by the said Hotel Properties since March 2020
Date on which the agreement for sale has been entered into	13/01/2026 – Asset Sale Agreement 28/04/2026 – An Addenum to the sale agreement.
The expected date of completion of sale/disposal	Before 15th June 2026 instead of 31st March 2026 agreed earlier.
Consideration received from such sale/disposal	Out of total consideration of Rs.37.17 Crs, Rs.35.12 Crs (excluding TDS) has been received as an Advance for the purchase of the property from the buyer Balance amount will be received on or before the execution of sale deed. i.e. 15 June 2026.
Brief details of buyers and whether any of the buyers belong to the promoter/ promoter group/group companies. If yes,details thereof	M/s. M/s.J.P.Associates Asia Pacific Private Ltd located at Coimbatore, Tamilnadu. The above prospective buyer is not belonging to the promoter / promoter group / group companies.
Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length"	No. The transaction does not fall within the related party transaction
Whether sale, lease or disposal of the undertaking is outside scheme of Arrangement? If yes, details of the same including compliance with regulations 37A of LODR Regulations	The proposed sale is outside scheme of Arrangement. The Company obtained necessary shareholders' approval under the provisions of the Companies Act 2013 and SEBI-LODR Regulations for the proposed sale by way of special resolution passed via postal ballot process through remote e-voting mode completed on 19th February 2026.
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	Not applicable