



W.S. Industries (India) Limited

16th March 2024

M/s. BSE Ltd.
PhirozeJeejeebhoy Towers,
25th Floor, Dalal Street,
Mumbai - 400001
Scrip Code: 504220

M/s. National Stock Exchange of India Ltd.
Regd Office: "Exchange Plaza"
Bandra-Kurla Complex
Bandra (East), Mumbai - 400051
Symbol: WSI

Dear Sir,

Sub: Announcement under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

With reference to the above, we are pleased to inform that:

1. Pursuant to the outcome of Board Meeting filed on 13th July 2023 and pursuant to the approval of shareholders through postal ballot notice dated 13th July 2023 and its results dated 23rd August 2023 and as earlier intimated on 3rd November 2023 on the subject matter of Securities Subscription Agreement entered between the Company, M/s.Prestige Exora Business Parks Limited and M/s.WSI Falcon Infra Projects Private Limited (formerly WS Insulators Private Limited) wholly owned subsidiary of the Company, Company has executed the sale deed and other related documents in relation to sale/transfer of immovable property admeasuring an extent of 6.53 acres of land to its wholly owned subsidiary M/s.WSI Falcon Infra Projects Private Limited (formerly WS Insulators Private Limited) as detailed in Annexure-I.
2. Accordingly, M/s.WSI Falcon Infra Projects Private Limited (wholly owned subsidiary) in its meeting held today has allotted 11,50,000 First Tranche Optionally Fully Convertible Debentures ("First Tranche Series 2 OFCDs") To M/S. W.S. Industries (India) Limited (Holding Company) on a private placement basis for the balance sale consideration as detailed in Annexure-II.

The Information required to be submitted pursuant to SEBI Circular No.SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023 is annexed herewith as Annexure -I and II.

We request you to take on record the above.

Thanking You,

Yours faithfully,
for W.S. Industries (India) Limited

B. Swaminathan
Company Secretary

Registered Office : 108, Mount Poonamallee Road, Porur, Chennai - 600 116. India
General Office : 3rd Floor, New No.48, Old No. 21, Savidhaanu Building, Casa Major Road, Egmore, Chennai - 600 008.
Contact : (91) - 89258 02400
CIN : L29142TN1961PLC004568
Dept E-mail : sectl@wsigroup.in
Website : wsindustries.in



W.S. Industries (India) Limited

Annexure - I

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;	Nil
date on which the agreement for sale has been entered into	12th March 2024 (subject to registration)
the expected date of completion of sale/disposal;	Registration completed on 16 th March 2024
consideration received from such sale/disposal;	Consideration of Rs.140,00,00,000/- (Rupees one hundred forty crores) as below: (i) Rs.25,00,00,000/- (Rupees twenty-five crores) for cash consideration, and (ii) 11,50,000 optionally fully convertible debentures of Rs.1,000/- each for balance deferred consideration.
brief details of buyers and whether any of the buyers belong to the promoter/ promoter group/group companies. If yes, details thereof;	WSI Falcon Infra Projects Private Limited (Wholly owned subsidiary)
whether the transaction would fall within related party transactions? If yes, whether the same is done at "arm's length";	Yes for both.
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.	Yes, as per Reg 37A(2).
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

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Annexure - II

Particulars of Securities	Details of Securities
Type of securities proposed to be issued	Optionally Fully Convertible Debentures.
Type of issuance	Private placement basis.
Total number of securities proposed to be issued or the total amount for which the securities will be issued (approximately)	11,50,000 First Tranche Series 2 OFCDs at Rs.1,000/- each.
Names of the investors	W.S. Industries (India) Limited.
Post allotment of securities: outcome of the subscription issue price / allotted price (in case of convertibles),	11,50,000 First Tranche Series 2 OFCDs at Rs.1,000/- each.
number of investors	1
in case of convertibles - intimation on conversion of securities or on lapse of the tenure of the instrument;	Nil
Size of the issue	14,80,000 Series 2 OFCDs to be issued
whether proposed to be listed? If yes, name of the stock exchange(s);	No
tenure of the instrument - date of allotment and date of maturity	10 years from the date of allotment
coupon/interest offered, schedule of payment of coupon/interest and principal;	Interest 0.01% payable annually
charge/security, if any, created over the assets	Mortgage created on land situated at 108, Mount Poonamallee Road, Porur, Chennai-600116.
special right/interest/privileges attached to the instrument and changes thereof;	Nil
delay in payment of interest / principal amount for a period of more than three months from the due date or default in payment of interest / principal;	Nil
details of any letter or comments regarding payment/non-payment of interest, principal on due dates, or any other matter concerning the security and /or the assets along with its comments thereon, if any;	Nil
details of redemption of preference shares indicating the manner of redemption (whether out of profits or out of fresh issue) and debentures;	Nil

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