



Date: 03rd January, 2025

The General Manager, Capital Market (Listing), National Stock Exchange of India Ltd Exchange Plaza, BKC Bandra-Kurla Complex, Bandra (East), Mumbai-400 051	Dy. General Manager Marketing Operations (Listing) BSE Limited P. J. Towers, 25th Floor, Dalal Street, Fort, Mumbai-400 001
Symbol: RUBYMILLS	Code: 503169

Dear Sir/Madam,

Subject: Intimation of Loan Agreement- Disclosure under the Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

This is with regard to our previous intimation dated 1st January 2025, we wish to inform you that there was an inadvertent typographical error concerning the names of the lender and borrower in the (**Annexure-A**) of previous intimation. and the loan is Lease Rental Discounting (LRD) facility as mentioned in the (**Annexure-A**) of previous intimation.

Pursuant to the provisions of Regulation 30 read with Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, this is to inform that the company has availed an Lease Rental Discounting (LRD) facility - agreement with M/s Union Bank of India.

Pursuant to the provisions of Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”), as amended and SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023, (**Annexure- A**)

Thanking you,

Yours faithfully

For THE RUBY MILLS LIMITED

**Anuradha Tendulkar
Company Secretary and Compliance Officer.**

Encl: As above.

THE RUBY MILLS LIMITED

Registered Office Ruby House, J K Sawant Marg, Dadar West, Mumbai 400028, India | CIN L17120MH1917PLC000447

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Annexure A

Details of the Lease Rental Discounting (LRD) facility - Agreement executed with the M/s Union Bank of India as required under the Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015 SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023.

Sr. no	Particulars	Details						
a.	Name(s) of parties with whom the agreement is entered	M/s Union Bank of India						
b.	Purpose of entering into the agreement	Lease Rental Discounting (LRD) facility						
c.	Size of agreement	Rs. 250 Crore						
d.	Shareholding, if any, in the entity with whom the agreement is executed	NA						
e.	End Use of Fund	1) Upgradation of Building, Construction of Parking Tower and other project Costs. 2) Amount due to developer against DA. 3) Reimbursement of Project expenses incurred.						
f.	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.	Interest @9.00% p.a. The loan is - given for a maximum period of 15 Years from the date of disbursement.						
g.	Whether, the said parties are related to promoter/promoter group/ group companies in any manner. If yes, nature of relationship	NA						
h.	Whether the transaction would fall within related party transactions? If yes, whether the same is done at “arm’s length”	NA						
i.	In case of issuance of shares to the parties, details of issue price, class of shares issued	NA						
j.	In case of loan agreements, details of lender/borrower, nature of the loan, total amount of loan granted/taken, total amount outstanding, date of execution of the loan agreement/sanction letter, details of the security provided to the lenders / by the borrowers for such loan or in case outstanding loans lent to a party or borrowed from a party become material on a cumulative basis	-Borrower : M/s The Ruby Mills Limited. -Lender : M/s Union Bank Of India . Nature of loan : Lease Rental Discounting (LRD) facility Amount of loan : Rs.250 Crore Date of execution of Loan Agreement: 31 st December 2024. Security provided ,if any : <table border="1" style="margin-left: 20px;"> <tr> <td colspan="2">Address: The Ruby, Senapati Bapat Marg, Dadar (West) Mumbai - 400028</td> </tr> <tr> <td>Floor</td> <td>Sq. ft</td> </tr> <tr> <td>23rd floor (26th</td> <td>admeasuring</td> </tr> </table>	Address: The Ruby, Senapati Bapat Marg, Dadar (West) Mumbai - 400028		Floor	Sq. ft	23 rd floor (26 th	admeasuring
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		<table border="1"> <tr> <td>floor as per MCGM Plan)</td> <td>13,423 Sq. Ft. Usable Carpet Area</td> </tr> <tr> <td>24th floor (27th floor as per MCGM Plan</td> <td>admeasuring 29,852 Sq. Ft. Usable Carpet Area.</td> </tr> <tr> <td>25th floor (28th floor as per MCGM Plan)</td> <td>admeasuring 29,852 Sq. Ft. Usable Carpet Area</td> </tr> <tr> <td>26th floor (29th floor as per MCGM Plan),</td> <td>admeasuring 14,253 Sq. Ft. Usable Carpet Area</td> </tr> </table>	floor as per MCGM Plan)	13,423 Sq. Ft. Usable Carpet Area	24 th floor (27 th floor as per MCGM Plan	admeasuring 29,852 Sq. Ft. Usable Carpet Area.	25 th floor (28 th floor as per MCGM Plan)	admeasuring 29,852 Sq. Ft. Usable Carpet Area	26 th floor (29 th floor as per MCGM Plan),	admeasuring 14,253 Sq. Ft. Usable Carpet Area
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		Amount of loan outstanding as on date of disclosure – Nil								
k.	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.	NA								
l.	in case of rescission, amendment or alteration, listed entity shall disclose additional details to the stock exchange(s): i. name of parties to the agreement; ii. nature of the agreement; iii. date of execution of the agreement; iv. details and reasons for amendment or alteration and impact thereof (including impact on management or control and on the restriction or liability quantified earlier); v. reasons for rescission and impact thereof (including impact on management or control and on the restriction or liability quantified earlier	As on date of disclosure there is no termination /amendment of the loan agreement.								

For THE RUBY MILLS LIMITED

Anuradha Tendulkar
Company Secretary and Compliance Officer.

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