



LAST MILE ENTERPRISES LIMITED

(Formerly Known as Trans Financial Resources Limited)

Date: 22nd February, 2024

The Corporate Relations Department.
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai-400001
Script Code: 526961

Sub: Disclosures under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (SEBI Listing Regulations) - Acquisition

Dear Sir,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with Schedule III of the SEBI Listing Regulations, this is to inform you that, M/s. Last Mile Enterprises Limited ('the Company') is in the process of acquiring 51% stake of M/S FAIR LANE REALTY LIMITED, Mumbai engaged in the real estate development business.

The relevant details of the above-mentioned Transaction are enclosed in **Annexure A**.

This disclosure is made in compliance with Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

This is for your information and records

Thanking you,
Yours faithfully,

**FOR, LAST MILE ENTERPRISES LIMITED
(Formerly Known as Trans Financial Resources Limited)**

**MR. HARISHKUMAR BHALCHANDRA RAJPUT
MANAGING DIRECTOR
(DIN: 06970075)**



Enclosed: Disclosure under Regulation 30 read with Para A of Part A of Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015



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Annexure-A

Disclosure under Regulation 30 read with Para A of Part A of Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

SR NO	Particulars	Details
1.	Name of the target entity, details in brief such as size, turnover etc.	Fair Lane Realty Limited <ul style="list-style-type: none">Fair Lane Realty Limited was converted from LLP into Company in August '23.It had a turnover of ₹ 2 Lakhs as on March 31, 2023.
2.	Whether the acquisition would fall within related party transaction (s) and whether the promoter/promoter group/group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at "arms' length".	The promoter/ promoter group/ group companies do not have any interest in Fair Lane Realty Limited.
3.	The industry to which the entity being acquired belongs.	Real Estate
4.	Objects and impact of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity).	Last Mile Enterprises Limited (LMEL) is foraying into real estate development in a major way by acquiring a majority stake of 51% initially in Fair lane Realty Limited (with an option to go up to 100%). This will be the vehicle for future real estate projects it is contemplating to develop.
5.	Brief details of any governmental or regulatory approvals required for the acquisition.	N.A.
6.	Indicative time period for completion of the acquisition.	One -two Month required for completion of the acquisition.
7.	Nature of consideration (whether cash consideration or share swap and details of the same).	Cash consideration by way of remittance through normal banking channel.
8.	Cost of acquisition and/or the price at which the shares are acquired.	Rs.12,75,00,000 (Rupees Twelve crore seventy five lakh only) towards acquisition of 1,27,50,000 shares of the face value of Rs.10/- each





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9.	Percentage of shareholding/ control acquired and / or number of shares acquired	With the current investment, the Company's shareholding in Fair lane Realty Limited will be 51%.
10.	Brief background about the entity acquired in terms of products/line of business acquired, any other significant information (in brief).	Enclosed as Annexure B

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MANAGING DIRECTOR
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Annexure B

Brief background about the entity acquired in terms of products/line of business acquired

1. Fair Lane Realty Limited is acquiring development rights to develop 5 Plots under Redevelopment scheme of MHADA near King Circle, Matunga, Mumbai. The project is located in the Prime area of Matunga, Mumbai where there is extremely good demand for commercial and residential space.
2. Fair Lane Realty Limited is also acquiring development rights for a real estate project (under Joint Development Agreement) at on plot bearing S.NO. 299/2, 300 & 301 Near APMC Market, Kalyan (W), Mumbai. The project is located near APMC market and near Metro Station offering very good prospects for commercial and residential space.

The brief economics of the project is as under:

Particulars	Matunga Project	Kalyan Project
Construction Area (Sq. Ft)	1,99,202	558099
Total RERA carpet Area (Sq. Ft)	1,19,619	528333
MEMBER / SOLD AREA (Sq. Ft)	54,764	-
Less: Investor Area (Sq. Ft)	-	111620
Net SALE Area (Sq. Ft)	64,855	416713
Out of this Commercial Area	27,386	104178

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