



AMJ LAND HOLDINGS LIMITED

Registered Office

SD: 52

05th August, 2026

The Manager,
Listing Department,
National Stock Exchange of India Ltd.,
Exchange Plaza, 5th Floor,
Plot No. C/1, G Block,
Bandra Kurla Complex, Bandra (E),
Mumbai – 400 051.

Scrip Code:- AMJLAND

The Manager,
Corporate Relationship Department,
BSE Ltd.,
Phiroze Jeejeebhoy Towers,
Dalal Street,
MUMBAI – 400 001.

Scrip Code:- 500343

Dear Sir/Madam,

Subject: Annual Report for the Financial Year 2025-26.

Pursuant to the Regulation 34 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 we have enclosed the Annual Report of the Company for the Financial Year 2025-26 for your information and record.

The said Annual Report is also available on the website of the Company at www.amjland.com.

Thanking you,

Yours Faithfully,

For **AMJ Land Holdings Limited**

Sahil Dudani
Company Secretary & Compliance Officer
ICSI Membership No.: A70115
Encl.: As Above

Registered Office:

Thergaon, Chinchwad, Pune-411033 Tel: +91-20-30613333,
E-Mail : pune@pudumjee.com. CIN L21012MH1964PLC013058 GSTIN:27AABCP0310Q1ZG

Corporate Office:

Jatia Chambers, 60, Dr. V.B.Gandhi Marg, Kalaghoda. Mumbai-400001 India.
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E-Mail: pudumjee@pudumjee.com Web Site: www.amjland.com



AMJ LAND HOLDINGS LIMITED



ANNUAL REPORT
2025 -26

AMJ'S JOURNEY

A LEGACY OF TRUST.

AMJ Land Holdings Limited continues to strengthen its legacy by developing high-quality residential and commercial spaces that combine thoughtful planning, modern infrastructure, and sustainable practices. Guided by decades of experience, the Company remains committed to creating long-term value for customers, shareholders, business partners, and the communities it serves.

With a strong focus on quality, transparency, and responsible development, AMJ has established a trusted presence in Pune's real estate market. Every project reflects customer-centric design, environmental responsibility, and construction excellence.

The GREENS, the Company's flagship integrated township, stands as a testament to this vision, offering premium residences, lifestyle amenities, commercial conveniences, and landscaped open spaces that have earned strong customer confidence.

Driven by innovation, disciplined execution, and sustainability, AMJ Land Holdings Limited remains focused on building vibrant communities, expanding its development portfolio, and creating enduring value for stakeholders while contributing to Pune's evolving urban landscape.





OUR PURPOSE. OUR COMMITMENT.

At AMJ Land Holdings Limited, every development begins with a clear purpose to create spaces that improve lives while contributing to sustainable urban growth. The Company believes that long-term success is achieved by maintaining the highest standards of quality, innovation, governance, and environmental responsibility. Through responsible business practices and customer-focused development, AMJ continues to create lasting value for every stakeholder.



VISION

To create a dynamic organization with all round development of people, so as to lead themselves and the organization towards sustainability and growth.



MISSION

To offer value-added products & services to customers and constantly innovate to meet emerging challenges. Minimize the environmental impact through energy conservation, use of renewable energy and adoption of best available technology.

BOARD OF DIRECTORS



MR. A. K. JATIA

Non-Executive Chairman
and Promoter Director



MR. S. K. BANSAL

Whole-Time Director
(Finance)



DR. ASHOK KUMAR

Non-Executive Director



**MR. SUDHIR
DUPPALIWAR**

Non-Executive
Independent Director



MR. TUSHYA JATIA

Non-Executive Independent
Director



MRS. SHILPA BHATIA

Non-Executive Independent
Director

LEADERSHIP THAT INSPIRES PROGRESS

The Board of Directors provides strategic leadership and governance, guiding AMJ Land Holdings Limited with integrity, experience, and a long-term vision for sustainable growth.

Through responsible decision-making, innovation, and a strong commitment to shareholder value, the Board continues to strengthen the Company's position while driving future opportunities and operational excellence.



WHERE LIFESTYLE MEETS SUSTAINABILITY

Welcome to The GREENS, where modern architecture blends seamlessly with nature to create a truly exceptional living experience. Designed with premium amenities, landscaped surroundings, and sustainable infrastructure, The GREENS offers a lifestyle defined by comfort, elegance, and lasting value.





CRAFTED FOR MODERN LIVING

The GREENS stands as the flagship residential development of AMJ Land Holdings Limited and reflects the Company's commitment to creating thoughtfully planned communities that combine comfort, convenience, sustainability, and modern living. Designed as an integrated gated township, The GREENS offers an ideal balance between contemporary architecture, open green spaces, lifestyle amenities, and everyday conveniences, creating a vibrant environment where families can truly thrive.

Spread across a well-planned campus, the development comprises eight residential towers and one commercial tower. Seven residential towers and the commercial building have already been successfully handed over, while Tower 8 has entered advance state of construction. Tower 8, has received an exceptional market response with nearly 95% of the inventory sold, demonstrating the confidence of homebuyers in the quality and credibility of the project.

Every aspect of The GREENS has been designed to maximise comfort, functionality, and community interaction. Wide internal roads, landscaped gardens, children's play areas, dedicated senior citizen zones, recreational spaces, and thoughtfully designed common areas create an environment that encourages healthy and active living. The project combines elegant architecture with practical planning to meet the evolving lifestyle expectations of modern living.



The commercial component within the township further enhances everyday convenience by providing easy access to retail outlets, healthcare services, and essential facilities. Together, these elements create a self-sustained neighbourhood where residents enjoy the benefits of urban living within a secure and well-maintained environment.

The GREENS has been designed to deliver an exceptional lifestyle through a comprehensive range of premium amenities that promote health, recreation, safety, and community living. Residents enjoy access to a modern clubhouse, swimming pool, fully equipped gymnasium, landscaped gardens, jogging and walking tracks, indoor games, community spaces, children's play areas, and dedicated recreational facilities that enhance everyday living.

Safety and convenience remain integral to the project's planning. The development features 24-hour security surveillance, controlled access, ample parking facilities, reliable infrastructure, power backup for common areas, and professionally maintained common spaces, ensuring a secure and comfortable living experience for every resident.

Environmental responsibility remains one of the defining features of The GREENS. The project incorporates rainwater harvesting systems, sewage treatment facilities, water conservation initiatives, energy-efficient infrastructure, extensive tree plantations, landscaped green zones, and environmentally responsible construction practices. These initiatives not only comply with environmental regulations but also contribute towards creating a healthier and more sustainable community.

The strong customer response to The GREENS reflects the Company's commitment to quality construction, timely execution, and transparent business practices. With possession of Tower 8 planned for December 2027, the project continues to progress steadily while reinforcing AMJ Land Holdings Limited's reputation as a trusted developer delivering lasting value and premium residential experiences.

**Premium Amenities**

Clubhouse, Pool & Gym

**Green Landscapes**

Gardens & Walking Tracks

**Retail Convenience**

Shops Within the Township

**Sustainable Design**

Rainwater Harvesting & STP

**24x7 Security**

Safe Gated Community

**Excellent Connectivity**

Easy Access Across Pune

RENEWABLE ENERGY FOR A SUSTAINABLE FUTURE

AMJ Land Holdings Limited complements its real estate business through its renewable energy portfolio, operating three wind turbines across Maharashtra with a combined installed capacity of 4.6 MW. The portfolio comprises two wind turbines at Sadawaghapur in Satara and one at Jath in Sangli. These assets reflect the Company's long-standing commitment to environmental responsibility and sustainable business practices by contributing to clean energy generation.

The Company continues to focus on operational efficiency, preventive maintenance, and asset optimisation to ensure reliable performance of its wind energy infrastructure, despite annual power generation varying with wind and seasonal conditions. While AMJ has no immediate plans to expand its wind energy capacity, it continues to monitor technological advancements and policy developments in the renewable energy sector, maintaining a stable clean energy portfolio alongside its strategic focus on real estate development.

LOCATIONS

3 WINDMILLS
(2 IN SATARA, 1 IN SANGLI)

CAPACITY

**1.25 MW × 2 & 2.1 MW =
TOTAL 4.6 MW**

AMJ'S FUTURE PLAN

SHAPING THE NEXT CHAPTER OF GROWTH

AMJ Land Holdings Limited is focused on building a diversified, future-ready portfolio across residential, commercial, redevelopment, and mixed-use developments while maintaining its commitment to quality, sustainability, and long-term value creation. Redevelopment remains a key growth driver, with AMJ Realty securing Letters of Intent for projects in Western and Eastern Pune, representing an estimated development potential of 1.60 lakh sq. ft., while additional redevelopment opportunities are under evaluation to strengthen the future pipeline.

The Company also sees strong opportunities in Global Capability Centres (GCCs), IT parks, commercial offices, warehousing, logistics parks, industrial infrastructure, and integrated mixed-use developments, positioning itself to benefit from Pune's expanding commercial ecosystem.

Backed by a disciplined approach to land acquisition, redevelopment, innovation, and responsible construction, AMJ remains well positioned to create long-term value for customers, investors, shareholders, and communities while contributing to Pune's evolving urban landscape.



NOTICE

To the Members,

The **61st** Annual General Meeting of the Shareholders of AMJ Land Holdings Limited will be held on Wednesday, the 02nd day of September, 2026 at 11:30 a.m. (IST) through Video Conference ("VC") / Other Audio Visual Means ("OAVM") without physical presence of the Shareholders at a common venue, to transact the following businesses.

ORDINARY BUSINESS:

- 1) To receive, consider and adopt the Audited Standalone and Consolidated Financial Statements of the Company for the Financial Year ended 31st March, 2026 comprising the Audited Balance Sheet as at 31st March, 2026 and the Statement of Profit and Loss and Cash Flow Statement for the year ended on that date and the Reports of the Board of Directors and Auditors' thereon.
- 2) To appoint a Director in place of Mr. Arunkumar Mahabirprasad Jatia (DIN: 01104256), who retires by rotation and being eligible, offers himself for re-appointment.
- 3) To declare a dividend on equity shares of the Company for the year 2025-26.

SPECIAL BUSINESS:

- 4) To consider and, if thought fit, to approve, with or without modification(s) the Material Related Party Transactions with Pudumjee Paper Products Limited (PPPL) and to pass the following resolution as an **Ordinary Resolution**:

"RESOLVED THAT pursuant to the provisions of Regulation 23(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time ("Listing Regulations"), the applicable provisions of the Companies Act, 2013 ("Act") read with rules made thereunder, other applicable laws / statutory provisions, if any, (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force), the Company's Policy on Related Party Transactions and on the basis of approval of the Audit Committee and recommendation of the Board of Directors of the Company, approval of the Members of the Company be and is hereby accorded to the Company to enter into and / or continue the related party transaction(s) / contract(s) / arrangement(s) / agreement(s) with Pudumjee Paper Products Limited (PPPL) (in terms of Regulation 2(1)(zc) of the Listing Regulations) in terms of the explanatory statement to this resolution and more specifically set out in Table nos. A1 to A2 in the explanatory statement to this resolution on the respective material terms & conditions set out in each of Table nos. A1 to A2.

RESOLVED FURTHER THAT for the purpose of giving effect to this Resolution the Board of Director(s)/ Key Managerial Personnel(s) of the Company, be and are hereby, severally, authorised to do all such acts, deeds, matters and things as it may, deem necessary and to take all such steps as may be required in this connection including finalizing and executing necessary contract(s), arrangement(s), agreement(s) and such other documents as may be required to give effect to this resolution."

- 5) To consider and, if thought fit, to approve, with or without modification(s) the Material Related Party Transactions with 3P Land Holdings Limited (3PLHL) and to pass the following resolution as an **Ordinary Resolution**:

"RESOLVED THAT pursuant to the provisions of Regulation 23(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time ("Listing Regulations"), the applicable provisions of the Companies Act, 2013 ("Act") read with rules made thereunder, other applicable laws / statutory provisions, if any, (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force), the Company's Policy on Related Party Transactions and on the basis of the approval of the Audit Committee and recommendation of the Board of Directors of the Company, approval of the Members of the Company be and is hereby accorded to the Company to enter into and / or continue the related party transaction(s) / contract(s) / arrangement(s) / agreement(s) with 3P Land Holdings Limited (in terms of Regulation 2(1)(zc) of the Listing Regulations) in terms of the explanatory statement to this resolution and more specifically set out in Table nos. B1 to B2 in the explanatory statement to this resolution on the respective material terms & conditions set out in each of Table nos. B1 to B2.

RESOLVED FURTHER THAT for the purpose of giving effect to this Resolution the Board of Director(s)/ Key Managerial Personnel(s) of the Company, be and are hereby, severally, authorised to do all such acts, deeds, matters and things as it may deem necessary and to take all such steps as may be required in this connection including finalizing and executing necessary contract(s), arrangement(s), agreement(s) and such other documents as may be required to give effect to this resolution."

- 6) To consider and, if thought fit, to approve, with or without modification(s) the Material Related Party Transactions with Biodegradable Products India Limited (BPIL) and to pass the following resolution as an **Ordinary Resolution:**

“RESOLVED THAT pursuant to the provisions of Regulation 23(4) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time (“Listing Regulations”), the applicable provisions of the Companies Act, 2013 (“Act”) read with rules made thereunder, other applicable laws / statutory provisions, if any, (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force), the Company’s Policy on Related Party Transactions on the basis of the approval of the Audit Committee and recommendation of the Board of Directors of the Company, approval of the Members of the Company be and is hereby accorded to the Company to enter into and / or continue the related party transaction(s) /contract(s) / arrangement(s) / agreement(s) with Biodegradable Products India Limited (BPIL) (in terms of Regulation 2(1)(zc) of the Listing Regulations) in terms of the explanatory statement to this resolution and more specifically set out in Table no. C in the explanatory statement to this resolution on the respective material terms & conditions set out Table no. C

RESOLVED FURTHER THAT for the purpose of giving effect to this Resolution the Board of Director(s)/ Key Managerial Personnel(s) of the Company, be and are hereby, severally, authorised to do all such acts, deeds, matters and things as it may, deem necessary and to take all such steps as may be required in this connection including finalizing and executing necessary contract(s), arrangement(s), agreement(s) and such other documents as may be required to give effect to this resolution.”

Notes:

- 1) The Explanatory Statement, pursuant to Section 102 of the Companies Act, 2013 in respect of the above Item Nos. 4 to 6 is annexed hereto.
- 2) In compliance with the provisions of the Companies Act, 2013 read with the Ministry of Corporate Affairs (“MCA”) General Circular No. 14/2020 dated 8th April, 2020, along with subsequent extensions issued in this regard from time to time, the latest being General Circular No. 03/2025 dated 22nd September, 2025 (collectively referred to as the “MCA Circulars”) and the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with the SEBI Circulars dated 12th May, 2020 along with subsequent extensions issued in this regard from time to time, the latest being 5th June, 2025 (collectively referred to as the “SEBI Circulars”) including any amendments thereto, the 12th Annual General Meeting (“AGM” or “e-AGM”) of the Company is being conducted through Video Conferencing (“VC”). The proceedings of the AGM shall be deemed to be conducted at the Registered Office of the Company, which shall be the deemed venue of the AGM or e-AGM.
- 3) e-AGM: The Company has appointed National Securities Depository Limited (NSDL) to provide Video Conferencing facility for the e-AGM.
- 4) The Register of Members and Transfer Books of the Company will be closed from Tuesday, the 25st day of August, 2026, to Wednesday, the 02nd day of September, 2026 (both days inclusive)..
- 5) The Dividend, when sanctioned, will be paid subject to deduction of tax at source, as applicable, on and from 22nd September, 2026 to those shareholders whose names stand on the Company’s Register of Members as holders of the shares on 02nd September, 2026. The dividend in respect of shares held in the electronic form will be paid to the beneficial owners of the shares whose names are appearing in the Register of Members as Beneficial Owner, at the close of business hours on Monday, 24th August, 2026 as per the details furnished by the Depositories for this purpose. The payment of Dividend will be subject to the provisions of Section 126 of the Companies Act, 2013
- 6) PURSUANT TO THE PROVISIONS OF THE COMPANIES ACT, 2013, A MEMBER ENTITLED TO ATTEND AND VOTE AT THE AGM IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE ON HIS/HER BEHALF AND THE PROXY NEED NOT BE A MEMBER OF THE COMPANY. SINCE THIS AGM IS BEING HELD PURSUANT TO THE MCA CIRCULARS THROUGH VC, PHYSICAL ATTENDANCE OF MEMBERS HAS BEEN DISPENSED WITH. THEREFORE, THE FACILITY FOR APPOINTMENT OF PROXIES BY THE MEMBERS WILL NOT BE AVAILABLE FOR THE E-AGM AND HENCE THE PROXY FORM AND ATTENDANCE SLIP ARE NOT ANNEXED TO THIS NOTICE.
- 7) Institutional Shareholders / Corporate Shareholders (i.e. other than Individuals, HUF, NRI, etc.) are required to send scanned copy (PDF/JPG format) of the relevant Board Resolution/Authority letter, etc., authorising its representative to attend the e-AGM on its behalf and to vote through remote e-voting or during the e-AGM. The said Board Resolution/Authorisation shall be sent to the Scrutinizer through registered e-mail address to savitajyotiassociates05@gmail.com, with a copy marked to evoting@nsdl.com. Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) can also upload their Board Resolution / Power of Attorney / Authority Letter etc. by clicking on **“Upload Board Resolution / Authority Letter”** displayed

under **"e-Voting"** tab in their login.

- 8) The Members can join the e-AGM through Video Conferencing 15 minutes before and after the scheduled time of the commencement of the e-AGM by following the procedure mentioned in the Notice. As per the MCA Circular, the facility of participation at the e-AGM through VC will be available for 1,000 members on a First-Come First-served basis. However, this restriction shall not apply to Large Shareholders (Shareholders holding 2% or more Shareholding), Promoters, Institutional Investors, Directors, Key Managerial Personnel, Chairman of the Audit Committee, Nomination and Remuneration Committee and Stakeholders Relationship Committee, Auditors etc.
- 9) The Members attending the AGM through Video Conferencing shall be counted for the purpose of reckoning the quorum under Section 103 of the Companies Act, 2013.
- 10) Pursuant to the provisions of the Companies Act 2013 and rules made thereunder and in compliance with the aforesaid MCA Circulars, Notice of the e-AGM along with the Annual Report 2025-26 is being sent through electronic mode to those Members whose email addresses are registered with the Company/ Depositories. Further, pursuant to the provisions of Regulation 36 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 a letter providing the web-link, including the exact path, where complete details of the Annual Report is available is being sent to those Members who have not so registered. The Company shall send the physical copy of the Annual Report 2025-26 only to those Members who specifically request for the same at secretarial@pudumjee.com. Members may note that the Notice calling the AGM and the Annual Report 2025-26 will also be available on the Company's website www.amjland.com, websites of the Stock Exchanges i.e. BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com respectively and on the website of National Securities Depositories Limited (NSDL) at www.evoting.nsdl.com
- 11) Under the Companies Act, 2013, dividends that are unclaimed for a period of seven years are required to be transferred to the Investor Education and Protection Fund (IEPF) administered by the Central Government. The Company has uploaded the details of unpaid and unclaimed amounts lying with the Company as on 30th August, 2025 (date of last Annual General Meeting) on the website of the Company viz., www.amjland.com, as also on the website of the Ministry of Corporate Affairs. The Unclaimed Dividend for the year 2018-19 will be deposited to IEPF on or before 24th September, 2026. As such, Shareholders, who have not so far encashed dividend warrants of earlier years are requested to, immediately, return the outdated warrant(s) to the Company or write to us to enable the Company to issue duplicate warrant(s)/ demand draft(s) in lieu thereof.
- 12) In compliance with the provisions of the Companies Act, 2013 read with the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016, the Company has transferred 53,534 Equity Shares of face value of ₹ 2/- each (in respect of which dividend has not been paid or claimed by the Shareholders for a period of seven consecutive years or more) along with unpaid or unclaimed dividend declared for the financial year ended 31st March, 2018 and earlier periods to the Investor Education and Protection Fund Authority. Shareholders who have so far not claimed or collected their dividends for the said period may claim their dividend and shares from the Investor Education and Protection Fund Authority, by submitting an application in the prescribed form and completing the procedure to claim refund of unclaimed dividend amount and shares from IEPF Authority available on the website of the Company viz., www.amjland.com.
- 13) Since the AGM will be held through VC, the Route Map is not annexed to this Notice.
- 14) Members seeking any information with regard to the accounts or any matter to be placed at the AGM, are requested to write to the Company mentioning their name, demat account number/folio number, email id, mobile number on or before 18th August, 2026 through email on secretarial@pudumjee.com. The same will be replied by the Company suitably. Members may also ask their questions at the meeting by using chat box facility provided by NSDL. The questions received will be replied at AGM or Individually through e-mail as may be decided by the chairman.
- 15) Members are requested to write/intimate to Company's Registrar and Share Transfer Agent, changes in their registered addresses, profile details, if any, for sending future communication(s), any query in connection with claim of the unclaimed and unpaid dividends, etc.
- 16) Documents referred to in the Notice and the explanatory statement shall be available for inspection by the Members through e-mail. The Members are requested to send an e-mail to secretarial@pudumjee.com for the same.
- 17) Register of Directors and Key Managerial Personnel and their Shareholding and Register of Contracts or arrangements in which directors are interested, will be available for inspection by the Members through e-mail. The Members are requested to send an e-mail to secretarial@pudumjee.com for the same.

- 18) As per the provisions of the Companies Act, 2013, facility for making nominations is available to the members in respect of the shares held by them. Nomination forms can be obtained from the Company's Registrars and Share Transfer Agent by Members holding shares in physical form. Members holding shares in electronic form may obtain Nomination forms from their respective Depository Participant.

As per Regulation 40 of the SEBI Listing Regulations, as amended securities of listed companies can be transferred only in dematerialised form with effect from 01st April, 2019, except in case of request received for transmission or transposition of securities. In view of this and to eliminate all risks associated with physical shares, Members holding shares in physical form are requested to convert their holdings to dematerialised form. Members can contact the Company or Company's Registrar and Share Transfer Agent for assistance in this regard.

- 19) Further pursuant to Rule 18(1) of the Companies (Management and Administration) Rules, 2014, the Company needs to send the Notice, Annual Report electronically on the e-mail addresses as obtained from the Company/ Depositories/ Registrar and Share Transfer Agent to the members.

If you are holding the shares of the Company in dematerialized form and already registered your e-mail address, you would be receiving the Notices of General Meeting/Postal Ballot, Annual Report and other Shareholders communication by electronic mode.

The Members who hold shares in physical mode and have not registered their e-mail address may request the Company to receive Notices of General Meeting/Postal Ballot, Annual Report and other shareholders communication by electronic mode by registering their valid e-mail address with the Company / Registrar and Share Transfer Agents.

Members are requested to support this Green Initiative by registering/updating their e-mail addresses, with the Depository Participant (in case of Shares held in dematerialised form) or with KFin Technologies Limited, (in case of Shares held in physical form).

- 20) Instructions for voting through e-voting and joining the e-AGM as follows:

I. VOTING THROUGH ELECTRONIC MEANS:

1. Pursuant to the General Circular No. 03/2025 dated September 22, 2025, issued by the Ministry of Corporate Affairs (MCA) and circular issued by SEBI vide circular no. SEBI/ HO/ CFD/ CFDPoD-2/ P/ CIR/ 2024/ 133 dated October 3, 2024 ("SEBI Circular") and other applicable circulars and notifications issued (including any statutory modifications or re-enactment thereof for the time being in force and as amended from time to time, companies are allowed to hold AGM through Video Conferencing (VC) or other audio visual means (OAVM), without the physical presence of members at a common venue. In compliance with the said Circulars, AGM shall be conducted through VC / OAVM.
2. The Remote e-voting period commences on Sunday, the 30th August, 2026 (9.00 a.m. IST) and ends on Tuesday, the 01st September, 2026 (5.00 p.m. IST). During this period, Members of the Company, holding shares either in physical form or in dematerialized form, as on 24th August, 2026, may cast their vote electronically. The remote e-voting module shall be disabled by NSDL for voting thereafter. Once the vote on a resolution is cast by the Member, the Member AGM shall not be allowed to change it subsequently.
3. The Members who have cast their vote by remote e-voting prior to the meeting may also attend the meeting but shall not be entitled to cast vote again.
4. The voting rights of Members shall be in proportion to their shares held in the paid up equity share capital of the Company as on 24th August, 2026.
5. Any person holding shares in physical form and non-individual shareholders, who acquires shares of the Company and becomes a Member of the Company after sending of the Notice and holding shares as of the cut-off date, may obtain the login ID and password by sending a request at evoting@nsdl.com. However, if he / she is already registered with NSDL for remote e-Voting then he /she can use his / her existing User ID and password for casting the vote. In case of Individual Shareholders holding securities in demat mode and who acquires shares of the Company and becomes a Member of the Company after sending of the Notice and holding shares as of the cut-off date may follow steps mentioned below under **"Login method for remote e-Voting and joining virtual meeting for Individual shareholders holding securities in demat mode."**

THE INSTRUCTIONS FOR MEMBERS FOR REMOTE E-VOTING AND JOINING GENERAL MEETING ARE AS UNDER:-

The remote e-voting period commences on Sunday, 30th August, 2026 at 09:00 A.M. (IST) and ends on Tuesday, 1st September, 2026 05:00 P.M. (IST). The remote e-voting module shall be disabled

by NSDL for voting thereafter. The Members, whose names appear in the Register of Members / Beneficial Owners as on the record date (cut-off date) i.e. Monday, 24th August, 2026 may cast their vote electronically. The voting right of shareholders shall be in proportion to their share in the paid-up equity share capital of the Company as on the cut-off date, being Monday, 24th August, 2026.

How do I vote electronically using NSDL e-Voting system?

The way to vote electronically on NSDL e-Voting system consists of “Two Steps” which are mentioned below:

Step 1: Access to NSDL e-Voting system

A) Login method for e-Voting and joining virtual meeting for Individual shareholders holding securities in demat mode

In terms of SEBI circular dated December 9, 2020 on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are advised to update their mobile number and email Id in their demat accounts in order to access e-Voting facility.

Login method for Individual shareholders holding securities in demat mode is given below:

Type of shareholders	Login Method
Individual Shareholders holding securities in demat mode with NSDL.	1. For OTP based login you can click on https://eservices.nsdl.com/SecureWeb/evoting/evotinglogin.jsp . You will have to enter your 8-digit DP ID, 8-digit Client Id, PAN No., Verification code and generate OTP. Enter the OTP received on registered email id/mobile number and click on login. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on company name or e-Voting service provider i.e. NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.
	2. Existing IDeAS user can visit the e-Services website of NSDL Viz. https://eservices.nsdl.com either on a Personal Computer or on a mobile. On the e-Services home page click on the “ Beneficial Owner ” icon under “ Login ” which is available under ‘IDeAS’ section, this will prompt you to enter your existing User ID and Password. After successful authentication, you will be able to see e-Voting services under Value added services. Click on “ Access to e-Voting ” under e-Voting services and you will be able to see e-Voting page. Click on company name or e-Voting service provider i.e. NSDL and you will be re-directed to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.
	3. If you are not registered for IDeAS e-Services, option to register is available at https://eservices.nsdl.com . Select “Register Online for IDeAS Portal ” or click at https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp
	4. Visit the e-Voting website of NSDL. Open web browser by typing the following URL: https://www.evoting.nsdl.com/ either on a Personal Computer or on a mobile. Once the home page of e-Voting system is launched, click on the icon “Login” which is available under ‘Shareholder/Member’ section. A new screen will open. You will have to enter your User ID (i.e. your sixteen digit demat account number hold with NSDL), Password/OTP and a Verification Code as shown on the screen. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on company name or e-Voting service provider i.e. NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.

Type of shareholders	Login Method
	5. Shareholders/Members can also download NSDL Mobile App “NSDL Speede” facility by scanning the QR code mentioned below for seamless voting experience. NSDL Mobile App is available on  App Store  Google Play  
Individual Shareholders holding securities in demat mode with CDSL	1. Users who have opted for CDSL Easi / Easiest facility, can login through their existing user id and password. Option will be made available to reach e-Voting page without any further authentication. The users to login Easi /Easiest are requested to visit CDSL website www.cdslindia.com and click on login icon & New System Myeasi Tab and then user your existing my easi username & password. 2. After successful login the Easi / Easiest user will be able to see the e-Voting option for eligible companies where the evoting is in progress as per the information provided by company. On clicking the evoting option, the user will be able to see e-Voting page of the e-Voting service provider for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. Additionally, there is also links provided to access the system of all e-Voting Service Providers, so that the user can visit the e-Voting service providers’ website directly. 3. If the user is not registered for Easi/Easiest, option to register is available at CDSL website www.cdslindia.com and click on login & New System Myeasi Tab and then click on registration option. 4. Alternatively, the user can directly access e-Voting page by providing Demat Account Number and PAN No. from a e-Voting link available on www.cdslindia.com home page. The system will authenticate the user by sending OTP on registered Mobile & Email as recorded in the Demat Account. After successful authentication, user will be able to see the e-Voting option where the evoting is in progress and also able to directly access the system of all e-Voting Service Providers.
Individual Shareholders (holding securities in demat mode) login through their depository participants	You can also login using the login credentials of your demat account through your Depository Participant registered with NSDL/CDSL for e-Voting facility. upon logging in, you will be able to see e-Voting option. Click on e-Voting option, you will be redirected to NSDL/CDSL Depository site after successful authentication, wherein you can see e-Voting feature. Click on company name or e-Voting service provider i.e. NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.

Important note: Members who are unable to retrieve User ID/ Password are advised to use Forget User ID and Forget Password option available at abovementioned website.

Helpdesk for Individual Shareholders holding securities in demat mode for any technical issues related to login through Depository i.e. NSDL and CDSL.

Login type	Helpdesk details
Individual Shareholders holding securities in demat mode with NSDL	Members facing any technical issue in login can contact NSDL helpdesk by sending a request at evoting@nsdl.com or call at 022 - 4886 7000
Individual Shareholders holding securities in demat mode with CDSL	Members facing any technical issue in login can contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at toll free no. 1800-21-09911

B) Login Method for e-Voting and joining virtual meeting for shareholders other than Individual shareholders holding securities in demat mode and shareholders holding securities in physical mode.

How to Log-in to NSDL e-Voting website?

1. Visit the e-Voting website of NSDL. Open web browser by typing the following URL: <https://www.evoting.nsdl.com/> either on a Personal Computer or on a mobile.
2. Once the home page of e-Voting system is launched, click on the icon "Login" which is available under 'Shareholder/Member' section.
3. A new screen will open. You will have to enter your User ID, your Password/OTP and a Verification Code as shown on the screen.

Alternatively, if you are registered for NSDL eservices i.e. IDEAS, you can log-in at <https://eservices.nsdl.com/> with your existing IDEAS login. Once you log-in to NSDL eservices after using your log-in credentials, click on e-Voting and you can proceed to Step 2 i.e. Cast your vote electronically.

4. Your User ID details are given below :

Manner of holding shares i.e. Demat (NSDL or CDSL) or Physical	Your User ID is:
a) For Members who hold shares in demat account with NSDL.	8 Character DP ID followed by 8 Digit Client ID For example if your DP ID is IN300*** and Client ID is 12***** then your user ID is IN300***12*****.
b) For Members who hold shares in demat account with CDSL.	16 Digit Beneficiary ID For example if your Beneficiary ID is 12***** then your user ID is 12*****.
c) For Members holding shares in Physical Form.	EVEN Number followed by Folio Number registered with the company For example if folio number is 001*** and EVEN is 101456 then user ID is 101456001***

5. Password details for shareholders other than Individual shareholders are given below:
 - a. If you are already registered for e-Voting, then you can use your existing password to login and cast your vote.
 - b. If you are using NSDL e-Voting system for the first time, you will need to retrieve the 'initial password' which was communicated to you. Once you retrieve your 'initial password', you need to enter the 'initial password' and the system will force you to change your password
 - c. How to retrieve your 'initial password'?
 - i. If your email ID is registered in your demat account or with the company, your 'initial password' is communicated to you on your email ID. Trace the email sent to you from NSDL from your mailbox. Open the email and open the attachment i.e. a .pdf file. Open the .pdf file. The password to open the .pdf file is your 8 digit client ID for NSDL account, last 8 digits of client ID for CDSL account or folio number for shares held in physical form. The .pdf file contains your 'User ID' and your 'initial password'.

- ii. If your email ID is not registered, please follow steps mentioned below **in process for those shareholders whose email ids are not registered.**
6. If you are unable to retrieve or have not received the “ Initial password” or have forgotten your password:
 - a) Click on **“Forgot User Details/Password?”**(If you are holding shares in your demat account with NSDL or CDSL) option available on www.evoting.nsdl.com.
 - b) **Physical User Reset Password?”** (If you are holding shares in physical mode) option available on www.evoting.nsdl.com.
 - c) If you are still unable to get the password by aforesaid two options, you can send a request at evoting@nsdl.com mentioning your demat account number/folio number, your PAN, your name and your registered address etc.
 - d) Members can also use the OTP (One Time Password) based login for casting the votes on the e-Voting system of NSDL
7. After entering your password, tick on Agree to “Terms and Conditions” by selecting on the check box.
8. Now, you will have to click on “Login” button.
9. After you click on the “Login” button, Home page of e-Voting will open.

Step 2: Cast your vote electronically and join Meeting on NSDL e-Voting system.

How to cast your vote electronically and join meeting on NSDL e-voting system?

1. After successful login at Step 1, you will be able to see all the companies “EVEN” in which you are holding shares and whose voting cycle and General Meeting is in active status.
2. Select “EVEN” of company for which you wish to cast your vote during the remote e-Voting period and casting your vote during the General Meeting. For joining virtual meeting, you need to click on “VC/OAVM” link placed under “Join Meeting”.
3. Now you are ready for e-Voting as the Voting page opens.
4. Cast your vote by selecting appropriate options i.e. assent or dissent, verify/modify the number of shares for which you wish to cast your vote and click on “Submit” and also “Confirm” when prompted.
5. Upon confirmation, the message “Vote cast successfully” will be displayed.
6. You can also take the printout of the votes cast by you by clicking on the print option on the confirmation page.
7. Once you confirm your vote on the resolution, you will not be allowed to modify your vote.

II. VOTING AT THE E-AGM:

1. The procedure for e-Voting on the day of the e-AGM is same as the instructions mentioned above for remote e-voting.
2. Only those Members/Shareholders, who will be present in the e-AGM through Video Conferencing facility and have not casted vote through remote e-Voting are eligible to vote through e-Voting at the e-AGM.
3. However, Members/Shareholders, who have voted through Remote e-Voting will be eligible to attend the e-AGM.
4. The details of the person who may be contacted for any grievances connected with the facility for e-Voting on the day of the e-AGM shall be the same person mentioned for Remote e-voting.

III. GENERAL GUIDELINES FOR SHAREHOLDERS:

- i. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential. Login to the e-voting website will be disabled upon five unsuccessful attempts to key in the correct password. In such an event, you will need to go through the “Forgot User Details/Password?” or “Physical User Reset Password?” option available on www.evoting.nsdl.com to reset the password.

- ii. In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on :022 - 4886 7000 or send a request to Ms. Pallavi Mhatre at evoting@nsdl.com.

Process for those shareholders whose email ids are not registered with the depositories for procuring user id and password and registration of e mail ids for e-voting for the resolutions set out in this notice:

1. In case shares are held in physical mode please provide Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self attested scanned copy of PAN card), AADHAR (self attested scanned copy of Aadhar Card) by email to einward.ris@kfintech.com.
2. In case shares are held in demat mode, please provide DPID-CLID (16 digit DPID + CLID or 16 digit beneficiary ID), Name, client master or copy of Consolidated Account statement, PAN (self attested scanned copy of PAN card), AADHAR (self attested scanned copy of Aadhar Card) to einward.ris@kfintech.com. If you are an Individual shareholders holding securities in demat mode, you are requested to refer to the login method explained at **step 1 (A) i.e. Login method for e-Voting and joining virtual meeting for Individual shareholders holding securities in demat mode.**
3. Alternatively shareholder/members may send a request to evoting@nsdl.com for procuring user id and password for e-voting by providing above mentioned documents.
4. In terms of SEBI circular dated December 9, 2020 on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are required to update their mobile number and email ID correctly in their demat account in order to access e-Voting facility.

IV. INSTRUCTIONS FOR MEMBERS FOR ATTENDING THE AGM THROUGH VC/OAVM ARE AS UNDER:

1. Member will be provided with a facility to attend the AGM through VC/OAVM through the NSDL e-Voting system. Members may access by following the steps mentioned above for **Access to NSDL e-Voting system**. After successful login, you can see link of "VC/OAVM link" placed under **"Join meeting"** menu against company name. You are requested to click on VC/OAVM link placed under Join Meeting menu. The link for VC/OAVM will be available in Shareholder/Member login where the EVEN of Company will be displayed. Please note that the members who do not have the User ID and Password for e-Voting or have forgotten the User ID and Password may retrieve the same by following the remote e-Voting instructions mentioned in the notice to avoid last minute rush.
2. Members are encouraged to join the Meeting through Laptops for better experience.
3. Further Members will be required to allow Camera and use Internet with a good speed to avoid any disturbance during the meeting.
4. Please note that Participants Connecting from Mobile Devices or Tablets or through Laptop connecting via Mobile Hotspot may experience Audio/Video loss due to Fluctuation in their respective network. It is therefore recommended to use Stable Wi-Fi or LAN Connection to mitigate any kind of aforesaid glitches.
5. Members who would like to express their views or ask questions during the e-AGM may register themselves as a speaker by sending their request from their registered e-mail address mentioning their name, DP ID and Client ID / folio number, PAN, mobile number at secretarial@pudumjee.com. The Speaker registration will be open from Tuesday, 18th August, 2026 (9:00 a.m. IST) to Thursday, 20th August, 2026 (5:00 p.m. IST). Those Members who have registered themselves as a speaker will only be allowed to express their views/ask questions during the e-AGM. The Company reserves the right to restrict the number of speakers depending on the availability of time for the e-AGM.

V. OTHER INSTRUCTIONS:

1. Mrs. Savita Jyoti, Practicing Company Secretary has been appointed as the Scrutinizer to scrutinize the e-voting process and voting at the e-AGM in a fair and transparent manner.
2. The Scrutinizer shall, immediately after the conclusion of voting at the e-AGM, first count the votes cast at the meeting, thereafter unblock the votes cast through remote e-voting in the presence of at least two witnesses, not in the employment of the Company and make, not later than three days from the conclusion of the meeting, a consolidated scrutiniser's report of the total votes cast in favour or against, if any, to the Chairman/Company Secretary of the Company, who shall countersign the same.

3. The results declared alongwith the Scrutiniser's Report shall be placed on the Company's website www.amjland.com and on the website of NSDL <https://www.evoting.nsdl.com> and communicated to the Stock Exchanges.

GENERAL INSTRUCTIONS AND INFORMATION FOR SHAREHOLDERS:

21) We draw your attention to the SEBI's Master Circular No. HO/38/13/(4)2026-MIRSDPOD/1/4298/2026 dated 06th February, 2026 for Registrars to an Issue and Share Transfer Agent ('the SEBI Circular') where by SEBI has mandated furnishing the following information by holders of securities in physical form:

- a. Valid PAN i.e. PAN linked with Adhaar
- b. choice of nomination - registration by submitting Form SH-13 or Declaration to opt out nomination by submitting Form ISR-3
- c. KYC Details that includes:
 - i. contact details - i.e. present postal address with PIN code and mobile number in all cases and e-mail address for availing online services;
 - ii. bank account details - i.e. bank and branch name, bank account number, IFSC code
 - iii. specimen signature - by submitting duly attested Form ISR- 2:

The SEBI Circular further mandates that any service request or grievance shall be entertained or any payment, including payment of dividends, shall be made electronically to the security holders holding securities in physical form, only upon furnishing of the Valid PAN and the KYC Details, as mentioned above, against their respective folios. Kindly note that, pursuant to the SEBI circular No. SEBI/HO/MIRSD/POD-1/P/CIR/2024/81 dated 10th June, 2024, the condition of furnishing or updating of 'Choice of Nomination' against your folio has been relaxed and any service request or grievance shall be entertained or payment of dividend etc. shall be made if all other mandatory information, except the Choice of Nomination, has been furnished.

You are requested to forward the duly filled in Form ISR-1, Form ISR-2 and Form SH-13/Form ISR-3 along with the related proofs mentioned in the respective forms as the earliest. Kindly refer Note 22 to 25 hereinunder.

• **Issuance of Securities in dematerialized form in case of Investor Service Requests:**

22) We would further like to draw your attention to SEBI Master circular dated 06th February, 2026. Accordingly, while processing service requests in relation to; 1) Issue of duplicate securities certificate; 2) Claim from Unclaimed Suspense Account and Suspense Escrow Demat Account; 3) Replacement / Renewal / Exchange of securities certificate; 4) Endorsement; 5) Sub-division / Splitting of securities certificate; 6) Consolidation of securities certificates/folios; 7) Transposition and 8) Transmission, the Company shall issue securities only in dematerialised form. For processing any of the aforesaid service requests the securities holder/ claimant shall submit duly filled up Form ISR-4 along with the documents/details specified therein.

23) We hereby request to holders of physical securities to furnish the documents/details, as per the table below for respective service request, to the Registrars & Share Transfer Agents i.e., M/s. KFin Technologies Limited:

Sr. No.	Particulars	Please furnish details in
1.	PAN	Form No.: ISR-1
2.	Address with PIN Code	
3.	Email address	
4.	Mobile Number	
5.	Bank account details (Bank name and Branch, Bank account number, IFS Code)	
6.	Demat Account Number	
7.	Specimen Signature	Form No.: ISR-2
8.	Nomination details	Form No.: SH-13
9.	Declaration to opt out nomination	Form No.: ISR-3

Sr. No.	Particulars	Please furnish details in
10.	Cancellation or Variation of Nomination	Form No.: SH-14
11.	Request for issue of Securities in dematerialized form in case of below: i. Issue of duplicate securities certificate ii. Claim from Unclaimed Suspense Account iii. Renewal / Exchange of securities certificate iv. Endorsement v. Sub-division / Splitting of securities certificate vi. Consolidation of securities certificates/folios vii. Transposition viii. Transmission	Form No.: ISR-4

A member needs to submit Form ISR-1 for updating PAN and other KYC details to the RTA of the Company. Member may submit Form SH-13 to file Nomination. However, in case a Member do not wish to file nomination 'declaration to Opt-out' in Form ISR-3 shall be submitted.

In case of major mismatch in the signature of the members(s) as available in the folio with the RTA and the present signature or if the signature is not available with the RTA, then the member(s) shall be required to furnish Banker's attestation of the signature as per Form ISR-2 along-with the documents specified therein. Hence, it is advisable that the members send the Form ISR-2 alongwith the Form ISR-1 for updating of the KYC Details or Nomination.

All the aforesaid forms can be downloaded from the website of the Company at: <https://www.amjland.com/> and from the website of the RTA at <https://ris.kfintech.com/clientservices/isc/isrforms.aspx>.

The Company in the month of September, 2025 has dispatched a separate communication letter to the holders of physical securities requesting them to update their KYC in record of Company/RTA.

24) Mode of submission of form(s) and documents

a. Submitting Hard copy through Post/Courier etc.

Members can forward the hard copies of duly filled-in and signed form(s) along with self-attested and dated copies of relevant documentary proofs as mentioned in the respective forms, to the following address:

KFin Technologies Limited,
Unit: AMJ Land Holdings Limited
Selenium Tower B, Plot 31-32, Gachibowli,
Financial District, Nanakramguda, Hyderabad - 500 032

b. Through Electronic Mode with e-sign

In case members have registered their email address, they may send the scan soft copies of the form(s) along with the relevant documents, duly e-signed, from their registered email id to ris@kfintech.com or upload KYC documents with e-sign on RTA's website at the link: <https://ris.kfintech.com/clientservices/isc/>.

c. Submitting Hard copy at the office of the RTA

The form(s) along-with copies of necessary documents can be submitted by the securities holder (s) / claimant (s) in person at RTA's office. For this, the securities holder/claimant should carry Original Documents against which copies thereof shall be verified by the authorised person of the RTA and copy(ies) of such documents with IPV stamping with date and initials shall be retained for processing.

d. Mandatory Self-attestation of the documents

Please note that, each page of the documents that are submitted in hard copy must be self-attested by the holder (s). In case the documents are submitted in electronic mode then the same should be furnished with e-sign of scan copies of the documents.

e. E-sign

E-Sign is an integrated service which facilitates issuing a Digital Signature Certificate and performing signing of requested data by eSign user. The holder/claimant may approach any of the empanelled eSign Service Provider, details of which are available on the website of Controller of Certifying Authorities (CCA), Ministry of Communications and Information Technology (<https://cca.gov.in/>) for the purpose of obtaining an e-sign.

- 25) The members holding shares in demat are requested to update with respective Depository Participant, changes, if any, in their registered addresses, mobile number, Bank Account details, e-mail address and nomination details.
- 26) The RTA of the Company has launched a unified platform 'KPRISM' for the benefit of shareholders. KPRISM is a self-service portal / mobile based application that enables the shareholders to access their portfolios serviced by RTA, and check details like dividend status and make request for annual reports, change of address, update bank mandate, download standard forms, etc. The portal can be accessed at <https://kprism.kfintech.com>.
- 27) As part of the initiative, our RTA in order to enhance the investor experience for Senior Citizens, a Senior Citizens investor cell has been newly formed to assist exclusively the Senior Citizens in redressing their grievances, complaints and queries. The special cell closely monitors the complaints coming from Senior Citizens through this channel and handholds them at every stage of the service request till closure of the grievance. The senior citizens wishing to avail this service can send the communication to senior.citizen@kfintech.com.

The SCIs availing this service must provide the following details:

- ID proof showing Date of Birth
- Folio Number
- Company Name
- Nature of Grievance

A dedicated toll-free number 1800 3094 006 is also provided for the convenience of the senior citizens.

28) Electronic Credit of Dividend:

SEBI has made it mandatory for all companies to use the bank account details furnished by the Depositories and the bank account details maintained by the Registrar and Share Transfer Agents for payment of dividend to Members electronically. The Company has extended the facility of electronic credit of dividend directly to the respective bank accounts of the Member(s) through the Electronic Clearing Service (ECS)/ National Electronic Clearing Service (NECS)/ National Electronic Fund Transfer (NEFT)/ Real Time Gross Settlement (RTGS)/Direct Credit, etc. Members holding shares in demat form are requested to update their bank account details with their respective Depository Participant. The Company or KFintech cannot act on any request received directly from the Members holding shares in demat form for any change of bank particulars. Such changes should be intimated only to the Depository Participants by the Members. Further, instructions, if any, already given in respect of shares held in physical form will not be automatically applicable to shares held in the electronic mode. Members are requested to ensure that their bank account details in their respective demat accounts are updated, to enable the Company to provide timely credit of dividend in their bank accounts.

Kindly note that pursuant to the SEBI Master Circular No.: SEBI/HO/MIRSD/MIRSD-PoD/P/CIR/2025/91 dated 23rd June, 2025 w.e.f. 1st April, 2024, the Dividend will be paid only through Electronic mode to the security holders holding securities in physical form, only after furnishing mandatory KYC details (i.e. Valid PAN, contact details, bank account details and specimen signature) against their folios. In the absence of KYC details, the Company shall withhold dividend till the date of Updation of KYC details and the said dividend payment shall be made through Electronic Mode only upon complying with the requirements of updation of KYC as provided in the aforesaid SEBI Circulars. As directed by SEBI, the Members holding shares in physical form are requested to submit duly filled in form ISR 1 inter-alia with the original cancelled cheque in the manner as provided in Note No. 23 herein above to KFintech to update their KYC details.

29) Tax Deduction on Dividend:

Pursuant to the provisions of the Income Tax Act, 2025 ("IT Act") read with the Income Tax Rules, 2026, as

amended from time to time, dividends paid or distributed by the Company shall be taxable in the hands of the Shareholders. The Company shall therefore be required to deduct tax at source ("TDS") at the time of making payment of the said Dividend. For the prescribed rates for various categories, the Shareholders are requested to refer to the applicable provisions of the IT Act and the Rules made thereunder. Resident Shareholders are requested to note that in case their PAN is not submitted / not registered / is inoperative (not linked with Aadhar), the tax will be deducted at a higher rate of 20%. However, no tax shall be deducted on the dividend payable to a resident individual shareholder if the total dividend to be received during a Tax Year does not exceed Rs. 10,000/-.

Resident Individual Shareholders with PAN and who is not liable to pay income tax can submit a yearly declaration in Form No. 121 (earlier Form no. 15G/15H), as prescribed under the Income Tax Rules, 2026, to avail the benefit of non-deduction of tax at source.

Non-Resident Shareholders can avail beneficial rates under tax treaty between India and their country of residence, subject to providing necessary documents i.e. No Permanent Establishment and Beneficial Ownership Declaration, Tax Residency Certificate, Form 41 (earlier Form no. 10F), self-attested copy of Pan Card or any other document which may be required to avail the tax treaty benefits as may be prescribed under the IT Act and the Income Tax Rules, 2026.

Shareholders holding shares under multiple accounts under different/status category and single PAN, may note that, higher of the tax as applicable to the status in which shares held under a PAN will be considered on their entire holding in different accounts.

The requisite form for claiming tax exemption can be downloaded from the website of the Company at www.amjland.com.

The aforementioned documents (duly completed and signed) are required to be uploaded on the website of KFin Technologies Limited ('KFintech') the Registrar and Transfer Agent at <https://ris.kfintech.com/clientservices/investors/taxforms.aspx> or by sending hard copy of the said documents at the registered office of the Company through registered post/courier before 20th August, 2026 in order to enable the Company to determine and deduct appropriate TDS/Withholding Tax. The Shareholders may note that, incomplete and/or unsigned forms and declarations will not be considered by the Company. No communication on the tax determination/deduction shall be entertained after 20th August, 2026.

The Shareholders may note that in case tax on dividend is deducted at a higher rate in the absence of receipt of any of the aforementioned details/documents from the shareholders, the shareholders may consider filing their return of income and claiming an appropriate refund, as may be eligible. No claim shall lie against the Company for such taxes deducted.

The Company shall arrange to e-mail the soft copy of the TDS certificate to shareholders at the registered e-mail id within the prescribed time, post payment of the said dividend, if declared in the AGM. The details of TDS deducted can also be viewed in Form 26AS at TRACES <https://www.tdscpc.gov.in/app/login.xhtml> or the website of the Income Tax department of India at <https://www.incometax.gov.in/iec/foportal/>.

In the event of any income tax demand (including interest, penalty, etc.) arising from any misrepresentation, inaccuracy or omission of information provided by the Shareholder/s, such Shareholder/s will be responsible to indemnify the Company, and also provide the Company with all information/documents and co-operation in any assessment/ appellate proceedings before the Tax/Government authorities.

By Order of the Board,
AMJ Land Holdings Limited

Chinmay Pitre
Company Secretary

Registered Office:

Thergaon, Pune-411033.

Tel: +91-20-30613333

CIN: L21012MH1964PLC013058

Website : www.amjland.com

20th May, 2026

ANNEXURE TO THE NOTICE

Explanatory Statement Pursuant to Section 102 of the Companies Act, 2013

The following Explanatory Statement sets out all the material facts relating to items of business as mentioned in Item No. 4 to 6 under Special Business in the accompanying Notice dated 20th May, 2026 convening the Annual General Meeting:

ITEM NO. 4

Material Related Party Transaction with Pudumjee Paper Products Limited.

The provisions of the Companies Act, 2013 and Regulation 23 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the SEBI LODR Regulations) provide that, all material related party transactions shall require prior approval of the Shareholders of the Company.

Pursuant to the provisions of the SEBI LODR Regulations a transaction with a related party shall be considered as material if the transaction(s) to be entered into individually or taken together with previous transactions during a financial year, exceeds the thresholds specified in Schedule XII of these regulations.

It may be noted that, the proposed transaction is at arm's length basis and in the ordinary course of business of the Company. The Audit Committee and the Board of Directors of the Company at their meetings held on 20th May, 2026 have considered, reviewed, and approved the below mentioned transaction subject to approval of the Shareholders of the Company.

The Audit Committee has reviewed the certificate furnished by the Whole Time Director & CFO and Director of the Company, as required under the RPT Industry Standards issued by SEBI vide Circular No. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2025/93 dated 26th June, 2025, which, inter alia, states that the proposed Material Related Party Transaction is in the interest of the Company and sets out the justification for the transaction, the basis for determination of pricing, and the material terms and conditions thereof.

Accordingly, as per the SEBI LODR Regulations, prior approval of the Shareholders is being sought for the below arrangement/transaction proposed to be undertaken by the Company. The information as required under the Companies (Meetings of Board and its Powers) Rules, 2014 and SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/202 dated 30th January, 2026 is as under:

(A1)

Sr. No.	Particulars of the information	Information provided by the management
Basic details of the related party:		
1.	Name of the Related Party	Pudumjee Paper Products Limited (PPPL)
2.	Country of incorporation of the related party	India
3.	Nature of business of the related party	Pudumjee Paper Products Limited is in the business of manufacture of paper and hygiene products.
Relationship and ownership of the related party:		
1.	Relationship between the listed entity/subsidiary (in case of transaction involving the subsidiary) and the related party - including nature of its concern (financial or otherwise) and the following: - Shareholding of the listed entity/ subsidiary (in case of transaction involving the subsidiary), whether direct or indirect, in the related party. - Where the related party is a partnership firm or a sole proprietorship concern or a body corporate without share capital, then capital contribution, if any, made by the listed entity/ subsidiary (in case of transaction involving the subsidiary). - Shareholding of the related party, whether direct or indirect, in the listed entity/ subsidiary (in case of transaction involving the subsidiary). Explanation: Indirect shareholding shall mean shareholding held through any person, over which the listed entity/Subsidiary/ related party has control. While calculating indirect shareholding, shareholding held by relatives shall also be considered.	- Pudumjee Paper Products Limited is part of the Promoter Group of the Company. - Common Directors: Mr. Arun Kumar Jatia, Mr. Surendra Kumar Bansal and Dr. Ashok Kumar. - Mr. Arun Kumar Jatia holds 4.68% of the equity share capital of Pudumjee Paper Products Limited. - AMJ Land Holdings Limited holds 6.68% of Equity Shares in Pudumjee Paper Products Limited. - Pudumjee Paper Products Limited holds 3.89% of Equity Shares of the Company. - The total shareholding of promoter group & related parties in the Company is 65.94% apprx.

(A1) (Contd.)

Sr. No.	Particulars of the information	Information provided by the management		
Details of previous transactions with the related party:				
1.	Total amount of all the transactions undertaken by the listed entity or subsidiary with the related party during the last financial year: Explanation: Details need to be disclosed separately for listed entity and its subsidiary.	Sr. No.	Nature of Transactions	FY-2025-2026 (Rs. In Lakhs)
		1	Reimbursement of common services Paid	27.65
		2	Lease Rent Paid by Subsidiary entity M/s. AMJ Land Developers, Partnership Firm.	8.14
		3	Lease Rent Received	252.02
		4	Purchase of Vehicle	0.80
		Total		288.61
		Other Transaction that does not amount to related party transactions are as under:		
		(Rs. in Lakhs, including taxes as applicable)		
		Dividend Received		38.06
		Dividend Paid		3.19
Total		41.25		
2.	Total amount of all the transactions undertaken by the listed entity or subsidiary with the related party in the current financial year up to the quarter immediately preceding the quarter in which the approval is sought.	Particulars of Transaction between the Company & its subsidiaries with Pudumjee Paper Products Limited during the quarter 01.01.2026 to 31.03.2026 are as under:		
		Sr. No.	Particulars	Amount Rs. in Lakhs
		1.	Rent Received	95.75
		2.	Reimbursement of Common Services Paid	27.65
		3.	Rent including Electricity Reimbursement paid by Subsidiary Entity M/s. AMJ Land Developers.	2.48
			Total	125.60
3.	Any default, if any, made by a related party concerning any obligation undertaken by it under a transaction or arrangement entered into with the listed entity or its subsidiary during the last financial year.	No		
Amount of the proposed transaction(s):				
1.	Amount of the proposed transactions being placed for approval in the meeting of the Audit Committee/ shareholders.	Not exceeding Rs. 50 Lakhs per Financial Year, plus applicable Taxes		
2.	Whether the proposed transactions taken together with the transactions undertaken with the related party during the current financial year would render the proposed transaction a material RPT?	Yes		
3.	Value of the proposed transactions as a percentage of the listed entity's annual consolidated turnover for the immediately preceding financial year	0.95%		
4.	Value of the proposed transactions as a percentage of subsidiary's annual standalone turnover for the immediately preceding financial year (in case of a transaction involving the subsidiary and where the listed entity is not a party to the transaction)	Not Applicable		
5.	Value of the proposed transactions as a percentage of the related party's annual consolidated turnover (if consolidated turnover is not available, calculation to be made on standalone turnover of related party) for the immediately preceding financial year, if available.	0.06%		

(A1) (Contd.)

6.	Financial performance of the related party for the immediately preceding financial year:	Particulars	FY-2025-2026 (Rs. In Lakhs)
	Explanations:	Turnover	80,788.00
	The above information is to be given on standalone basis. If standalone is not available, provide on consolidated basis.	Profit After Tax	9,359.00
		Net Worth	66,948.00
Sr. No.	Particulars of the information	Information provided by the management	
Basic details of the proposed transaction:			
1.	Specific type of the proposed transaction (e.g. sale of goods/services, purchase of goods/services, giving loan, borrowing etc.)	To avail/provide by way of sharing cost of the Common Services like telephone, electricity, computer, Human Resources, Reimbursement of Expenses and any other common services or administrative support as decided by the Board of Directors of the Company.	
2.	Details of each type of the proposed transaction		
3.	Tenure of the proposed transaction (tenure in number of years or months to be specified)	Continuous Arrangement.	
4.	Whether omnibus approval is being sought?	Yes	
5.	Value of the proposed transaction during a financial year. If the proposed transaction will be executed over more than one financial year, provide estimated break-up financial year-wise.	Not exceeding Rs. 50 Lakhs per Financial Year, plus applicable Taxes	
6.	Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	To Lower the Cost of Services through shared facilities	
7.	Details of the promoter(s)/ director(s)/ key managerial personnel of the listed entity who have interest in the transaction, whether directly or indirectly.	Mr. Arun Kumar Jatia, Mr. Surendra Kumar Bansal and Dr. Ashok Kumar are the Common Directors of the Company.	
	Explanation: Indirect interest shall mean interest held through any person over which an individual has control.	Mr. Arun Kumar Jatia, Non-Executive Chairman & Promoter of the Company, is also an Executive Chairman & Promoter of Pudumjee Paper Products Limited.	
	a. Name of the director / KMP	Mr. Arun Kumar Jatia, Mr. Surendra Kumar Bansal and Dr. Ashok Kumar are the Common Directors of the Company.	
	b. Shareholding of the director / KMP, whether direct or indirect, in the related party	Mr. Arun Kumar Jatia holds 4.68% of Equity Share Capital of Pudumjee Paper Products Limited in the capacity of Director & Promoter.	
8.	A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee	Not Applicable.	
9.	Other information relevant for decision making.	All the relevant information is provided above.	
Sale, purchase or supply of goods or services or any other similar business transaction and trade advances.			
1.	Bidding or other process, if any, applied for choosing a party for sale, lease or disposal of assets of subsidiary or of unit, division or undertaking of the listed entity.	The proposed transactions are being entered into pursuant to a historical arrangement and long-standing business association with the related party. No separate bidding or tendering process is undertaken, as these transactions relate to routine sharing of common facilities/services in the ordinary course of business, carried out at arm's length.	
2.	Basis of determination of price.	In respect of shared facilities and common services, the charges are determined on an actual cost allocation and reimbursement basis, considering the proportionate usage of services such as electricity, telephone, IT infrastructure, manpower, reimbursement of expenses and other administrative support, without any profit element.	
3.	In case of Trade advance (of upto 365 days or such period for which such advances are extended as per normal trade practice), if any, proposed to be extended to the related party in relation to the transaction, specify the following: a. Amount of Trade advance b. Tenure c. Whether same is self-liquidating?	No trade advance is proposed to be extended to the related party in relation to the above transactions	

(A2)

Sr. No.	Particulars of the information	Information provided by the management																														
Basic details of the related party:																																
1.	Name of the Related Party	Pudumjee Paper Products Limited (PPPL)																														
2.	Country of incorporation of the related party	India																														
3.	Nature of business of the related party	Pudumjee Paper Products Limited is in the business of manufacture of paper and hygiene products.																														
Relationship and ownership of the related party:																																
1.	Relationship between the listed entity/subsidiary (in case of transaction involving the subsidiary) and the related party – including nature of its concern (financial or otherwise) and the following: - Shareholding of the listed entity/ subsidiary (in case of transaction involving the subsidiary), whether direct or indirect, in the related party. - Where the related party is a partnership firm or a sole proprietorship concern or a body corporate without share capital, then capital contribution, if any, made by the listed entity/ subsidiary (in case of transaction involving the subsidiary). - Shareholding of the related party, whether direct or indirect, in the listed entity/ subsidiary (in case of transaction involving the subsidiary). <i>Explanation: Indirect shareholding shall mean shareholding held through any person, over which the listed entity/Subsidiary/ related party has control.</i> While calculating indirect shareholding, shareholding held by relatives shall also be considered.	- Pudumjee Paper Products Limited is part of the Promoter Group of the Company. - Common Directors: Mr. Arun Kumar Jatia, Mr. Surendra Kumar Bansal and Dr. Ashok Kumar. - Mr. Arun Kumar Jatia holds 4.68% of the equity share capital of Pudumjee Paper Products Limited. - AMJ Land Holdings Limited holds 6.68% of Equity Shares in Pudumjee Paper Products Limited. - Pudumjee Paper Products Limited holds 3.89% of Equity Shares of the Company. - The total shareholding of promoter group & related parties in the Company is 65.94% apprx.																														
Details of previous transactions with the related party:																																
1.	Total amount of all the transactions undertaken by the listed entity or subsidiary with the related party during the last financial year: <i>Explanation: Details need to be disclosed separately for listed entity and its subsidiary.</i>	<table> <tr> <th>S. No</th><th>Nature of Transactions</th><th>FY-2025-2026 (Rs. In Lakhs)</th></tr> <tr> <td>1</td><td>Reimbursement of common services Paid</td><td>27.65</td></tr> <tr> <td>2</td><td>Lease Rent Paid by Subsidiary entity M/s. AMJ Land Developers, Partnership Firm.</td><td>8.14</td></tr> <tr> <td>3</td><td>Lease Rent Received</td><td>252.02</td></tr> <tr> <td>4</td><td>Purchase of Vehicle</td><td>0.80</td></tr> <tr> <td colspan="2">Total</td><td>288.61</td></tr> <tr> <td colspan="3">Other Transaction that does not amount to related party transactions are as under: (Rs. in Lakhs, including taxes as applicable)</td></tr> <tr> <td colspan="2">Dividend Received</td><td>38.06</td></tr> <tr> <td colspan="2">Dividend Paid</td><td>3.19</td></tr> <tr> <td colspan="2">Total</td><td>41.25</td></tr> </table>	S. No	Nature of Transactions	FY-2025-2026 (Rs. In Lakhs)	1	Reimbursement of common services Paid	27.65	2	Lease Rent Paid by Subsidiary entity M/s. AMJ Land Developers, Partnership Firm.	8.14	3	Lease Rent Received	252.02	4	Purchase of Vehicle	0.80	Total		288.61	Other Transaction that does not amount to related party transactions are as under: (Rs. in Lakhs, including taxes as applicable)			Dividend Received		38.06	Dividend Paid		3.19	Total		41.25
S. No	Nature of Transactions	FY-2025-2026 (Rs. In Lakhs)																														
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Total		41.25																														
2.	Total amount of all the transactions undertaken by the listed entity or subsidiary with the related party in the current financial year up to the quarter immediately preceding the quarter in which the approval is sought.	Particulars of Transaction between the Company & its subsidiaries with Pudumjee Paper Products Limited during the quarter 01.01.2026 to 31.03.2026 are as under: <table> <tr> <th>Sr. No.</th><th>Particulars</th><th>Amount Rs. in Lakhs</th></tr> <tr> <td>1.</td><td>Rent Received</td><td>95.75</td></tr> <tr> <td>2.</td><td>Reimbursement of Common Services Paid</td><td>27.65</td></tr> <tr> <td>3.</td><td>Rent including Electricity Reimbursement paid by Subsidiary Entity M/s. AMJ Land Developers.</td><td>2.48</td></tr> <tr> <td colspan="2">Total</td><td>125.60</td></tr> </table>	Sr. No.	Particulars	Amount Rs. in Lakhs	1.	Rent Received	95.75	2.	Reimbursement of Common Services Paid	27.65	3.	Rent including Electricity Reimbursement paid by Subsidiary Entity M/s. AMJ Land Developers.	2.48	Total		125.60															
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3.	Rent including Electricity Reimbursement paid by Subsidiary Entity M/s. AMJ Land Developers.	2.48																														
Total		125.60																														

(A2) (Contd.)

3.	Any default, if any, made by a related party concerning any obligation undertaken by it under a transaction or arrangement entered into with the listed entity or its subsidiary during the last financial year.	No	
Sr. No.	Particulars of the information	Information provided by the management	
Amount of the proposed transaction(s):			
1.	Amount of the proposed transactions being placed for approval in the meeting of the Audit Committee/ shareholders.	Rs. 4000 Lakhs	
2.	Whether the proposed transactions taken together with the transactions undertaken with the related party during the current financial year would render the proposed transaction a material RPT?	Yes	
3.	Value of the proposed transactions as a percentage of the listed entity's annual consolidated turnover for the immediately preceding financial year	76.18%	
4.	Value of the proposed transactions as a percentage of subsidiary's annual standalone turnover for the immediately preceding financial year (in case of a transaction involving the subsidiary and where the listed entity is not a party to the transaction)	Not Applicable	
5.	Value of the proposed transactions as a percentage of the related party's annual consolidated turnover (if consolidated turnover is not available, calculation to be made on standalone turnover of related party) for the immediately preceding financial year, if available.	4.95%	
6.	Financial performance of the related party for the immediately preceding financial year: <i>Explanations: The above information is to be given on standalone basis. If standalone is not available, provide on consolidated basis.</i>	Particulars	FY-2025-2026 (Rs. In Lakhs)
		Turnover	80,788.00
		Profit After Tax	9,359.00
		Net Worth	66,948.00
Basic details of the proposed transaction:			
1.	Specific type of the proposed transaction (e.g. sale of goods/services, purchase of goods/services, giving loan, borrowing etc.)	Providing/accepting Inter-Corporate Deposits (ICDs), granting/availing loans, and providing/obtaining security and corporate guarantees from time to time during a period of 5 years i.e. during Financial years 2026-2027 to 2030-2031, carrying interest in the range of 9% to 12% per annum as may be decided by the Board of Directors of the Company, provided that the aggregate outstanding receivable/payable exposure at any point of time in any financial year shall not exceed Rs. 4,000 Lakhs.	
2.	Details of each type of the proposed transaction		
3.	Tenure of the proposed transaction (tenure in number of years or months to be specified)	5 years (Financial years 2026-2027 to 2030-2031)	
4.	Whether omnibus approval is being sought?	No	
5.	Value of the proposed transaction during a financial year. If the proposed transaction will be executed over more than one financial year, provide estimated break-up financial year-wise.	Amount remaining outstanding during any financial year shall not exceed Rs. 4,000 Lakhs Rate of Interest: upto 12% p.a. but not less than 9% p.a.	
6.	Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	Company can utilise the funds for better performance	
7.	Details of the promoter(s)/ director(s)/ key managerial personnel of the listed entity who have interest in the transaction, whether directly or indirectly. Explanation: Indirect interest shall mean interest held through any person over which an individual has control.	Mr. Arun Kumar Jatia, Mr. Surendra Kumar Bansal and Dr. Ashok Kumar are the Common Directors of the Company. Mr. Arun Kumar Jatia, Non-Executive Chairman & Promoter of the Company, is also an Executive Chairman & Promoter of Pudumjee Paper Products Limited.	
	a. Name of the director / KMP	Mr. Arun Kumar Jatia, Mr. Surendra Kumar Bansal and Dr. Ashok Kumar are the Common Directors of the Company.	
	b. Shareholding of the director / KMP, whether direct or indirect, in the related party	Mr. Arun Kumar Jatia holds 4.68% of Equity Share Capital of Pudumjee Paper Products Limited in the capacity of Director & Promoter.	

(A2) (Contd.)

Sr. No.	Particulars of the information	Information provided by the management
Basic details of the proposed transaction:		
8.	A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee	Not Applicable.
9.	Other information relevant for decision making.	All the relevant information is provided above.
Disclosure only in case of transactions relating to loans and advances (other than trade advances) or inter-corporate deposits given by the listed entity or its subsidiary		
1.	Source of funds in connection with the proposed transaction. Note: This item of disclosure is not applicable to listed banks/ NBFCs/insurance companies/housing finance companies.	Own internal Accruals
2.	Where any financial indebtedness is incurred to give loan, inter-corporate deposit or advance, specify the following: Note: This item of disclosure is not applicable to listed banks/ NBFCs/insurance companies/ housing finance companies. a. Nature of indebtedness b. Total cost of borrowing c. Tenure d. Other details	No
3.	Rate of interest at which the listed entity or its subsidiary is borrowing from its bankers/ other lenders. Note: (1) This item of disclosure is not applicable to listed banks/ NBFCs/insurance companies/ housing finance companies. (2) Disclosure shall be made of borrowings undertaken by the listed entity with a comparable maturity profile to the loan/ICD being granted by the listed entity.	NA
4.	Proposed interest rate to be charged by listed entity or its subsidiary from the related party.	Rate of Interest: upto 12% p.a. but not less than 9% p.a.
5.	Maturity / due date	Repayable on Demand
6.	Repayment schedule & terms	Repayable on Demand
7.	Whether secured or unsecured?	Unsecured
8.	If secured, the nature of security & security coverage ratio	N.A.
9.	The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction.	To meet the working capital requirements.
Disclosure only in case of guarantee (including performance guarantee in nature of security/contractual commitment or which could have an impact in monetary terms on the issuer of such guarantee), surety, indemnity or comfort letter, by whatever name called, made or given by the listed entity or its subsidiary.		
1.	(a) Rationale for giving guarantee, surety, indemnity or comfort letter	To facilitate the funding requirements of the related party in the ordinary course of business by providing corporate guarantee/security in connection with Inter-Corporate Deposits (ICDs) and loans.
	(b) Whether it will create a legally binding obligation on listed entity?	The corporate guarantee/security, if provided, shall create a legally binding obligation on the Company in accordance with the terms of the relevant agreement.

2.	Material covenants of the proposed transaction including:		
	(i) commission, if any to be received by the listed entity or its subsidiary;	Nil.	
	(ii) contractual provisions on how the listed entity or its subsidiary will recover the monies in case such guarantee, surety, indemnity or comfort letter is invoked.	Recovery shall be in accordance with the terms and conditions of the guarantee/security documents and applicable contractual arrangements with the related party.	
3.	The value of obligations undertaken by the listed entity or any of its subsidiary, for which a guarantee, surety, indemnity or comfort letter has been provided by the listed entity or its subsidiary. Additionally, any provisions required to be made in the books of account of the listed entity or any of its subsidiary shall also be specified.	The aggregate outstanding exposure by way of ICDs, loans, security and/or corporate guarantees shall not exceed ₹ 4,000 Lakhs at any point of time in any financial year. Accounting treatment, if any, shall be made in accordance with the applicable Indian Accounting Standards (Ind AS) and other applicable accounting principles.	
Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary			
1	Material covenants of the proposed transaction	The transaction shall be undertaken in the ordinary course of business, on an arm's length basis, at an interest rate ranging from 9% to 12% p.a., with the aggregate outstanding exposure not exceeding ₹4,000 lakhs at any point of time during the approved period. All the other relevant details are part of this disclosure.	
2	Interest rate (in terms of numerical value or base rate and applicable spread)	Up to 12% p.a. but not less than 9% p.a.	
3	Cost of borrowing Note: This shall include all costs associated with the borrowing	Interest payable at the agreed rate of 9% to 12% p.a. and other charges, if any, as mutually agreed between the parties.	
4	Maturity / due date	Repayable on Demand	
5	Repayment schedule & terms	Repayable on Demand	
6	Whether secured or unsecured	Unsecured	
7	If secured, the nature of security & security coverage ratio	N.A.	
8	The purpose for which the funds will be utilized by the listed entity / subsidiary	To meet working capital requirements	
Disclosure only in case of transactions relating to any loans and advances (other than trade advances), inter-corporate deposits given by the listed entity or its subsidiary			
1.	Latest credit rating of the related party Note: Standalone rating to be provided while option to provide structured obligation rating (SO rating) and credit enhancement rating (CE rating), if any	Pudumjee Paper Products Limited has obtained credit ratings from CRISIL Ratings Limited. As per the latest rating rationale dated 10th June, 2025, the details of the credit ratings assigned are as under:	
		Total Bank Loan Facilities Rated	Rs. 280 Crore
		Long Term Rating	CRISIL A/POSITIVE (Reaffirmed)
		Short Term Rating	CRISIL A1 (Reaffirmed)

(A2) (Contd.)

Sr. No.	Particulars of the information	Information provided by the management						
Disclosure only in case of transactions relating to any loans and advances (other than trade advances), inter-corporate deposits given by the listed entity or its subsidiary								
2.	Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person and value of subsisting default. Note: This information may be provided to the extent it is available in the public domain or as may be provided by the related party upon request. In addition, state the following: a) Whether the account of the related party has been classified as a nonperforming asset (NPA) by any of its bankers and whether such status is currently subsisting; b) Whether the related party has been declared a “wilful defaulter” by any of its bankers and whether such status is currently subsisting; c) Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation; d) Whether the related party, not being an MSME, suffers from any of the disqualifications specified under Section 29A of the Insolvency and Bankruptcy Code, 2016. Note: Past defaults that are no longer subsisting and have been cured or regularized need not be disclosed. FY2025-26 FY2024-25 FY2023-24	NA						
Disclosure only in case of transactions relating to any guarantee (including performance guarantee in nature of security/contractual commitment or which could have an impact in monetary terms on the issuer of such guarantee), surety, indemnity or comfort letter, by whatever name called, made or given by the listed entity or its subsidiary								
1	If guarantee, performance guarantee (in nature of security/contractual commitment or which could have an impact in monetary terms on the issuer of such guarantee), surety, indemnity or comfort letter is given in connection with the borrowing by a related party, provide latest credit rating of the related party Note: a. Standalone rating to be provided while option to provide structured obligation rating (SO rating) and credit enhancement rating (CE rating), if any. b.This information may be provided to the extent it is available in the public domain or as may be provided by the related party upon request.	Pudumjee Paper Products Limited has obtained credit ratings from CRISIL Ratings Limited. As per the latest rating rationale dated 10th June, 2025, the details of the credit ratings assigned are as under: <table><tr><td>Total Bank Loan Facilities Rated</td><td>Rs. 280 Crore</td></tr><tr><td>Long Term Rating</td><td>CRISIL A/POSITIVE (Reaffirmed)</td></tr><tr><td>Short Term Rating</td><td>CRISIL A1 (Reaffirmed)</td></tr></table>	Total Bank Loan Facilities Rated	Rs. 280 Crore	Long Term Rating	CRISIL A/POSITIVE (Reaffirmed)	Short Term Rating	CRISIL A1 (Reaffirmed)
Total Bank Loan Facilities Rated	Rs. 280 Crore							
Long Term Rating	CRISIL A/POSITIVE (Reaffirmed)							
Short Term Rating	CRISIL A1 (Reaffirmed)							
2	Details of solvency status and going concern status of the related party during the last three financial years: FY-2025-26 FY-2024-25 FY-2023-24	N.A.						

3	The value of obligations undertaken by the listed entity or any of its subsidiary, for which a guarantee, performance guarantee (in nature of security/contractual commitment or which could have an impact in monetary terms on the issuer of such guarantee) surety, indemnity or comfort letter has been provided by the listed entity or its subsidiary. Additionally, any provisions required to be made in the books of account of the listed entity or any of its subsidiary shall also be specified.	The aggregate outstanding exposure by way of corporate guarantees, security and other obligations, together with ICDs/loans, shall not exceed Rs.4,000 Lakhs at any point of time during the approved period. Appropriate accounting treatment, if any, shall be made in accordance with applicable Indian Accounting Standards (Ind AS).
4	In addition, state the following: Whether the account of the related party has been classified as a non-performing asset (NPA) by any of its bankers and whether such status is currently subsisting; Whether the related party has been declared a “wilful defaulter” by any of its bankers and whether such status is currently subsisting; Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation; Whether the related party, not being an MSME, suffers from any of the disqualifications specified under Section 29A of the Insolvency and Bankruptcy Code, 2016. Note: Past defaults that are no longer subsisting and have been cured or regularized need not be disclosed. FY-2025-26 FY-2024-25 FY-2023-24	N.A.
Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary*		
1) Debt to Equity Ratio of the listed entity or its subsidiary based on last audited financial statements Note: This shall not be applicable to listed banks/NBFC/ insurance companies/housing finance companies.		
a. Before transaction		N.A.
b. After transaction		0.47
2) Debt Service Coverage Ratio of the listed entity or its subsidiary based on last audited financial statements. Note: This shall not be applicable to listed banks/NBFC/ insurance companies/ housing finance companies.		
a. Before transaction		N.A.
b. After transaction		0.25

*The above ratios have been computed assuming full utilisation of the enabling borrowing limit of Rs.90 Crores from all the related parties.

It may be noted that, all related parties shall abstain from voting on such resolutions whether the entity is a related party to the particular transaction or not.

None of the Directors, Key Managerial Personnel of the Company and their relatives except mentioned above are concerned or interested, monetarily or otherwise in proposed Ordinary Resolution.

The Resolution at Item No. 4 of the Notice is recommended by the Board to be passed as an Ordinary Resolution.

ITEM NO. 5**Material Related Party Transaction with 3P Land Holdings Limited.**

The provisions of the Companies Act, 2013 and Regulation 23 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the SEBI LODR Regulations) provide that, all material related party transactions shall require prior approval of the Shareholders of the Company.

Pursuant to the provisions of the SEBI LODR Regulations a transaction with a related party shall be considered as material if the transaction(s) to be entered into individually or taken together with previous transactions during a financial year, exceeds the thresholds specified in Schedule XII of these regulations.

It may be noted that, the proposed transaction is at arm's length basis and in the ordinary course of business of the Company. The Audit Committee and the Board of Directors of the Company at their meetings held on 20th May, 2026 have considered, reviewed, and approved the below mentioned transaction subject to approval of the Shareholders of the Company.

The Audit Committee has reviewed the certificate furnished by the Whole Time Director & CFO and Director of the Company, as required under the RPT Industry Standards issued by SEBI vide Circular No. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2025/93 dated 26th June, 2025, which, inter alia, states that the proposed Material Related Party Transaction is in the interest of the Company and sets out the justification for the transaction, the basis for determination of pricing, and the material terms and conditions thereof.

Accordingly, as per the SEBI LODR Regulations, prior approval of the Shareholders is being sought for the below arrangement/transaction proposed to be undertaken by the Company. The information as required under the Companies (Meetings of Board and its Powers) Rules, 2014 and SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/202 dated 30th January, 2026 is as under:

(B1)

Sr. No.	Particulars of the information	Information provided by the management
Basic details of the related party:		
1.	Name of the Related Party	3P Land Holdings Limited (3P LHL)
2.	Country of incorporation of the related party	India
3.	Nature of business of the related party	Real Estate Development
Relationship and ownership of the related party:		
1.	Relationship between the listed entity/subsidiary (in case of transaction involving the subsidiary) and the related party – including nature of its concern (financial or otherwise) and the following: - Shareholding of the listed entity/ subsidiary (in case of transaction involving the subsidiary), whether direct or indirect, in the related party. - Where the related party is a partnership firm or a sole proprietorship concern or a body corporate without share capital, then capital contribution, if any, made by the listed entity/ subsidiary (in case of transaction involving the subsidiary). - Shareholding of the related party, whether direct or indirect, in the listed entity/ subsidiary (in case of transaction involving the subsidiary). <i>Explanation: Indirect shareholding shall mean shareholding held through any person, over which the listed entity/Subsidiary/ related party has control.</i> While calculating indirect shareholding, shareholding held by relatives shall also be considered.	3P Land Holdings Limited is part of the Promoter Group of the Company. - Mr. Arun Kumar Jatia is also promoter of 3PLHL and holds 9,29,000 shares constituting 5.16% of the equity share capital of 3PLHL. - AMJ Land Holdings Limited holds 27.24% of Equity Shares in 3P Land Holdings Limited. - The total shareholding of promoter group & related parties in the Company is 65.94% apprx.
Details of previous transactions with the related party:		
1.	Total amount of all the transactions undertaken by the listed entity or subsidiary with the related party during the last financial year: <i>Explanation: Details need to be disclosed separately for listed entity and its subsidiary.</i>	Nil

(B1) (Contd.)

Sr. No.	Particulars of the information	Information provided by the management	
Details of previous transactions with the related party:			
2.	Total amount of all the transactions undertaken by the listed entity or subsidiary with the related party in the current financial year up to the quarter immediately preceding the quarter in which the approval is sought.	Nil	
3.	Any default, if any, made by a related party concerning any obligation undertaken by it under a transaction or arrangement entered into with the listed entity or its subsidiary during the last financial year.	No	
Amount of the proposed transaction(s):			
1.	Amount of the proposed transactions being placed for approval in the meeting of the Audit Committee/ shareholders.	Rs. 1000 Lakhs	
2.	Whether the proposed transactions taken together with the transactions undertaken with the related party during the current financial year would render the proposed transaction a material RPT?	Yes	
3.	Value of the proposed transactions as a percentage of the listed entity's annual consolidated turnover for the immediately preceding financial year	19.04%	
4.	Value of the proposed transactions as a percentage of subsidiary's annual standalone turnover for the immediately preceding financial year (in case of a transaction involving the subsidiary and where the listed entity is not a party to the transaction)	Not Applicable	
5.	Value of the proposed transactions as a percentage of the related party's annual consolidated turnover (if consolidated turnover is not available, calculation to be made on standalone turnover of related party) for the immediately preceding financial year, if available.	214.03%	
6.	Financial performance of the related party for the immediately preceding financial year: Explanations: The above information is to be given on standalone basis. If standalone is not available, provide on consolidated basis.	Particulars	FY-2025-2026 (Rs. In Lakhs)
		Turnover	467.23
		Profit After Tax	217.81
		Net Worth	4828.88
Basic details of the proposed transaction:			
1.	Specific type of the proposed transaction (e.g. sale of goods/services, purchase of goods/services, giving loan, borrowing etc.)	Providing/accepting Inter-Corporate Deposits (ICDs), granting/availing loans, and providing/obtaining security and corporate guarantees from time to time during a period of 5 years i.e. during Financial years 2026-2027 to 2030-2031, carrying interest in the range of 9% to 12% per annum as may be decided by the Board of Directors of the Company, provided that the aggregate outstanding receivable/payable exposure at any point of time in any financial year shall not exceed Rs.1,000 Lakhs.	
2.	Details of each type of the proposed transaction		
3.	Tenure of the proposed transaction (tenure in number of years or months to be specified)	5 years (Financial years 2026-2027 to 2030-2031)	
4.	Whether omnibus approval is being sought?	No	
5.	Value of the proposed transaction during a financial year. If the proposed transaction will be executed over more than one financial year, provide estimated break-up financial year-wise.	Amount remaining outstanding during any financial year shall not exceed Rs. 1,000 Lakhs Rate of Interest: upto 12 % p.a. but not less than 9% p.a.	
6.	Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	Company can utilise the funds for better performance	

(B1) (Contd.)

Sr. No.	Particulars of the information	Information provided by the management
Basic details of the proposed transaction:		
7.	Details of the promoter(s)/ director(s) / key managerial personnel of the listed entity who have interest in the transaction, whether directly or indirectly. Explanation: Indirect interest shall mean interest held through any person over which an individual has control. a. Name of the director / KMP b. Shareholding of the director / KMP, whether direct or indirect, in the related party	Mr. Arun Kumar Jatia is also promoter of 3PLHL and holds 9,29,000 shares constituting 5.16% of the equity share capital of 3PLHL Mr. Arun Kumar Jatia Mr. Arun Kumar Jatia, Non-Executive Chairman & Promoter of the Company, holds 5.16% of the equity share capital of 3PLHL.
8.	A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee	Not Applicable.
9.	Other information relevant for decision making.	All the relevant information is provided above.
Disclosure only in case of transactions relating to loans and advances (other than trade advances) or inter-corporate deposits given by the listed entity or its subsidiary		
1.	Source of funds in connection with the proposed transaction. Note: This item of disclosure is not applicable to listed banks/NBFCs/insurance companies/housing finance companies. Note: This item of disclosure is not applicable to listed banks/ NBFCs/insurance companies/housing finance companies.	Own internal Accruals
2.	Where any financial indebtedness is incurred to give loan, inter-corporate deposit or advance, specify the following: Note: This item of disclosure is not applicable to listed banks/ NBFCs/insurance companies/ housing finance companies. a. Nature of indebtedness b. Total cost of borrowing c. Tenure d. Other details	No
3.	Rate of interest at which the listed entity or its subsidiary is borrowing from its bankers/ other lenders. Note: (1) This item of disclosure is not applicable to listed banks/ NBFCs/insurance companies/ housing finance companies. (2) Disclosure shall be made of borrowings undertaken by the listed entity with a comparable maturity profile to the loan/ICD being granted by the listed entity.	NA
4.	Proposed interest rate to be charged by listed entity or its subsidiary from the related party.	Rate of Interest: upto 12 % p.a. but not less than 9 % p.a.
5.	Maturity / due date	Repayable on Demand
6.	Repayment schedule & terms	Repayable on Demand
7.	Whether secured or unsecured?	Unsecured
8.	If secured, the nature of security & security coverage ratio	N.A.
9.	The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction.	To meet the working capital requirements.

Disclosure only in case of guarantee (including performance guarantee in nature of security/contractual commitment or which could have an impact in monetary terms on the issuer of such guarantee), surety, indemnity or comfort letter, by whatever name called, made or given by the listed entity or its subsidiary.		
1	(a) Rationale for giving guarantee, surety, indemnity or comfort letter	To facilitate the funding requirements of the related party in the ordinary course of business by providing corporate guarantee/security in connection with Inter-Corporate Deposits (ICDs) and loans.
	(b) Whether it will create a legally binding obligation on listed entity?	The corporate guarantee/security, if provided, shall create a legally binding obligation on the Company in accordance with the terms of the relevant agreement.
2	Material covenants of the proposed transaction including:	
	(i) commission, if any to be received by the listed entity or its subsidiary;	Nil.
	(ii) contractual provisions on how the listed entity or its subsidiary will recover the monies in case such guarantee, surety, indemnity or comfort letter is invoked.	Recovery shall be in accordance with the terms and conditions of the guarantee/security documents and applicable contractual arrangements with the related party.
3	The value of obligations undertaken by the listed entity or any of its subsidiary, for which a guarantee, surety, indemnity or comfort letter has been provided by the listed entity or its subsidiary. Additionally, any provisions required to be made in the books of account of the listed entity or any of its subsidiary shall also be specified.	The aggregate outstanding exposure by way of ICDs, loans, security and/or corporate guarantees shall not exceed ₹ 1,000 Lakhs at any point of time in any financial year. Accounting treatment, if any, shall be made in accordance with the applicable Indian Accounting Standards (Ind AS) and other applicable accounting principles.
Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary		
1	Material covenants of the proposed transaction	The transaction shall be undertaken in the ordinary course of business, on an arm's length basis, at an interest rate ranging from 9% to 12% p.a., with the aggregate outstanding exposure not exceeding ₹ 1,000 lakhs at any point of time during the approved period. All the other relevant details are part of this disclosure.
2	Interest rate (in terms of numerical value or base rate and applicable spread)	Up to 12% p.a. but not less than 9% p.a.
3	Cost of borrowing	Interest payable at the agreed rate of 9% to 12% p.a. and other charges, if any, as mutually agreed between the parties.
	Note: This shall include all costs associated with the borrowing	
4	Maturity / due date	Repayable on Demand
5	Repayment schedule & terms	Repayable on Demand
6	Whether secured or unsecured	Unsecured
7	If secured, the nature of security & security coverage ratio	N.A.
8	The purpose for which the funds will be utilized by the listed entity / subsidiary	To meet working capital requirements

(B1) (Contd.)

Sr. No.	Particulars of the information	Information provided by the management
Disclosure only in case of transactions relating to any loans and advances (other than trade advances), inter-corporate deposits given by the listed entity or its subsidiary		
1.	Latest credit rating of the related party Note: Standalone rating to be provided while option to provide structured obligation rating (SO rating) and credit enhancement rating (CE rating), if any	Not Availed
2.	Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person and value of subsisting default. Note: This information may be provided to the extent it is available in the public domain or as may be provided by the related party upon request. In addition, state the following: a) Whether the account of the related party has been classified as a nonperforming asset (NPA) by any of its bankers and whether such status is currently subsisting; b) Whether the related party has been declared a "wilful defaulter" by any of its bankers and whether such status is currently subsisting; c) Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation; d) Whether the related party, not being an MSME, suffers from any of the disqualifications specified under Section 29A of the Insolvency and Bankruptcy Code, 2016. Note: Past defaults that are no longer subsisting and have been cured or regularized need not be disclosed. FY2025-26 FY2024-25 FY2023-24	NA
Disclosure only in case of transactions relating to any guarantee (including performance guarantee in nature of security/contractual commitment or which could have an impact in monetary terms on the issuer of such guarantee), surety, indemnity or comfort letter, by whatever name called, made or given by the listed entity or its subsidiary		
1	If guarantee, performance guarantee (in nature of security/contractual commitment or which could have an impact in monetary terms on the issuer of such guarantee), surety, indemnity or comfort letter is given in connection with the borrowing by a related party, provide latest credit rating of the related party Note: a. Standalone rating to be provided while option to provide structured obligation rating (SO rating) and credit enhancement rating (CE rating), if any. b. This information may be provided to the extent it is available in the public domain or as may be provided by the related party upon request.	Not Availed
2	Details of solvency status and going concern status of the related party during the last three financial years: FY-2025-26 FY-2024-25 FY-2023-24	N.A.

3	The value of obligations undertaken by the listed entity or any of its subsidiary, for which a guarantee, performance guarantee (in nature of security/contractual commitment or which could have an impact in monetary terms on the issuer of such guarantee) surety, indemnity or comfort letter has been provided by the listed entity or its subsidiary. Additionally, any provisions required to be made in the books of account of the listed entity or any of its subsidiary shall also be specified.	The aggregate outstanding exposure by way of corporate guarantees, security and other obligations, together with ICDs/loans, shall not exceed Rs.1,000 Lakhs at any point of time during the approved period. Appropriate accounting treatment, if any, shall be made in accordance with applicable Indian Accounting Standards (Ind AS).
4	Default on borrowings, if any , over the last three financial years, by the related party from the listed entity or any other person. Note: This information may be provided to the extent it is available in the public domain or as may be provided by the related party upon request	No
5	In addition, state the following: Whether the account of the related party has been classified as a non-performing asset (NPA) by any of its bankers and whether such status is currently subsisting; Whether the related party has been declared a "wilful defaulter" by any of its bankers and whether such status is currently subsisting; Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation; Whether the related party, not being an MSME, suffers from any of the disqualifications specified under Section 29A of the Insolvency and Bankruptcy Code, 2016. Note: Past defaults that are no longer subsisting and have been cured or regularized need not be disclosed. FY-2025-26 FY-2024-25 FY-2023-24	N.A.
Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary*		
1.	Debt to Equity Ratio of the listed entity or its subsidiary based on last audited financial statements Note: This shall not be applicable to listed banks/NBFC/insurance companies/housing finance companies.	
	a. Before transaction	N.A.
	b. After transaction	0.47
2.	Debt Service Coverage Ratio of the listed entity or its subsidiary based on last audited financial statements Note: This shall not be applicable to listed banks/NBFC/insurance companies/ housing finance companies.	
	a. Before transaction	N.A.
	b. After transaction	0.25

*The above ratios have been computed assuming full utilisation of the enabling borrowing limit of Rs.90 Crores from all the related parties.

(B2)

Sr. No.	Particulars of the information	Information provided by the management
Basic details of the related party:		
1.	Name of the Related Party	3P Land Holdings Limited
2.	Country of incorporation of the related party	India
3.	Nature of business of the related party	Real Estate Development
Relationship and ownership of the related party:		
1.	Relationship between the listed entity/subsidiary (in case of transaction involving the subsidiary) and the related party – including nature of its concern (financial or otherwise) and the following: - Shareholding of the listed entity/ subsidiary (in case of transaction involving the subsidiary), whether direct or indirect, in the related party. - Where the related party is a partnership firm or a sole proprietorship concern or a body corporate without share capital, then capital contribution, if any, made by the listed entity/ subsidiary (in case of transaction involving the subsidiary). - Shareholding of the related party, whether direct or indirect, in the listed entity/ subsidiary (in case of transaction involving the subsidiary). <i>Explanation: Indirect shareholding shall mean shareholding held through any person, over which the listed entity/Subsidiary/ related party has control.</i> While calculating indirect shareholding, shareholding held by relatives shall also be considered.	3P Land Holdings Limited is part of the Promoter Group of the Company. - Mr. Arun Kumar Jatia is also promoter of 3PLHL and holds 9,29,000 shares constituting 5.16% of the equity share capital of 3PLHL. - AMJ Land Holdings Limited holds 27.24% of Equity Shares in 3P Land Holdings Limited. - The total shareholding of promoter group & related parties in the Company is 65.94% apprx.
Details of previous transactions with the related party:		
1.	Total amount of all the transactions undertaken by the listed entity or subsidiary with the related party during the last financial year: Explanation: Details need to be disclosed separately for listed entity and its subsidiary.	Nil
2.	Total amount of all the transactions undertaken by the listed entity or subsidiary with the related party in the current financial year up to the quarter immediately preceding the quarter in which the approval is sought.	NIL
3.	Any default, if any, made by a related party concerning any obligation undertaken by it under a transaction or arrangement entered into with the listed entity or its subsidiary during the last financial year.	No
Amount of the proposed transaction(s):		
1.	Amount of the proposed transactions being placed for approval in the meeting of the Audit Committee/ shareholders.	Not exceeding Rs. 50 Lakhs per Financial Year, plus applicable Taxes
2.	Whether the proposed transactions taken together with the transactions undertaken with the related party during the current financial year would render the proposed transaction a material RPT?	yes
3.	Value of the proposed transactions as a percentage of the listed entity's annual consolidated turnover for the immediately preceding financial year	0.95%
4.	Value of the proposed transactions as a percentage of subsidiary's annual standalone turnover for the immediately preceding financial year (in case of a transaction involving the subsidiary and where the listed entity is not a party to the transaction)	Not Applicable

(B2) (Contd.)

Sr. No.	Particulars of the information	Information provided by the management	
Amount of the proposed transaction(s):			
5.	Value of the proposed transactions as a percentage of the related party's annual consolidated turnover (if consolidated turnover is not available, calculation to be made on standalone turnover of related party) for the immediately preceding financial year, if available.	10.7%	
6.	Financial performance of the related party for the immediately preceding financial year: <i>Explanations:</i> <i>The above information is to be given on standalone basis. If standalone is not available, provide on consolidated basis.</i>	Particulars	(Rs. In Lakhs)
		Turnover	467.23
		Profit After Tax	217.8
		Net Worth	4828.88
Basic details of the proposed transaction:			
1.	Specific type of the proposed transaction (e.g. sale of goods/services, purchase of goods/services, giving loan, borrowing etc.)	To avail/provide by way of sharing cost of the Common Services like telephone, electricity, computer, Human Resources, Reimbursement of Expenses and any other common services decided by the Board of Directors of the Company.	
2.	Details of each type of the proposed transaction		
3.	Tenure of the proposed transaction (tenure in number of years or months to be specified)	Continuous Arrangement.	
4.	Whether omnibus approval is being sought?	Yes	
5.	Value of the proposed transaction during a financial year. If the proposed transaction will be executed over more than one financial year, provide estimated break-up financial year-wise.	Not exceeding Rs. 50 Lakhs per Financial Year, plus applicable Taxes	
6.	Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	To Lower the Cost of Services through shared facilities.	
7.	Details of the promoter(s)/ director(s)/ key managerial personnel of the listed entity who have interest in the transaction, whether directly or indirectly. Explanation: Indirect interest shall mean interest held through any person over which an individual has control.	Mr. Arun Kumar Jatia is also promoter of 3PLHL and holds 9,29,000 shares constituting 5.16% of the equity share capital of 3PLHL.	
	a. Name of the director / KMP	Mr. Arun Kumar Jatia	
	b. Shareholding of the director / KMP, whether direct or indirect, in the related party	Mr. Arun Kumar Jatia, Non-Executive Chairman & Promoter of the Company, holds 5.16% of the equity share capital of 3PLHL.	
8.	A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee	Not Applicable.	
9.	Other information relevant for decision making.	All the relevant information is provided above.	
Sale, purchase or supply of goods or services or any other similar business transaction and trade advances.			
1.	Bidding or other process, if any, applied for choosing a party for sale, lease or disposal of assets of subsidiary or of unit, division or undertaking of the listed entity.	The proposed transactions are being entered into pursuant to a historical arrangement and long-standing business association with the related party. No separate bidding or tendering process is undertaken, as these transactions relate to routine sharing of common facilities/services in the ordinary course of business, carried out at arm's length	
2.	Basis of determination of price.	In respect of shared facilities and common services, the charges are determined on an actual cost allocation and reimbursement basis, considering the proportionate usage of services such as electricity, telephone, IT infrastructure, manpower, reimbursement of expenses and other administrative support, without any profit element.	
3.	In case of Trade advance (of upto 365 days or such period for which such advances are extended as per normal trade practice), if any, proposed to be extended to the related party in relation to the transaction, specify the following: a. Amount of Trade advance b. Tenure c. Whether same is self-liquidating?	No trade advance is proposed to be extended to the related party in relation to the above transactions.	

It may be noted that, all related parties shall abstain from voting on such resolutions whether the entity is a related party to the particular transaction or not.

None of the Directors, Key Managerial Personnel of the Company and their relatives except mentioned above are concerned or interested, monetarily or otherwise in proposed Ordinary Resolution.

The Resolution at Item No. 5 of the Notice is recommended by the Board to be passed as an Ordinary Resolution.

ITEM NO. 6

Material Related Party Transaction with Biodegradable Products India Limited.

The provisions of the Companies Act, 2013 and Regulation 23 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the SEBI LODR Regulations) provide that, all material related party transactions shall require prior approval of the Shareholders of the Company.

Pursuant to the provisions of the SEBI LODR Regulations a transaction with a related party shall be considered as material if the transaction(s) to be entered into individually or taken together with previous transactions during a financial year, exceeds the thresholds specified in Schedule XII of these regulations.

It may be noted that, the proposed transaction is at arm's length basis and in the ordinary course of business of the Company. The Audit Committee and the Board of Directors of the Company at their meetings held on 20th May, 2026 have considered, reviewed, and approved the below mentioned transaction subject to approval of the Shareholders of the Company.

The Audit Committee has reviewed the certificate furnished by the Whole Time Director & CFO and Director of the Company, as required under the RPT Industry Standards issued by SEBI vide Circular No. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2025/93 dated 26th June, 2025, which, inter alia, states that the proposed Material Related Party Transaction is in the interest of the Company and sets out the justification for the transaction, the basis for determination of pricing, and the material terms and conditions thereof.

Accordingly, as per the SEBI LODR Regulations, prior approval of the Shareholders is being sought for the below arrangement/transaction proposed to be undertaken by the Company. The information as required under the Companies (Meetings of Board and its Powers) Rules, 2014 and SEBI Master Circular No. HO/49/14/14(7)2025-CFD-POD2/I/3762/202 dated 30th January, 2026 is as under:

(C)

Sr. No.	Particulars of the information	Information provided by the management
Basic details of the related party:		
1.	Name of the Related Party	Biodegradable Products India Limited (BPIL)
2.	Country of incorporation of the related party	India
3.	Nature of business of the related party	The Company is primarily engaged in the business of Tissue culture lab, Plantation and Developing investment property etc.
Relationship and ownership of the related party:		
1.	Relationship between the listed entity/subsidiary (in case of transaction involving the subsidiary) and the related party - including nature of its concern (financial or otherwise) and the following: - Shareholding of the listed entity/ subsidiary (in case of transaction involving the subsidiary), whether direct or indirect, in the related party. - Where the related party is a partnership firm or a sole proprietorship concern or a body corporate without share capital, then capital contribution, if any, made by the listed entity/ subsidiary (in case of transaction involving the subsidiary). - Shareholding of the related party, whether direct or indirect, in the listed entity/ subsidiary (in case of transaction involving the subsidiary). Explanation: Indirect shareholding shall mean shareholding held through any person, over which the listed entity/Subsidiary/ related party has control. While calculating indirect shareholding, shareholding held by relatives shall also be considered.	- Biodegradable Products India Limited is part of the Promoter Group of the Company. - Common Directors: Mr. Arun Kumar Jatia and Mr. Surendra Kumar Bansal. - Mr. Arun Kumar Jatia holds 45.74% of the equity share capital of Biodegradable Products India Limited. - The Company holds 27.11% of the equity share capital of Biodegradable Products India Limited.

Details of previous transactions with the related party:			
1.	Total amount of all the transactions undertaken by the listed entity or subsidiary with the related party during the last financial year: Explanation: Details need to be disclosed separately for listed entity and its subsidiary.	Rs. 537.57 Lakhs (ICD given + Interest)	
Sr. No.	Particulars of the information	Information provided by the management	
Details of previous transactions with the related party:			
2.	Total amount of all the transactions undertaken by the listed entity or subsidiary with the related party in the current financial year up to the quarter immediately preceding the quarter in which the approval is sought.	N.A.	
3.	Any default, if any, made by a related party concerning any obligation undertaken by it under a transaction or arrangement entered into with the listed entity or its subsidiary during the last financial year.	No	
Amount of the proposed transaction(s):			
1.	Amount of the proposed transactions being placed for approval in the meeting of the Audit Committee/ shareholders.	Amount remaining outstanding during any financial year shall not exceed Rs. 4,000 Lakhs Rate of Interest: upto 12% p.a. but not less than 9% p.a.	
2.	Whether the proposed transactions taken together with the transactions undertaken with the related party during the current financial year would render the proposed transaction a material RPT?	Yes	
3.	Value of the proposed transactions as a percentage of the listed entity's annual consolidated turnover for the immediately preceding financial year	76.18%	
4.	Value of the proposed transactions as a percentage of subsidiary's annual standalone turnover for the immediately preceding financial year (in case of a transaction involving the subsidiary and where the listed entity is not a party to the transaction)	Not Applicable	
5.	Value of the proposed transactions as a percentage of the related party's annual consolidated turnover (if consolidated turnover is not available, calculation to be made on standalone turnover of related party) for the immediately preceding financial year, if available.	260.61%	
6.	<i>Financial performance of the related party for the immediately preceding financial year:</i> <i>Explanations:</i> <i>The above information is to be given on standalone basis. If standalone is not available, provide on consolidated basis.</i>	Particulars	FY-2025-2026 (Rs. In Lakhs)
		Turnover	0.26
		Profit After Tax	(460.26)
		Net Worth	-
Basic details of the proposed transaction:			
1.	Specific type of the proposed transaction (e.g. sale of goods/services, purchase of goods/services, giving loan, borrowing etc.)	Providing/accepting Inter-Corporate Deposits (ICDs), granting/availing loans, and providing/obtaining security and corporate guarantees from time to time during a period of 5 years i.e. during Financial years 2026-2027 to 2030-2031, carrying interest in the range of 9% to 12% per annum as may be decided by the Board of Directors of the Company, provided that the aggregate outstanding receivable/payable exposure at any point of time in any financial year shall not exceed Rs.4,000 Lakhs.	
2.	Details of each type of the proposed transaction		

3.	Tenure of the proposed transaction (tenure in number of years or months to be specified)	5 years (Financial years 2026-2027 to 2030-2031)
4.	Whether omnibus approval is being sought?	No
5.	Value of the proposed transaction during a financial year. If the proposed transaction will be executed over more than one financial year, provide estimated break-up financial year-wise.	Amount remaining outstanding during any financial year shall not exceed Rs. 4,000 Lakhs Rate of Interest: upto 12% p.a. but not less than 9% p.a.
6.	Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	The Company holds 27.11% of the equity share capital of Biodegradable Products India Limited. The Related Party Transaction supports the working capital and other requirements of Biodegradable Products India Limited, a promoter group entity aiding its operational requirements.

Sr. No.	Particulars of the information	Information provided by the management
7.	Details of the promoter(s)/ director(s) / key managerial personnel of the listed entity who have interest in the transaction, whether directly or indirectly. Explanation: Indirect interest shall mean interest held through any person over which an individual has control.	Common Directors: Mr. Arun Kumar Jatia and Mr. Surendra Kumar Bansal.
	a. Name of the director / KMP	Mr. Arun Kumar Jatia
	b. Shareholding of the director / KMP, whether direct or indirect, in the related party	Mr. Arun Kumar Jatia holds 45.74% of the equity share capital of Biodegradable Products India Limited.
8.	A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee	Not Applicable.
9.	Other information relevant for decision making.	Biodegradable Products India Limited holds approximately 25 acres of valuable Land near Hinjewadi, Pune. Although the company is currently loss-making and has a negative net worth, this landholding offers significant potential for future growth and value creation. All other relevant information is provided above.

Disclosure only in case of transactions relating to loans and advances (other than trade advances) or inter-corporate deposits given by the listed entity or its subsidiary

1	Source of funds in connection with the proposed transaction. Note: This item of disclosure is not applicable to listed banks/ NBFCs/insurance companies/housing finance companies. Note: This item of disclosure is not applicable to listed banks/ NBFCs/insurance companies/housing finance companies.	Own internal Accruals
2.	Where any financial indebtedness is incurred to give loan, inter-corporate deposit or advance, specify the following: Note: This item of disclosure is not applicable to listed banks/ NBFCs/insurance companies/ housing finance companies. a. Nature of indebtedness b. Total cost of borrowing c. Tenure d. Other details	No

3.	Rate of interest at which the listed entity or its subsidiary is borrowing from its bankers/ other lenders. Note: (1) This item of disclosure is not applicable to listed banks/ NBFCs/insurance companies/ housing finance companies. (2) Disclosure shall be made of borrowings undertaken by the listed entity with a comparable maturity profile to the loan/ICD being granted by the listed entity.	NA
4.	Proposed interest rate to be charged by listed entity or its subsidiary from the related party.	Rate of Interest: upto 12% p.a. but not less than 9% p.a.
5.	Maturity / due date	Repayable on demand
6.	Repayment schedule & terms	Repayable on demand
7.	Whether secured or unsecured?	Unsecured
8.	If secured, the nature of security & security coverage ratio	N.A.
9.	The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction.	To meet the working capital requirements.

Disclosure only in case of guarantee (including performance guarantee in nature of security/contractual commitment or which could have an impact in monetary terms on the issuer of such guarantee), surety, indemnity or comfort letter, by whatever name called, made or given by the listed entity or its subsidiary.		
1	(a) Rationale for giving guarantee, surety, indemnity or comfort letter	To facilitate the funding requirements of the related party in the ordinary course of business by providing corporate guarantee/security in connection with Inter-Corporate Deposits (ICDs) and loans.
	(b) Whether it will create a legally binding obligation on listed entity?	The corporate guarantee/security, if provided, shall create a legally binding obligation on the Company in accordance with the terms of the relevant agreement.
2	Material covenants of the proposed transaction including:	
	(i) commission, if any to be received by the listed entity or its subsidiary;	Nil.
	(ii) contractual provisions on how the listed entity or its subsidiary will recover the monies in case such guarantee, surety, indemnity or comfort letter is invoked.	Recovery shall be in accordance with the terms and conditions of the guarantee/security documents and applicable contractual arrangements with the related party.
3	The value of obligations undertaken by the listed entity or any of its subsidiary, for which a guarantee, surety, indemnity or comfort letter has been provided by the listed entity or its subsidiary. Additionally, any provisions required to be made in the books of account of the listed entity or any of its subsidiary shall also be specified.	The aggregate outstanding exposure by way of ICDs, loans, security and/or corporate guarantees shall not exceed ₹ 4,000 Lakhs at any point of time in any financial year. Accounting treatment, if any, shall be made in accordance with the applicable Indian Accounting Standards (Ind AS) and other applicable accounting principles.
Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary		
1	Material covenants of the proposed transaction	The transaction shall be undertaken in the ordinary course of business, on an arm's length basis, at an interest rate ranging from 9% to 12% p.a., with the aggregate outstanding exposure not exceeding ₹ 4,000 lakhs at any point of time during the approved period. All the other relevant details are part of this disclosure.
2	Interest rate (in terms of numerical value or base rate and applicable spread)	Up to 12% p.a. but not less than 9% p.a.
3	Cost of borrowing	Interest payable at the agreed rate of 9% to 12% p.a. and other charges, if any, as mutually agreed between the parties.
	Note: This shall include all costs associated with the borrowing	
4	Maturity / due date	Repayable on Demand
5	Repayment schedule & terms	Repayable on Demand
6	Whether secured or unsecured	Unsecured
7	If secured, the nature of security & security coverage ratio	N.A.
8	The purpose for which the funds will be utilized by the listed entity / subsidiary	To meet working capital requirements

(C) (Contd.)

Sr. No.	Particulars of the information	Information provided by the management
Disclosure only in case of transactions relating to any loans and advances (other than trade advances), inter-corporate deposits given by the listed entity or its subsidiary		
1.	Latest credit rating of the related party Note: Standalone rating to be provided while option to provide structured obligation rating (SO rating) and credit enhancement rating (CE rating), if any	Not Availed
2.	Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person and value of subsisting default. Note: This information may be provided to the extent it is available in the public domain or as may be provided by the related party upon request. In addition, state the following: a) Whether the account of the related party has been classified as a nonperforming asset (NPA) by any of its bankers and whether such status is currently subsisting; b) Whether the related party has been declared a "wilful defaulter" by any of its bankers and whether such status is currently subsisting; c) Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation; d) Whether the related party, not being an MSME, suffers from any of the disqualifications specified under Section 29A of the Insolvency and Bankruptcy Code, 2016. Note: Past defaults that are no longer subsisting and have been cured or regularized need not be disclosed. FY2025-26 FY2024-25 FY2023-24	NA
Disclosure only in case of transactions relating to any guarantee (including performance guarantee in nature of security/contractual commitment or which could have an impact in monetary terms on the issuer of such guarantee), surety, indemnity or comfort letter, by whatever name called, made or given by the listed entity or its subsidiary		
1	If guarantee, performance guarantee (in nature of security/contractual commitment or which could have an impact in monetary terms on the issuer of such guarantee), surety, indemnity or comfort letter is given in connection with the borrowing by a related party, provide latest credit rating of the related party Note: a. Standalone rating to be provided while option to provide structured obligation rating (SO rating) and credit enhancement rating (CE rating), if any. b. This information may be provided to the extent it is available in the public domain or as may be provided by the related party upon request.	Not Availed
2	Details of solvency status and going concern status of the related party during the last three financial years: FY-2025-26 FY-2024-25 FY-2023-24	N.A.

3	The value of obligations undertaken by the listed entity or any of its subsidiary, for which a guarantee, performance guarantee (in nature of security/contractual commitment or which could have an impact in monetary terms on the issuer of such guarantee) surety, indemnity or comfort letter has been provided by the listed entity or its subsidiary. Additionally, any provisions required to be made in the books of account of the listed entity or any of its subsidiary shall also be specified.	The aggregate outstanding exposure by way of corporate guarantees, security and other obligations, together with ICDs/loans, shall not exceed Rs.4,000 Lakhs at any point of time during the approved period. Appropriate accounting treatment, if any, shall be made in accordance with applicable Indian Accounting Standards (Ind AS).
4	Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person. Note: This information may be provided to the extent it is available in the public domain or as may be provided by the related party upon request	No
5	In addition, state the following: Whether the account of the related party has been classified as a non-performing asset (NPA) by any of its bankers and whether such status is currently subsisting; Whether the related party has been declared a "wilful defaulter" by any of its bankers and whether such status is currently subsisting; Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation; Whether the related party, not being an MSME, suffers from any of the disqualifications specified under Section 29A of the Insolvency and Bankruptcy Code, 2016. Note: Past defaults that are no longer subsisting and have been cured or regularized need not be disclosed. FY-2025-26 FY-2024-25 FY-2023-24	N.A.
Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary*		
1	Debt to Equity Ratio of the listed entity or its subsidiary based on last audited financial statements Note: This shall not be applicable to listed banks/NBFC/insurance companies/housing finance companies	
	a. Before transaction	N.A.
	b. After transaction	0.47
2	Debt Service Coverage Ratio of the listed entity or its subsidiary based on last audited financial statements Note: This shall not be applicable to listed banks/NBFC/insurance companies/ housing finance companies	
	a. Before transaction	N.A.
	b. After transaction	0.25

*The above ratios have been computed assuming full utilisation of the enabling borrowing limit of Rs.90 Crores from all the related parties.

It may be noted that, all related parties shall abstain from voting on such resolutions whether the entity is a related party to the particular transaction or not.

None of the Directors, Key Managerial Personnel of the Company and their relatives except mentioned above are concerned or interested, monetarily or otherwise in proposed Ordinary Resolution.

The Resolution at Item No. 6 of the Notice is recommended by the Board to be passed as an Ordinary Resolution.

By Order of the Board,
AMJ Land Holdings Limited

Chinmay Pitre
Company Secretary

Registered Office:

Thergaon, Pune-411033.

Tel: +91-20-30613333

CIN: L21012MH1964PLC013058

Website : www.amjland.com

20th May, 2026

ANNEXURE TO AGM NOTICE

The Statement of disclosures pursuant to Regulation 36(3) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Secretarial Standard-2 on General Meetings, is as under:

Name of the Director	Mr. Arunkumar Mahabirprasad Jatia (Non-Executive Chairman)
DIN	01104256
Date of Birth	09.04.1963
Qualification	B.S. (Finance and Business Economics California - USA and an Alumni of Harvard Business School)
Brief Resume and Expertise in specific functional area of the Director	Mr. Jatia has over 43 years experience in Business Administration and Finance and Foreign Trade and possesses natural managerial talent with progressive outlook.
Date of appointment in the Current Designation	01 st August, 2018
Shareholding in the Company	20,83,000 Equity Shares
Directorships in listed companies and other directorship	Listed Company:
	1. Thacker and Company Limited
	2. Pudumjee Paper Products Limited
	Unlisted Company:
	1. Biodegradable Products India Limited
	2. Suma Commercial Private Limited
Memberships/ Chairmanship of Committees of Other Companies*	3. Chem Mach Private Limited
	Listed Companies:
	1. Pudumjee Paper Products Limited: a. Stakeholders Relationship Committee - Member b. Audit Committee - Member
	2. Thacker and Company Limited a. Stakeholders Relationship Committee - Chairman
Listed Entities from which the Director has resigned in past 3 years	Nil
Inter-se relationship between Directors and other Key Managerial Personnel	He is not related with any Director and Key Managerial Personnel of the Company.
Number of Meetings of the Board attended during the financial year 2025-26	4
Details of remuneration last drawn during the financial year 2025-26	N.A.

*Committees considered the Audit Committee and Stakeholder Relationship Committee.

DIRECTORS' REPORT

To the Members,

The Directors have pleasure in presenting before you the 61st Annual Report of the Company together with the Audited Financial Statements for the year ended 31st March, 2026. The accounts are prepared in accordance with the Companies (Indian Accounting Standards) Rule, 2015 (IND AS) prescribed under Section 133 of the Companies Act, 2013.

FINANCIAL RESULTS :

	(₹ In Lakhs) 2025-2026	(₹ In Lakhs) 2024-2025
The Earnings Before Interest, Tax, Depreciation and Amortization (EBITDA)	1,740.92	2,242.48
Less:		
i) Finance cost	-	-
ii) Depreciation/Impairment	186.76	188.52
The net profit before Tax	1,554.16	2,053.96
Less:		
Provision for Current Tax	70.00	49.00
Provision/(Saving) for Deferred Taxation	56.79	6.55
Net Profit After Tax	1,427.37	1,998.41
Add:		
Other Comprehensive Income/(Expense)		
(does not include FVOCI shown as other reserve)	10.76	(26.73)
The balance of Profit brought forward from last year	10,681.44	8,784.32
Total	12,119.57	10,756.00
Less:		
Tax on OCI	2.72	(7.44)
Dividend Paid on Equity Shares	82.00	82.00
Transfer to General Reserve	-	-
Total	84.72	74.56
Balance proposed to be carried forward to next year's accounts	12,034.85	10,681.44

CONSOLIDATED FINANCIAL STATEMENTS :

Pursuant to Sections 129, 134 of the Companies Act, 2013 (the Act), the Consolidated Financial Statements of the Company, in accordance with Schedule III of the Act and applicable Accounting Standards along with Auditor's Report forms part of this Annual Report.

DIVIDEND :

The Board of Directors recommends the payment of Dividend for the year ended 31st March, 2026 at the rate of Re.0.20 per share. Subject to approval of Shareholders, the Equity Dividend shall be paid, subject to the provision of Section 126 of the Act to those Shareholders whose names stand on the Register of Members on 02nd September, 2026.

The Dividend in respect of shares held in electronic form, will be paid to all those beneficial owners of the shares as per the details furnished by depositories for the purpose at the close of business hours on 24th August, 2026.

During the year under review, the Board of Directors decided not to transfer any amount to the General Reserves of the Company.

OPERATIONS :

The Company's standalone accounts shows total income comprising of revenue and other income at Rs. 2,162.07 Lacs as against Rs. 2,675.39 lacs in the last year. The profit after tax for the year is at Rs. 1,427.37 lacs as against Rs. 1,998.41 lacs in the last year. The revenue and profits are lower on account of lower share of profits from the partnership firm in view of one building being under construction as against two in the last year.

Having successfully completed and handed over 7 residential towers in "GREENS", the 8th tower of about 1,65,000 sq. ft. comprising of 2, 3 and 4 BHKs, is under construction which has received good response from the existing residents of "GREENS", a self-contained prestigious gated residential project. The 8th tower is expected to be completed by the end of next financial year to house 136 families.

The "GREENS" is constructed under the partnership arrangement in which the company holds 95% stake and for accounting purposes, the firm is treated as subsidiary.

The 'GREEN VILLE' project continues to be on hold in view of the disputed applicability of repealed Urban Land Ceiling Act currently pending for the resolution with the Government authorities pursuant to the directions of Hon'ble Bombay High Court. In view of long delay which this matter is facing at the Government level, the Company may have to again approach the Hon'ble High Court.

AMJ Realty Ltd, which is a wholly owned subsidiary Company, is actively pursuing proposals for new development as also redevelopment of existing old housing schemes. The Company has been awarded two redevelopment projects for which currently necessary due diligence and documentation are in progress.

The three wind power plants of the Company with an aggregate capacity of 4.6 MW have generated and sold power of 71.82 kwh as against 65.60 kwh in the last year. This generation and sale of wind power is governed by Electricity Regulatory framework under Open Access system which imposes higher levies resulting in hardly any incentive to consumers to source renewable power from generators.

PERFORMANCE AND FINANCIAL POSITION OF EACH OF THE SUBSIDIARY AND ASSOCIATES:

Pursuant to Rule 8 of the Companies (Accounts) Rules, 2014, the information on the highlights of performance of Subsidiary and Associates and their contribution to the overall performance of the Company during the period under report is provided in Annexure-1 of this report.

SUBSIDIARY COMPANY:

As at 31st March, 2026, the Company has one Subsidiary namely AMJ Realty Limited which is engaged in the business of Real Estate Developments.

TRANSFER OF AMOUNTS AND SHARES TO INVESTOR EDUCATION AND PROTECTION FUND:

Pursuant to the provision of Sections 124 and 125 of the Act, relevant amounts like unclaimed dividend etc., which remained unpaid or unclaimed for a period of seven years have been transferred by the Company, from time to time on due dates, to the Investor Education and Protection Fund ('IEPF').

In compliance with these provisions read with the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016, the Company has transferred 53,534 shares to the Demat Account of the IEPF Authority maintained with NSDL, in respect of which dividend had remained unpaid/unclaimed for a consecutive period of 7 years or more. The details of the Shareholders whose shares transferred to IEPF Authority and procedure to claim refund of unclaimed dividend amount and shares from IEPF authority are available on the website of the Company viz: [https://amjland.com/uploads/AMJ-List%20of%20Unpaid%20and%20Unclaimed%20Dividend%20as%20on%2030.08.2025-\(Financial%20Year-2017-18%20to%202024-25\).pdf](https://amjland.com/uploads/AMJ-List%20of%20Unpaid%20and%20Unclaimed%20Dividend%20as%20on%2030.08.2025-(Financial%20Year-2017-18%20to%202024-25).pdf)

AUDITORS :**A) Statutory Auditors**

The Members of the Company at the 57th Annual General Meeting re-appointed M/s. J. M. Agrawal & Company, Chartered Accountants, as Statutory Auditors for further period of five years till the conclusion of 62nd Annual General Meeting of the Company.

There is no adverse remark or qualification in the Statutory Auditor's Report annexed to this Annual Report.

The Auditors have reported that there is no fraud on or by the Company noticed or reported during the year.

B) Secretarial Auditors:

Pursuant to the provisions of Section 204 of the Act and rules made thereunder, the Board had appointed M/s. Parikh & Associates, Practicing Company Secretaries, Mumbai as the Secretarial Auditor, to conduct the Secretarial Audit of the Company for the financial year 2025-26. The Secretarial Auditors' Report for

the financial year 2025-26 is annexed hereto and marked as Annexure- 2.

There is no adverse remark or qualification in the Secretarial Audit Report.

Further in compliance with Regulation 24A of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Section 204 of the Act, the Company has approved the appointment of M/s. Parikh & Associates, Practicing Company Secretaries, a peer reviewed firm (Firm Registration No. P1988MH009800) as Secretarial Auditors of the Company for a term of five consecutive years commencing from FY 2025-26 till FY 2029-30.

PUBLIC DEPOSIT :

During the year under review, the Company has not accepted any deposits from Public.

DIRECTORS AND KEY MANAGERIAL PERSONEL (KMP) :

Pursuant to the provisions of the Act, Mr. Arunkumar Mahabirprasad Jatia (DIN: 01104256), Non-Executive Chairman, retires by rotation at the ensuing Annual General Meeting, and being eligible, offers himself for re-appointment.

The details of the Directors of the Company, proposed to be re-appointed at the 61st Annual General Meeting, as required by Regulation 36(3) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Secretarial Standard - 2 issued by the Institute of Company Secretaries of India are provided as Annexure at the end of the Notice convening the 61st Annual General Meeting of the Company.

The Company has received declarations from all the Independent Directors of the Company confirming that they meet the criteria of independence as prescribed both under the applicable provisions of the Act and applicable regulations of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and also confirming that they are not debarred from holding the office of Director by virtue of any SEBI order or any other such authority.

The Board of Directors is of the opinion that the Independent Directors holds the highest standard of integrity and possess necessary expertise and experience including proficiency in the field in which the Company operates.

SECRETARIAL STANDARDS :

The Company has complied with the applicable Secretarial Standards during the year issued by the Institute of Company Secretaries of India.

MEETINGS :

During the year, 4 Board and 4 Audit Committee Meetings of the Company were convened and held. The details of which are given in the Corporate Governance Report that forms part of this Annual Report. The intervening gap between the said Meetings was within permissible period prescribed under the Act and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

CORPORATE SOCIAL RESPONSIBILITY (CSR) :

The Board of Directors has constituted the Corporate Social Responsibility Committee of the Company comprises of Mr. Arunkumar Mahabirprasad Jatia, Non-Executive Director as Chairman of the Committee, Mr. Sudhir Duppaliwar, Non-Executive Independent Director, Mrs. Shilpa Bhatia, Non-Executive Independent Director and Mr. Surendra Kumar Bansal, Whole-Time Director & CFO as members of the Committee. The major role of this Committee is to formulate, recommend, implement and monitor the CSR policy, activities to be undertaken by the Company and to meet/contribute expenditure towards its recommended Corporate Social Responsibility objectives. This Committee carried out the CSR Activities pursuant to section 135 read with Schedule VII of the Act as amended from time to time and as per the CSR policy of the Company.

During the year, the Company was required to spent amount of Rs. 24 Lakhs in accordance with Section 135(1) of the Act and the same has been fully spent on the CSR Projects recommended/approved by the CSR Committee and the Board of Directors of the Company.

The CSR Committee affirmed that the implementation and monitoring of the CSR projects during the year was in compliance with the CSR objectives and CSR policy of the Company.

The CSR Policy of the Company is available on the website of the Company viz: <https://amjland.com/uploads/policies/AMJ-Corporate%20Social%20Responsibility%20Policy.pdf>.

The other relevant disclosures as stipulated under the Companies (Corporate Social Responsibility Policy) Rules, 2014 are given in Annexure-3.

PARTICULARS OF LOAN(S), GUARANTEE(S) OR INVESTMENT(S) :

The particulars of loan(s), guarantee(s) and investment(s) as per Section 186 of the Act by the Company have been disclosed in the financial statements.

PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES :

The Board of Directors of the Company has adopted a Policy on Related Party Transactions for the purpose of determining the materiality of transaction with related parties and dealings with them. The said policy is available at the Company's website at <https://amjland.com/uploads/policies/Policy%20on%20Related%20Party%20Transactions.pdf> . The Audit Committee reviews all related party transactions quarterly as also when necessary.

Pursuant to Sections 134(3), 188(1) of the Act, read with Rule 8(2) of the Companies (Accounts) Rules, 2014 the particulars of contracts/arrangements entered into by the Company with related parties referred to in sub-section (1) of section 188 of the Act in Form AOC-2 are provided under Annexure-4.

ANNUAL EVALUATION OF PERFORMANCE OF BOARD DIRECTOR(S) AND COMMITTEE(S):

As required under the Act, a meeting of the Independent Directors was held on 03rd February, 2026. The Independent Directors evaluated the performance of the Non-Independent Directors, wherein the evaluation of performance of the Non-Independent Directors, including the Chairman and also of the Board as a whole was made against pre-defined and identified criteria.

The criteria for evaluation of the performance of the Independent Directors, Chairman and the Board, was finalized by the Nomination and Remuneration Committee in its meeting held on 14th February, 2015, the said committee has carried out evaluation of the performance of every Director. The said criteria is available at the Company's website at <https://amjland.com/uploads/policies/AMJLAND-Policy%20on%20evaluation%20of%20Performance%20of%20Directors%20and%20the%20Board.pdf> . The Board of Directors at their meeting held on 03rd February, 2026 has evaluated the performance of Independent Directors. The performance of the Committee was also generally discussed and evaluated.

While evaluating, the principles and guidelines issued vide circular dated 5th January, 2017 read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11th November, 2024 and the provisions of Schedule IV of the Act have been taken into account.

FAMILIARISATION PROGRAMME :

The details of programmes for familiarisation of Independent Directors with the Company is available at the Company's website at <https://amjland.com/uploads/policies/Familiarisation%20programme%20for%20independent%20Directors.pdf> .

RISK MANAGEMENT POLICY :

In accordance with the requirements of the Act, the Company has adopted and implemented a Risk Management Policy for identifying risks to the Company, procedures to inform Board members about the risk assessment & minimization procedures, monitoring the risk management plan, etc.

REMUNERATION POLICY :

In accordance with the provisions of Section 178 and other applicable provisions of the Act and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company has formulated Remuneration policy which inter alia, includes the criteria for determining qualifications, positive attributes and independence of Directors. The said policy may be referred to, at the Company's website at <https://amjland.com/uploads/policies/Remuneration%20Policy.pdf> .

WHISTLE BLOWER POLICY/VIGIL MECHANISM :

The Company has a Whistle Blower Policy / Vigil Mechanism. The said policy has been made keeping in view of the amendments in the Act and to comply with Regulation 22 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The said policy may be referred to, on the Company's website at <https://amjland.com/uploads/policies/AMJLand%20-%20Vigil%20Mechanism-Whistle%20Blower%20Policy.pdf> .

PARTICULARS OF EMPLOYEES :

Pursuant to Section 197 of the Act read with Companies (Appointment and Remuneration of Managerial Personnel) Rules 2014, the statement giving required details is given in the Annexures-5A and 5B to this report.

In accordance with the provisions of Section 197(12) of the Act, read with Rule 5(2) and Rule 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, the statement containing the names of the top ten employees in terms of remuneration drawn and other relevant particulars is provided in a separate annexure forming part of this Report. Pursuant to Section 136 of the Act, the Annual Report is being sent to the Shareholders excluding the said annexure. Shareholders who wish to obtain a copy of the annexure may write to the Company Secretary at secretarial@pudumjee.com.

DISCLOSURE UNDER THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013 :

An Internal Complaints Committee ('Sexual Harassment Committee') has been constituted, under the Sexual

Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013, to deal with the complaints, if any, from the Company and other Companies in the Pudumjee Group.

During the year under review, no complaints relating to discrimination or harassment, including sexual harassment, were received by the Committee. Consequently, there were no complaints pending for resolution for more than ninety days, and no complaints remained unresolved as on 31st March, 2026.

DISCLOSURE UNDER THE MATERNITY BENEFIT ACT, 1961

Your Company is compliant with the statutory provisions of the Maternity Benefit Act, 1961.

CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION & FOREIGN EXCHANGE EARNINGS AND OUTGO:

As the Company is not engaged in the manufacturing activities, the information related to Conservation of energy, technology absorption is not applicable.

During the year under review, no Foreign Exchange was earned and used.

REPORT ON CORPORATE GOVERNANCE :

The report on Corporate Governance in accordance with the guidelines of the Securities & Exchange Board of India and pursuant to applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, is attached and marked as Annexure-6.

MATERIAL CHANGES AND COMMITMENTS, IF ANY :

There are no adverse material changes or commitments that occurred after 31st March, 2026, which may affect the financial position of the Company or may require disclosure.

ANNUAL RETURN :

Pursuant to the provisions of the Act, draft of Annual Return for the financial year 2025-26 is available on the website of the Company at <https://www.amjland.com/>.

SIGNIFICANT AND MATERIAL ORDERS :

There is no significant and material order passed by the Regulators or Courts or Tribunals impacting the going concern status and Company's operations in future.

DIRECTORS' RESPONSIBILITY STATEMENT :

The Directors confirm that:

- a) in the preparation of the annual accounts, the applicable accounting standards have been followed along with proper explanation relating to material departures;
- b) they have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the profit of the Company for that period;
- c) they have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- d) they have prepared the annual accounts on a going concern basis;
- e) they have laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and were operating effectively.
- f) they have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

ACKNOWLEDGEMENTS :

Your Directors express their appreciation of the continued support and co-operation received from the all the stakeholders and employees of the Company.

On behalf of the Board of Directors,

A. K. Jatia,
Chairman.
DIN: 01104256

Place: Pune

Date: 20th May, 2026

ANNEXURE - 1

PERFORMANCE AND FINANCIAL POSITION OF EACH OF THE SUBSIDIARY AND ASSOCIATE:

(Pursuant to Rule 8 of Companies (Accounts) Rules, 2014)

(Rs. In Lakhs Except for EPS and Dividend)

Name of the Company (Subsidiary and Associate, etc.)	3P Land Holdings Limited	Biodegradable Products India Limited	AMJ Realty Limited	AMJ Land Developers
Nature of the Company (Subsidiary, Associate, etc.)	(Under IND AS) Associate Company	(Under IND AS) Associate Company	(Under IND AS) Subsidiary Company	(Under IND AS) Subsidiary Entity
Ownership Interest of the Company	27.24%	27.11%	100.00%	95.00%
Sales/Revenue	467.38	1,542.58	-	5,041.07
Profit/(Loss) after tax before OCI	217.81	(457.12)	(4.72)	1,080.07
Current Assets	22.71	434.16	57.27	6,418.02
Loans & Borrowings	-	6,363.95	8.67	-
Current Liabilities	27.82	4,307.45	3.68	2,504.69
Net Fixed Assets	160.83	599.11	-	155.43
Non-Current Assets (Investments)	11,209.31	4,206.80	13.15	165.36
Paid up Share Capital / Partners Capital/Current Ac- count/Share of Profit	360.00	249.00	100.00	3,424.55
Reserves and Surplus	10,105.70	(3,761.67)	(39.11)	494.02
Earnings - Rs. per Equity Share	1.21	(18.36)	(0.47)	-
Dividend - Rs. per Equity Share	Nil	Nil	Nil	Nil

On behalf of the Board of Directors,

A. K. Jatia,
Chairman
DIN: 01104256

Place: Pune

Date: 20th May, 2026

ANNEXURE - 2

FORM No. MR-3
SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED MARCH 31, 2026

(Pursuant to Section 204 (1) of the Companies Act, 2013 and rule No. 9 of the Companies
(Appointment and Remuneration of Managerial Personnel) Rules, 2014)

To,

The Members,

AMJ LAND HOLDINGS LIMITED

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by AMJ Land Holdings Limited (hereinafter called 'the Company'). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the company, the information to the extent provided by the company, its officers, agents and authorised representatives during the conduct of secretarial audit, the explanations and clarifications given to us and the representations made by the Management and considering the relaxations granted by the Ministry of Corporate Affairs and Securities and Exchange Board of India, we hereby report that in our opinion, the company has, during the audit period covering the financial year ended on March 31, 2026 generally complied with the statutory provisions listed hereunder and also that the Company has proper Board processes and compliance mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records made available to us and maintained by the Company for the financial year ended on March 31, 2026 according to the provisions of:

- (i) The Companies Act, 2013 ('the Act') and the rules made thereunder;
- (ii) The Securities Contract (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;
- (iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
- (iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings;
- (v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act')
 - (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
 - (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
 - (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 and amendments from time to time; (Not applicable to the Company during the review period)
 - (d) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021; (Not applicable to the Company during the review period)
 - (e) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021; (Not applicable to the Company during the review period)
 - (f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 and The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 2025 regarding the Act and dealing with client; (Not applicable to the company during the audit period)
 - (g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021; (Not applicable to the Company during the review period) and

(h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018; (Not applicable to the Company during the review period)

(vi) Other laws specifically applicable to the Company namely

1. Transfer of Properties Act, 1882
2. Indian Contract Act, 1872
3. Real Estate (Regulation & Development) Act, 2016
4. The Indian Stamp Act, 1899/Bombay Stamp Act
5. Municipal Local Laws

We have also examined compliance with the applicable clauses of the following:

- (i) Secretarial Standards issued by The Institute of Company Secretaries of India with respect to Board and General Meetings generally complied.
- (ii) The Listing Agreements entered into by the Company with BSE Limited and National Stock Exchange of India Limited read with the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

During the period under review, the Company has generally complied with the provisions of the Act, Rules, Regulations, Guidelines, standards etc. mentioned above.

We further report that:

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. There were no changes in the composition of the Board of Directors that took place during the period under review.

Adequate notice was given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

Decisions at the Board Meetings were taken unanimously.

We further report that there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

We further report that during the audit period no events occurred which had bearing on the Company's affairs in pursuance of the above referred laws, rules, regulations, guidelines etc.

For **Parikh & Associates**
Company Secretaries

Signature:

Shalini Bhat

Partner

FCS No: 6484 CP No: 6994

UDIN: F006484H000414782

PR No.: 7327/2025

Place: Mumbai

Date: May 20, 2026

This Report is to be read with our letter of even date which is annexed as Annexure A and forms an integral part of this report.

ANNEXURE - A

To,
The Members,
AMJ LAND HOLDINGS LIMITED

Our report of even date is to be read along with this letter.

1. Maintenance of Secretarial record is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We have followed the audit practices and process as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in Secretarial records. We believe that the process and practices, we followed provide a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
4. Wherever required, we have obtained the Management representation about the Compliance of laws, rules and regulations and happening of events, etc.
5. The Compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of management. Our examination was limited to the verification of procedure on test basis.
6. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

For **Parikh & Associates**
Company Secretaries

Signature:
Shalini Bhat
Partner

FCS No: 6484 CP No: 6994
UDIN: F006484H000414782
PR No.: 7327/2025

Place: Mumbai

Date: May 20, 2026

ANNEXURE - 3

1. Brief outline on CSR Policy of the Company: The Company believes in the CSR activities through collaboration. The Company would always like to help the entities that are in the area of social service. The entities could be Trusts which have established track record in the activities like M. P. Jatia Charitable Trust, Mumbai and Jatia Foundation, Mumbai which have an established track record of social service. The CSR activities to be carried out by the Company through an eligible trust(s) are as under; a) Education b) Environment protection c) Vocational & Professional Training and d) Any other activity permissible under Schedule VII of the Companies Act, 2013.

2. Composition of CSR Committee:

Sl. No.	Name of Director	Designation / Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1	Mr. Arunkumar Mahabirprasad Jatia	Chairman / Non-Executive Non-Independent Director	1	1
2	Mr. Surendra Kumar Bansal	Member / Whole Time Director & CFO	1	1
3	Mr. Sudhir Duppaliwar	Member / Non-Executive Independent Director	1	1
4	Mrs. Shilpa Bhatia	Member / Non-Executive Independent Director	1	1

3. Provide the web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the Company :
<https://amjland.com/uploads/policies/AMJ-Corporate%20Social%20Responsibility%20Policy.pdf>
4. Provide the executive summary along with web-link(s) of Impact Assessment of CSR Projects carried out in pursuance of sub-rule (3) of rule 8, if applicable : **Not Applicable**
5.
 - (a) Average net profit of the Company as per section 135(5): Rs. 1,197.05 Lakhs
 - (b) Two percent of average net profit of the Company as per section 135(5): Rs. 23.94 Lakhs
 - (c) Surplus arising out of the CSR projects or programmes or activities of the previous financial years: **Not Applicable**
 - (d) Amount required to be set off for the financial year, if any: Nil
 - (e) Total CSR obligation for the financial year [(b)+(c)-(d)]: Rs. 24 Lakhs
6.
 - (a) Amount spent on CSR Projects (both Ongoing Project and other than Ongoing Project): 24 Lakhs
 - (b) Amount spent in Administrative Overheads: Nil
 - (c) Amount spent on Impact Assessment, if applicable: Nil
 - (d) Total amount spent for the Financial Year [(a)+(b)+(c)]: Rs.24 Lakhs.

(e) CSR amount spent or unspent for the Financial Year:

Total Amount Spent for the Financial Year. (₹ in Lakhs)	Amount Unspent (₹ in Lakhs)				
	Total Amount transferred to Unspent CSR Account as per subsection (6) of Section 135.		Amount transferred to any fund specified under Schedule VII as per second proviso to sub-section (5) of Section 135.		
	Amount	Date of transfer	Name of the Fund	Amount	Date of transfer
24	-	-	-	-	-

(f) Excess amount for set off, if any: **Not Applicable**

Sl. No.	Particular	Amount (₹ in Lakhs)
(1)	(2)	(3)
(i)	Two percent of average net profit of the company as per sub-section (5) of section 135	
(ii)	Total amount spent for the Financial Year	
(iii)	Excess amount spent for the Financial Year [(ii)-(i)]	
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous Financial Years, if any	
(v)	Amount available for set off in succeeding Financial Years [(iii)-(iv)]	

7. Details of Unspent CSR amount for the preceding three financial years: **Not Applicable**

1	2	3	4	5	6		7	8
Sl. No.	Preceding Financial Year(s)	Amount transferred to Unspent CSR Account under subsection (6) of section 135 (in Rs.)	Balance Amount in Unspent CSR Account under subsection (6) of section 135 (in Rs.)	Amount Spent in the Financial Year (in Rs)	Amount transferred to a Fund as specified under Schedule VII as per second proviso to sub-section (5) of section 135, if any		Amount remaining to be spent in succeeding Financial Years (in Rs)	Deficiency, if any
					Amount	Date of transfer		
1.	FY-1							
2.	FY-2							
3.	FY-3							
	Total							

8. Whether any capital assets have been created or acquired through Corporate Social Responsibility amount spent in the Financial Year: **Not Applicable**

☐ Yes ☐ No

If Yes, enter the number of Capital assets created/ acquired:

Furnish the details relating to such asset(s) so created or acquired through Corporate Social Responsibility amount spent in the Financial Year:

Sl. No.	Short particulars of the property or asset(s) [including complete address and location of the property]	Pincode of the property or asset(s)	Date of Creation	Amount of CSR amount spent	Details of entity/ Authority/ beneficiary of the registered owner		
(1)	(2)	(3)	(4)	(5)	(6)		
					CSR Registration Number, if applicable	Name	Registered Address

(All the fields should be captured as appearing in the revenue record, flat no, house no, Municipal Office/ Municipal Corporation/ Gram panchayat are to be specified and also the area of the immovable property as well as boundaries)

9. Specify the reason(s), if the company has failed to spend two per cent of the average net profit as per subsection (5) of section 135: **Not Applicable**

A. K. Jatia,

Chairman of CSR Committee
DIN: 01104256

Place: Pune

Date: 20th May, 2026

ANNEXURE - 4

Particulars of Contracts or Arrangements with Related Parties (FORM AOC 2)
[Pursuant to clause (h) of Section 134(3) of the Companies Act, 2013 and Rule 8(2)
of the Companies (Accounts) Rules, 2014.]

1. DETAILS OF CONTRACTS OR ARRANGEMENTS OR TRANSACTIONS NOT AT ARM'S LENGTH BASIS:

a)	Name(s) of the related parties and nature of relationships	Pudumjee Paper Products Limited (PPPL), a related party under Section 2(76)(v).		
b)	Nature of contracts/ arrangements/ transaction	To avail the Common Services (such as telephone, electricity, Computer etc.) at cost basis from PPPL.	Leave and License Agreement for giving portion approximately 29 acres of land located at Thergaon, Pune - 411033 for the purpose of carrying of business.	Leave and License Agreement to give portion of office premises at Mezzanine Floor, 60, Jatia Chambers, Dr. V. B. Gandhi Marg, Mumbai - 400 001.
c)	Duration of the Contracts/ arrangements/ transactions	Continuous arrangement.	01 st February, 2021 to 31 st January, 2026 and 01 st February, 2026 to 31 st January, 2031.	01 st January, 2025 to 31 st December, 2027
d)	Salient terms of contracts or arrangements or transactions including the value if any	1) Monetary value: Rs.17.75 Lakhs (including GST) financial year 2025-26. 2) Nature, material terms and particulars of arrangement: To avail Common Services (such as telephone, electricity, computer, etc.) on cost basis.	1) Monetary value: Rs. 192.34 Lakhs (including GST) for Financial Year 2025-26. 2) Nature, material terms and particulars of arrangement: The licensee shall bear and pay all the maintenance charges and other outgoings including all rates, taxes and electricity bills etc. as per terms and conditions of Leave and License Agreement.	1) Monetary value: Rs. 11.68 Lakhs (including GST) for Financial Year 2025-26. 2) Nature, material terms and particulars of arrangement: The licensee shall bear and pay all the maintenance charges and other outgoings including all rates, taxes and electricity bills etc. as per terms and conditions of Leave and License Agreement.
e)	Justification for entering into such contracts or arrangements or transactions	To avail common services from the PPPL in mutual interest, for continuance of the day to day commercial operations of the Company.	Pursuant to Scheme of Arrangement & Reconstruction (Demerger) the Company had taken abovementioned Land on Leave and License basis for a period of 5 years w.e.f. 01 st February, 2016 which period had expired on 31 st January, 2021. The Company renewed the same arrangement for a further period of 5 years with revised terms and conditions till 31 st January, 2026 and the same arrangement was renewed again for further period of 5 years from 01 st February, 2026 till 31 st January, 2031.	The spare space available with the Company is utilized in mutual interest, by the PPPL for continuance of its day to day commercial operations of the Company
f)	Date(s) of approval by the Board	24 th June, 2020	14 th May, 2025	29 th October, 2021 and 30 th October, 2024.
g)	Amount paid as advances if any	NIL	NIL	NIL
h)	Date on which the special resolution was passed in general meeting as required under first proviso to Section 188	20 th August, 2020	31 st January, 2026	N.A.

II

a)	Name(s) of the related parties and nature of relationships	Thacker and Company Limited a related party under Section 2(76)(v).
b)	Nature of contracts/arrangements/transaction	Leave and License Agreement to provide a portion approximately 400 sq. mtrs., located at Ground Floor of the Jatia Chambers, 60, Dr. V. B. Gandhi Marg, Mumbai - 400001 for the purpose of carrying their business of Real Estate Activities
c)	Duration of the Contracts/arrangements/transactions	01 st April, 2025 to 31 st March, 2028
d)	Salient terms of contracts or arrangements or transactions including the value if any	1) Monetary value: Rs. 5.66 Lakhs (including GST) for Financial Year 2025-26. 2) Nature, material terms and particulars of arrangement: The licensee shall bear and pay electricity bills etc.
e)	Justification for entering into such contracts or arrangements or transactions	The Leave and License Agreement provides operational convenience to the Company to use the surplus portion of the premises for its business purpose.
f)	Date(s) of approval by the Board	14 th May, 2025
g)	Amount paid as advances if any	NIL
h)	Date on which the Special Resolution was passed in general meeting as required under first proviso to Section 188	NA

2. DETAILS OF MATERIAL CONTRACTS OR ARRANGEMENTS OR TRANSACTIONS AT ARM'S LENGTH BASIS: NOT APPLICABLE

On behalf of the Board of Directors,

A. K. Jatia,
Chairman.
DIN: 01104256

Place: Pune

Date: 20th May, 2026

ANNEXURE - 5A

Information as per Section 197 of the Companies Act, 2013 read with the Companies (Appointment & Remuneration) Rules, 2014 and forming part of the Directors' Report for the year ended 31st March, 2026.

Name & Age (Years)	Designation/ Nature of duties	Remuneration		Qualification & Experience (Years)	Date of commencement of employment.	Last employed	
		Gross (₹.)	Net (₹.)			Name of the organisation	Position held
Mr. S. K. Bansal (66)	Whole Time Director & CFO	1,53,31,253	1,06,65,751	B.Com., ACA, ACS (42)	03.10.1984	A.F. Fergusson & Co.,	Asstt. Manager

Notes:

- (1) Gross remuneration as shown above includes salary, bonus, Company's contribution to Provident fund and value of medical and other facilities but excludes provision for gratuity. Net remuneration is arrived at after deduction of Income Tax.
- (2) The nature and conditions of employment are non contractual. The employee is Whole-Time Director of the Company during the year.
- (3) There is no employee drawing remuneration in excess of the remuneration drawn by the Whole-time Director and who holds himself or along with his/her spouse and dependent children not less than two per cent of the equity shares of the Company.

On behalf of the Board of Directors,

A. K. Jatia,
Chairman.
DIN: 01104256

Place: Pune

Date: 20th May, 2026

ANNEXURE - 5B

STATEMENT SHOWING THE RATIO OF THE REMUNERATION OF EACH DIRECTOR TO THE MEDIAN EMPLOYEE'S REMUNERATION AND SUCH OTHER DETAILS.

NUMBER OF PERMANENT EMPLOYEES OF THE COMPANY : 4

Sr. No.	Name of the Director, Chief Financial Officer, Chief Executive Officer, Company Secretary	Designation	Remuneration of each Director, Chief Financial Officer, Chief Executive Officer, Company Secretary (in INR)	Median remuneration of the employees (in INR)	Ratio for the financial year between D and E	percentage increase in remuneration of each Director, Chief Financial Officer, Chief Executive Officer, Company Secretary in the financial year	Percentage increase in the median remuneration of employees in the financial year	Average percentile increase already made in the salaries of employees other than the Managerial Personnel	Percentile increase in the Managerial Remuneration
A	B	C	D	E	F	G	H	I	J
1	Mr. Surendra Kumar Bansal	Whole Time Director & Chief Financial Officer	1,53,31,253	17,36,403	8.83	0	11.31	-	-
2	Mr. Chinmay Pitre	Company Secretary	6,50,837		2.67	8.3			

Above Remuneration is as per the Remuneration policy adopted by the Company.

On behalf of the Board of Directors,

A. K. Jatia,
Chairman.
DIN: 01104256

Place: Pune

Date: 20th May, 2026

ANNEXURE - 6

REPORT ON CORPORATE GOVERNANCE

The Directors present their Report on Corporate Governance as required by the SEBI guidelines and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015:

Company's Philosophy on Code of Governance:

The Company's philosophy on Corporate Governance envisages transparency with integrity in all its dealings with its Stakeholders including Shareholders, Employees, Lenders and Others.

Code of Conduct:

In tune with the corporate philosophy stated in the preceding para, the Board of Directors of the Company had laid down a Code of Conduct for all the Board Members and Senior Management Personnel of the Company in terms of the requirement of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (hereinafter referred to as 'Listing Regulations'). The Code of Conduct is displayed at the Company's website www.amjland.com. Affirmation regarding compliance with the Code of Conduct had been obtained from all Board members and senior management personnel of the Company. As required, a declaration duly signed by the Whole Time Director & CFO to the effect is appended.

BOARD PROCEDURE:

Board Meetings are held about four-five times a year. Detailed Agenda is sent to each Director well in advance of the meetings. The Directors are briefed at each Board Meeting regarding performance and working by the functional heads. In addition to matters statutorily requiring Board's approval, all major decisions of policy, strategic formulations, capital expenditure, new investments, major accounting policies are considered by the committees and/or Board. Board periodically reviews all the compliances of applicable laws affecting the Company.

MANAGEMENT DISCUSSION AND ANALYSIS:

The Company's business comprises of real estate development for housing project in and around Pune, wind power generation and investment activities. The real estate development is carried out through its subsidiaries, namely; AMJ Land Developers, a firm in which the Company holds 95% stake and wholly owned subsidiary Company, AMJ Realty Ltd. The wind power is generated from three wind mills of an aggregate capacity of 4.6 MW in Maharashtra. Two of these wind mills are situated on the forest land leased out to the Company.

Pune has constantly expanding area of urbanization necessitating housing development of different sizes of apartments meant for different categories. The sector faces competition particularly from the areas nearby the Company's project. Although the demand by and large remains fairly stable, the larger supply and inflation does put pressures at times on demand. Besides, Pune has many old housing societies having apartments which lack modern amenities, and need redevelopment to cater to requirement of larger apartments (in view of higher Permissible Floor Space Index) and new age amenities. This sector also faces stiff competition from developers offering increasingly higher free area and compensation.

The management believes that redevelopment projects offer significant growth opportunities due to large number of societies, increasing urbanization, aging infrastructure and demand for modern residential and commercial spaces, Considering factors such as higher development potential, infrastructure connectivity, lower capital and return on investment. The management believes confident that strategic participation in redevelopment proposals also can contribute to the Company's future growth pipeline and improve its competitive positioning in the residential sector. Continuous monitoring of market trends, government policies and stakeholder expectations remain an integral part of the Company's redevelopment strategy.

The GREENS project currently house 722 families in 7 residential towers. The 8th one is under construction and will house another 136 families in apartments of 2, 3 and 4 BHKs. With this the GREENS would house over 850 families in over 9,00,000 sq. ft. of carpet area.

The Company had leased out its part of land and buildings at Thergaon, Pune to Pudumjee Paper Products Ltd for manufacturing paper, under Leave & License Agreement since the demerger in 2015. This Leave & License agreement is recently renewed for a period of five years with effect from 1st February 2026, on higher rentals by over 175%. The land, in Government's contention, continues to be subjected to repealed Urban Land Ceiling Act which is contrary to the legal opinion received by the Company. The matter is currently pending with the Government authorities after the Bombay High Court's order which had directed to dispose of the matter in a time bound manner. The Company may have to again approach the Hon'ble High Court, in view of pendency

of the matter before the Government authorities.

The power generated by the three wind mills is sold to industrial consumers after discharging the higher levies under Open Access arrangement. These levies tend to reduce the net realization of the Company, which has marginally increased during the year. High Open Access levies tends to discourage sale of such power to third party consumers.

Internal control system are periodically reviewed by internal auditors and audit committee and are considered adequate.

The segment-wise financial performance is given in the Company's Consolidated Accounts.

The Company and the firm employed 33 persons (last year 33) as at 31st March 2026.

KEY FINANCIAL RATIOS:

Sr. No.	Ratios	31 st March, 2026	31 st March, 2025	% Change	Reason for Change
1.	Debtor Turnover Ratio	57.23	38.07	50.33	The ratio has improved primarily due to higher revenue generated from leasing operations and wind energy. Also, there's reduction in average trade receivables w.r.t last year.
2.	Net Profit Margin (%)	314.11	505.17	37.82	Decline in profit is mainly as decrease in share of profit from real estate activity as compared to previous year.
3.	Return on Net Worth (%)	9.96	15.40	35.32	Decline in ratio mainly because of Profit after tax reduced by 28% as compared to last year.

Cautionary statement :

Statements made in this Report, especially those in 'Management Discussion & Analysis' describing the Company's objectives, estimates, projections and expectations may constitute 'Forward looking' statements within the meaning of applicable laws and regulations. The Company's actual results, achievements may differ materially from those projected in any such forward looking Statements.

Board of Directors:

The Board of Directors is composed of 1 Promoter Director, 1 Whole-Time Director, 1 Non-Executive Non-Independent Director and 3 Non-Executive Independent Directors including 1 Independent Woman Director. The Chairman and the Whole-Time Director conduct the day to day management of the Company subject to the supervision and control of the Board of Directors.

The composition of the Board as on 31st March, 2026 is as under:

Directors	Category	Total number of Directorships in Public Companies as on 31st March, 2026.*	Total number of Membership of Committees as on 31st March, 2026. +	Total number of Chairmanships of Committees as on 31st March, 2026. +	Names of other Listed Companies in which Executive / Non-Executive Directors hold Directorship & Category of Directorship
Executive Director					
Mr. Surendra Kumar Bansal	Whole Time Director & CFO	5	2	Nil	- Thacker and Company Limited - Non-Executive Non-Independent Director - Pudumjee Paper Products Limited - Non-Executive Non-Independent Director
Non-Executive Directors					
Mr. Arunkumar Mahabirprasad Jatia	Non-Executive Chairman & Promoter	4	5	1	- Thacker and Company Limited - Non-Executive Non-Independent Director - Pudumjee Paper Products Limited - Whole-Time Director
Dr. Ashok Kumar	Non-Independent Director	2	Nil	Nil	Pudumjee Paper Products Limited - Executive Director
Mr. Tushya Jatia	Independent Director	3	1	Nil	- Pioneer Investcorp Limited - Non-Executive Non-Independent Director - ASI Industries Limited - Whole-Time Director
Mr. Sudhir Duppaliwar	Independent Director	2	4	3	3P Land Holdings Limited - Non-Executive Independent Director
Mrs. Shilpa Bhatia	Independent Director	3	3	Nil	- Aeroflex Industries Limited - Non-Executive Independent Director - Bliss GVS Pharma Limited - Non-Executive Independent Director

* Excludes directorships of private limited companies, foreign companies and companies registered under section 8 of the Act. Includes Directorship in other Public Companies and AMJ Land Holdings Limited.

- + Committees considered are Audit Committee and Stakeholders Relationship Committee, including in AMJ Land Holdings Limited. Total number of committee membership includes the Chairmanship/Chairpersonship also.

There are no inter-se relationships between the Board members.

All the Directors have made disclosures regarding their Directorship as required under Section 184 of the Companies Act, 2013 and on the Committee position held by them in other Companies. None of the Directors of the Company is a Member of more than 10 Committees and Chairman/Chairperson of more than 5 Committees across all the public limited Companies in which he/she is a Director. None of the Directors of the Company are related to each other.

The Independent Directors of the Company are acting as Independent Director in not more than Seven Listed Companies. Independent Director who is Whole Time Director in other Company acts as Independent Director in not more than three Listed Companies. The Whole Time Directors of the Company are not Independent Directors in more than three Companies.

Independent Directors are non-executive directors as defined under Regulation 16(1)(b) of the SEBI Listing Regulations read with Section 149(6) of the Act along with rules framed thereunder. In terms of Regulation 25(8) of SEBI Listing Regulations, they have confirmed that they are not aware of any circumstance or situation which exists or may be reasonably anticipated that could impair or impact their ability to discharge their duties. Based on the declarations received from the Independent Directors, the Board of Directors has confirmed that they meet the criteria of independence as mentioned under Regulation 16(1)(b) of the SEBI Listing Regulations and that they are independent of the management.

In the opinion of the Board, the Independent Directors fulfill the conditions specified in Listing Regulations and they are Independent of the Management.

BOARD SKILLS MATRIX:

Matrix showing the core skills, expertise and competencies identified and which are available with the Board commensurate with nature and scale of business of the Company.

Sr. No.	Name	Designation	Core skills, expertise and competencies available with the Board
1.	Mr. Arunkumar Mahabirprasad Jatia	Non-Executive Chairman & Promoter	- Visionary and knowledgeable entrepreneur about various businesses, industries and opportunities; - More than 30 years first hand experience in International business with emerging markets and cross border transaction including countertrade; - Expertise in finance and non conventional Power Generation business; - Business Prudence; - Economic & Business Analysis; - Strategic Business Planning and Implementation.
2.	Mr. Surendra Kumar Bansal	Whole Time Director & CFO	- Knowledge about Financial Statements and matters, Direct and Indirect taxation, Corporate Law, Financial Planning & Internal Controls, Risk Management; - Economic & Business Analysis; - Legal understanding, planning and execution of Mergers & Acquisitions.
3.	Dr. Ashok Kumar	Non-Executive Non-Independent Director	- Expertise in paper manufacturing of different types and well recognized chemical engineering skills; - Crisis Management; - Excellent Negotiation Skills; - Business Prudence; - HRD Management.

4.	Mr. Tushya Jatia	Independent Director	• Knowledge about Finance, Auditing & Business Administration; • Economic & Business Analysis; • Business Prudence; • Expertise in Mining Business and intricacies thereof; • Strategic Business Planning; • Risk Management.
5.	Mr. Sudhir Duppaliwar	Independent Director	• Economic & Business Analysis; • Expertise in Financial Statements, Financial planning, Internal Controls audit and Direct tax. • Business Prudence.
6.	Mrs. Shilpa Bhatia	Independent Director	• Specialist in Labour, Industrial, and Employment Law; • Expertise in sexual harassment investigations and HR advisory; • Excellent Negotiation Skills; • Business Prudence;

During the year 2025-26, Four Board Meetings were held on the following dates:

14.05.2025	02.08.2025
01.11.2025	03.02.2026

The Sixtieth Annual General Meeting (AGM) of the Company was held on 30th August, 2025, the attendance of the Directors at these Meetings was as under:

Name of the Director	Number of Board Meetings Attended	Attendance at the last AGM
Mr. Arunkumar Mahabirprasad Jatia	4	Yes
Mr. Surendra Kumar Bansal	4	Yes
Dr. Ashok Kumar	4	Yes
Mr. Tushya Jatia	2	No
Mr. Sudhir Duppaliwar	3	Yes
Mrs. Shilpa Bhatia	4	Yes

Details of Remuneration and sitting fees paid to Directors during the year

(In ₹)

Name of Directors	Sitting Fees	Salaries	Perquisites & Benefits	Commission	Total
Mr. Arunkumar Mahabirprasad Jatia	Nil	Nil	Nil	Nil	Nil
Mr. Surendra Kumar Bansal	Nil	1,50,28,800	3,02,453	Nil	1,53,31,253
Dr. Ashok Kumar	Nil	Nil	Nil	Nil	Nil
Mr. Tushya Jatia	40,000	Nil	Nil	Nil	40,000
Mr. Sudhir Duppaliwar	78,000	Nil	Nil	Nil	78,000
Mrs. Shilpa Bhatia	90,000	Nil	Nil	Nil	90,000

- Perquisites include housing/house rent allowance with electricity, gas, medical expenses, leave travel assistance, club fees, accident insurance, contribution to provident and Superannuation fund etc., but exclude provision for gratuity.
- Severance fees, stock options and notice period are not applicable in case of Executive Directors.
- Non-Executive Directors' are entitled to regular sitting fees and re-imbursement of expenses incurred for attending each meeting of Board or Committee thereof.

- The details for shares held by Directors as on 31-03-2026 are as under:

Except Mr. Arunkumar Mahabirprasad Jatia who holds 20,83,000 equity shares of Rs. 2/- each of the Company, none of the other Directors namely Mr. Surendra Kumar Bansal, Dr. Ashok Kumar, Mr. Tushya Jatia, Mr. Sudhir Duppaliwar and Mrs. Shilpa Bhatia hold any equity shares of the Company.

COMMITTEES OF DIRECTORS:

a) Audit Committee:

The Company has appointed Mrs. Shilpa Bhatia as member of the Audit Committee w.e.f. 13th May, 2025.

The Audit Committee consists of three Independent Non-Executive Directors, they have vast experience and knowledge of corporate affairs and financial management and possess strong accounting and financial management expertise.

Four (4) Meetings of Committee were held during the financial year 2025-26 on the following dates:

14-05-2025	02-08-2025
01-11-2025	03-02-2026

The composition & attendance of the Committee is as under:

Sr. No.	Name of the Committee Members	Category of Directorship	Position in the Committee during the year	No of Meetings Attended
1.	Mr. Sudhir Duppaliwar	Independent Director	Chairman	3
2.	Mr. Arunkumar Mahabirprasad Jatia	Non-Executive Chairman	Member	4
3.	Mr. Tushya Jatia	Independent Director	Member	2
4.	Mrs. Shilpa Bhatia (w.e.f. 13 th May, 2025)	Independent Director	Member	4

The Meetings of the Audit Committee are also attended by the Whole-Time Director/Chief Finance Officer, the Statutory Auditors and the Internal Auditors. The Company Secretary acts as Secretary to the committee.

The Chairman of the Committee was present at the Annual General Meeting of the Company held on 30th August, 2025.

Pursuant to provisions of Section 177 of the Companies Act, 2013 and the Listing Regulations, the terms of reference of this Committee are as under:

- The recommendation for appointment, remuneration and terms of appointment of auditors of the Company;
- Approval of payment to statutory auditors for any other services rendered by the statutory auditors;
- Review and monitor the auditor's independence and performance, and effectiveness of audit process;
- Examination of the financial statement and the auditors' report thereon;
- approval or any subsequent modification of transactions of the company with related parties, grant omnibus approvals subject to fulfilment of certain conditions;
- Scrutiny of inter-corporate loans and investments;
- Valuation of undertakings or assets of the Company, wherever it is necessary;
- Evaluation of internal financial controls and risk management systems;
- Monitoring the end use of funds raised through public offers and related matters;
- To obtain outside legal and other professional advice;
- Call for the comments of the auditors about internal control systems, the scope of audit, including the observations of the auditors and review of financial statement before their submission to the Board and may also discuss any related issues with the internal and statutory auditors and the management of the Company;

- Oversight of the Company's financial reporting process and the disclosure of its financial information to ensure that the financial statement is correct, sufficient and credible;
- Reviewing, with the management, the annual financial statements and auditor's report thereon before submission to the board for approval, with particular reference to:
 - a) Matters required to be included in the Director's Responsibility Statement to be included in the Board's report in terms of clause (c) of sub-section 3 of section 134 of the Companies Act, 2013;
 - b) Changes, if any, in accounting policies and practices and reasons for the same;
 - c) Major accounting entries involving estimates based on the exercise of judgment by management;
 - d) Significant adjustments made in the financial statements arising out of audit findings;
 - e) Compliance with listing and other legal requirements relating to financial statements;
 - f) Disclosure of any related party transactions;
 - g) Modified opinion(s) in the draft audit report;
- Reviewing, with the management, the quarterly financial statements before submission to the board for approval;
- Reviewing the utilization of loans and/or advances from/investment by the holding company in the subsidiary exceeding rupees 100 crore or 10% of the asset size of the subsidiary, whichever is lower including existing loans/advances/investment existing as on the date of coming into force of this provision.
- Reviewing, with the management, the statement of uses / application of funds raised through an issue (public issue, rights issue, preferential issue, etc.), the statement of funds utilized for purposes other than those stated in the offer document / prospectus / notice and the report submitted by the monitoring agency monitoring the utilisation of proceeds of a public or rights issue, and making appropriate recommendations to the Board to take up steps in this matter;
- Reviewing, with the management, performance of statutory and internal auditors, adequacy of the internal control systems;
- Reviewing the adequacy of internal audit function, if any, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit;
- Discussion with internal auditors of any significant findings and follow up there on;
- Reviewing the findings of any internal investigations by the internal auditors into matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the Board;
- Discussion with statutory auditors before the audit commences, about the nature and scope of audit as well as post-audit discussion to ascertain any area of concern;
- To look into the reasons for substantial defaults in the payment to the depositors, debenture holders, shareholders (in case of non-payment of declared dividends) and creditors;
- To review the functioning of the Whistle Blower Mechanism;
- Approval of appointment of Chief Financial Officer after assessing the qualifications, experience and background, etc. of the candidate;
- Consider and comment on rationale, cost-benefits and impact of schemes involving merger, demerger, amalgamation etc., on the listed entity and its shareholders.
- Reviewing the following information:
 - a) Management discussion and analysis of financial condition and results of operations;
 - b) Statement of significant related party transactions (as defined by the audit committee), submitted by management;
 - c) Management letters / letters of internal control weaknesses issued by the statutory auditors;

- d) Internal audit reports relating to internal control weaknesses; and
- e) The appointment, removal and terms of remuneration of the chief internal auditor shall be subject to review by the audit committee.
- f) Statement of deviations:
 - (i) Quarterly statement of deviation(s) including report of monitoring agency, if applicable, submitted to stock exchange(s) in terms of Regulation 32(1) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
 - (ii) Annual statement of funds utilized for purposes other than those stated in the offer document/prospectus/notice in terms of Regulation 32(7) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

b) Nomination and Remuneration Committee:

There is no change in the Composition of Nomination and Remuneration Committee of the Company during the Financial Year 2025-26. The constitution and the terms of reference of the Nomination and Remuneration Committee are in compliance with the provisions of Section 178 of the Companies Act, 2013 and the Listing Regulations.

One (1) Meeting of Committee was held on 03rd February, 2026 during the financial year 2025-26.

The composition & attendance of the Committee is as under:

Sr. No.	Name of the Committee Members	Category of Directorship	Position in the Committee during the year	No. of Meetings Attended
1.	Mr. Tushya Jatia	Independent Director	Chairman	0
2.	Mr. Arunkumar Mahabirprasad Jatia	Non-Executive Chairman	Member	1
3.	Mr. Sudhir Duppaliwar	Independent Director	Member	1

Pursuant to provisions of Section 178 of the Companies Act, 2013 and the Listing Regulations, the terms of reference of this Committee are as under:

- Formulation of the criteria for determining qualifications, positive attributes and independence of a Director and recommend to the Board of Directors a policy relating to, the remuneration of the Directors, Key Managerial Personnel and other Employees;
- For every appointment of an independent director, the Nomination and Remuneration Committee shall evaluate the balance of skills, knowledge and experience on the Board and on the basis of such evaluation, prepare a description of the role and capabilities required of an independent director. The person recommended to the Board for appointment as an independent director shall have the capabilities identified in such description. For the purpose of identifying suitable candidates, the Committee may:
 - i) use the services of an external agencies, if required;
 - ii) consider candidates from a wide range of backgrounds, having due regard to diversity; and
 - iii) consider the time commitments of the candidates.
- Formulation of criteria for evaluation of performance of Independent Directors and the Board of Directors;
- Devising a policy on diversity of Board of Directors;
- Identifying persons who are qualified to become Directors and who may be appointed in Senior Management in accordance with the criteria laid down, and recommend to the Board of Directors their appointment and removal;
- Whether to extend or continue the term of appointment of the Independent Director, on the basis of the report of performance evaluation of Independent Directors.
- Recommend to the board, all remuneration, in whatever form, payable to Senior Management.

The detailed policy of the Company on Directors' appointment and remuneration including criteria for

determining qualifications, of a Director and other matters and policy relating to the remuneration for the Directors, Key Managerial Personnel and other employees is annexed as respective annexure No. 8 to the Directors' Report in this annual report and can be viewed at company's website at www.amjland.com.

c) Stakeholders Relationship Committee:

There is no change in the constitution of Stakeholders' Relationship Committee during the Financial Year 2025-26. The constitution and the terms of reference of the Stakeholders Relationship Committee are in compliance with the provisions of Section 178 of the Companies Act, 2013 and the Listing Regulations.

Four (4) Meetings of Committee were held during the year 2025-26 on the following dates:

14-05-2025	02-08-2025
01-11-2025	03-02-2026

The attendance & composition of Committee is as under:

Sr. No.	Name of the Committee Members	Category of Directorship	Position in the Committee during the year	No. of Meetings Attended
1.	Mr. Sudhir Duppaliwar	Independent Director	Chairman	3
2.	Mr. Arunkumar Mahabirprasad Jatia	Non-Executive Chairman	Member	4
3.	Mr. Surendra Kumar Bansal	Whole Time Director & CFO	Member	4

Pursuant to provisions of Section 178 of the Companies Act, 2013 and the Listing Regulations, the terms of reference of this Committee are as under:

- Resolving the grievances of the security holders of the Company including complaints related to transfer/transmission of shares, non-receipt of annual report, non-receipt of declared dividends, issue of new/duplicate certificates, general meetings etc.
- Review of measures taken for effective exercise of voting rights by shareholders.
- Review of adherence to the service standards adopted by the Company in respect of various services being rendered by the Registrar & Share Transfer Agent.
- Review of the various measures and initiatives taken by the Company for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants/annual reports/statutory notices by the shareholders of the company.

During the year 2025-26, the Company received 3 complaints from investors and no complaints were received through SEBI and Stock Exchanges. The complaints received have been replied to and resolved. No complaints are pending for resolution. During the year there was no share transfer request pending.

Mr. Chinmay Pitre, Company Secretary, is the Compliance Officer of the Company.

d) Corporate Social Responsibility Committee:

There is no change in the composition of Corporate Social Responsibility Committee of the Company during the Financial Year 2025-26. The Committee comprises of Four members of which two are Independent Directors.

One Committee Meeting was held on 14th May, 2025 during the financial year 2025-26.

The attendance & composition of Committee is as under:

Sr. No.	Name of the Committee Members	Category of Directorship	Position in the Committee during the year	No. of Meetings Attended
1.	Mr. Arunkumar Mahabirprasad Jatia	Non Executive Chairman	Chairman	1
2.	Mr. Surendra Kumar Bansal	Whole Time Director & CFO	Member	1
3.	Mr. Sudhir Duppaliwar	Independent Director	Member	1
4.	Mrs. Shilpa Bhatia	Independent Director	Member	1

Pursuant to provisions of Section 135 of the Companies Act, 2013 and Rules made thereunder, the terms of reference of this Committee are as under:

- Formulate and recommend to the Board a CSR policy which shall indicate the activities to be undertaken by the Companies in areas or subject, as mentioned in the CSR Policy of the Company or in Schedule VII of the Companies Act, 2013.
- Recommend the amount of CSR expenditure to be incurred.
- Implement & Monitor the CSR policy & CSR Project of the Company from time to time.
- Formulate and recommend to the Board CSR Annual Action Plan of the Company and
- Any other matter/thing as may be considered expedient by the Committee to comply with the CSR Policy of the Company.

GENERAL BODY MEETINGS:

i. Annual General Meetings held during the past three years and the following Special Resolutions were passed:

Date of Meeting, Time	Location	Special Resolutions passed
11 th August, 2023 11:30 a.m. (ST)	Through Video Conference / Other Audio Visual Means without physical presence of the Shareholders at a common venue.	i) Appointment of Mr. Surendra Kumar Bansal as a Whole-time Director.
06 th September, 2024 11:30 a.m. (ST)	Through Video Conference / Other Audio Visual Means without physical presence of the Shareholders at a common venue.	i) Approval to the Revision in Remuneration of Whole Time Director, Mr. Surendra Kumar Bansal.
30 th August, 2025 11:30 a.m. (ST)	Through Video Conference / Other Audio Visual Means without physical presence of the Shareholders at a common venue.	Not Applicable

ii. Postal Ballot

During the Financial Year 2025-26, two Ordinary Resolutions were approved by the Shareholders of the Company through the Postal Ballot Process (through Remote e-voting only). The Company Appointed Mrs. Savita Jyoti (Membership No.: 3738 & CP No.: 1796) Practicing Company Secretary, Hyderabad as the Scrutinizer for conducting the postal ballot process. The postal ballot process was carried out in a fair and transparent manner. The Remote e-voting facility was provided to the Shareholders of the Company.

The Company followed the procedure relating to Postal Ballot and e-voting pursuant to applicable provisions of the Companies Act, 2013, read with Rules thereto and the provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The details of the Postal Ballot wide notice dtd. 30th Dec. 2025 during the Financial Year 2025-26, are provided herein below:

1. Approval for Material Related Party Transaction for the Renewal of the Leave and License Agreement in respect of land admeasuring about 29 acres together with structures standing thereon situated at Thergaon, Pune - 411033 with Pudumjee Paper Products Limited.- Ordinary Resolution:

Total Number of Votes	Number of Votes cast in favour of the resolution	% of Votes cast in favour	Number of Votes cast against the resolution	% of Votes cast against	Number of Votes Abstained
13,65,771	13,48,174	98.71	17,597	1.29	-

2. Approval for Material Related Party Transaction for the Renewal of the Leave and License Agreement in respect of land admeasuring about 3,000 sq. mtrs. together with structures standing thereon situated at Thergaon, Pune - 411033 for establishment of a 132/100 KVA Sub-Station with Pudumjee Paper Products Limited. - Ordinary Resolution:

Total Number of Votes	Number of Votes cast in favour of the resolution	% of Votes cast in favour	Number of Votes cast against the resolution	% of Votes cast against	Number of Votes Abstained
13,65,771	13,48,174	98.71	17,597	1.29	-

Procedure of Postal Ballot:

The Notice of Postal Ballot containing instruction was sent on Wednesday, 31st December, 2025 and a corrigendum to the said Postal Ballot Notice was sent on 19th January, 2026 through Company's Registrar and Share Transfer Agent i.e. KFin Technologies Limited ("KFintech") by way of electronic mode only (i.e. e-mail) to those Members whose names appeared on the Register of Members/List of Beneficial Owners as on Friday, 26th December, 2025 ("Cut-off Date") and whose email addresses were registered with the Company/Depositories on the said date in compliance with the said MCA Circulars.

The Public Notice of Postal Ballot and Remote E-voting Information was published in the newspapers i.e. Financial Express (All editions) and Loksatta (Pune edition) on Thursday, 01st January, 2026.

The Company had engaged the services of KFin Technologies Limited for the purpose of providing e-voting facility to all its Members.

The remote e-voting period commenced on Thursday, 01st January, 2026 (9:00 a.m. IST) and concluded on Friday, the 30th January, 2026 (5:00 p.m. IST).

The Result of the Postal Ballot was declared on Friday, 30th January, 2026 and intimated to the stock exchanges and uploaded on the website of the Company and KFin Technologies Limited.

At the ensuing Annual General Meeting, there is no item on the agenda that needs approval by postal Ballot.

COMPANY POLICIES:

The Board has adopted the following policies/ programme:

- (a) Policy on Related Party Transactions
- (b) Policy for determining Material Subsidiary
- (c) Whistle Blower Policy/Vigil Mechanisam
- (d) Criteria For Selection of Candidates for Senior Management and Members on the Board of Directors
- (e) Familiarisation programme for Independent Directors
- (f) Policy on Board's Diversity
- (g) Risk Policy & Procedures
- (h) CSR Policy
- (i) Archival policy
- (j) Policy for Preservation of Documents
- (k) Policy on Determination of Materiality For Disclosure(s)
- (l) Policy for Determination of Legitimate Purposes
- (m) Policy for Procedure of Inquiry in case of leak of unpublished price sensitive information

The disclosure in respect of above policies/ programme is hosted on the website of the Company viz. www.amjland.com.

SENIOR MANAGEMENT:

Particulars of senior management of the Company as on 31st March, 2026 are as under:

Sr. No.	Name	Designation
1.	Mr. Surendra Kumar Bansal	Whole Time Director & Chief Financial Officer
2.	Mr. Chinmay Pitre	Company Secretary and Compliance Officer

MEETING OF INDEPENDENT DIRECTORS:

As required under Companies Act, 2013 and Listing Regulations, a meeting of the Independent Directors was held on 03rd February, 2026 without the attendance of Non-Independent Directors and Members of the management.

The Independent Directors evaluated the performance of the Non-Independent Directors, wherein the evaluation of performance of the Non-Independent Directors, including the Chairman and also of the Board as a whole was made, against pre-defined and identified criteria.

ANNUAL EVALUATION OF BOARD, ITS COMMITTEES AND DIRECTORS:

As required under Companies Act, 2013 and Listing Regulations the Board has carried out an annual evaluation of its own performance, the Directors individually as well as the evaluation of the working of its Committees. The principles and guidelines given in the SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11th November, 2024 been taken into consideration while making the evaluations.

CEO/CFO Certification:

As required under Regulation 17(8) of the Listing Regulations, the Chairman and the Director (Finance) & CFO of the Company have certified to the Board that Audited Financial Statements for the Financial Year ended 31st March, 2026 do not contain any untrue statement and that these statements represent a true and fair view of the Company's affairs and other matters as specified there under.

DISCLOSURES:

- As disclosed in the accompanying accounts, wherever required, full provision has been made relating to transactions with Subsidiary and Associate Companies.
- There were no instances of non-compliance by the Company, nor were any penalties or strictures imposed on the Company by Stock Exchanges, SEBI or any statutory authority on any matter relating to capital markets during the last three years.
- All the Mandatory requirements of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, have been complied with as detailed in this annexure. The Company has also complied with Non-mandatory requirements of the Listing Regulations such as: a) Separate posts of Chairman and Whole Time Director b) unmodified audit opinion.

The Company has complied with corporate governance requirements specified in regulations 17 to 27 and Clauses (b) to (i) of sub-regulation (2) of regulation 46 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

- In terms of Listing Regulations, the Company has its "Risk Management Policy and Mitigation Measures" and is adopted by the Board. The Board/Audit Committee periodically reviews the risks and the measures to mitigate the same.
- Whistle Blower Policy/ Vigil Mechanism:

The Company has formulated a policy "Whistle Blower Policy / Vigil Mechanism", wherein the Employees/Directors/Stakeholders of the Company are free to report any unethical or improper activity, actual or suspected fraud or violation of the Company's Code of Conduct. This mechanism provides safeguards against victimization of Employees, who report under the said mechanism. The said policy may be referred to, at the Company's official website at <https://amjland.com/uploads/policies/AMJLand%20-%20Vigil%20Mechanism-Whistle%20Blower%20Policy.pdf>

We affirm that no Director or employee has been denied access to the Audit Committee during financial year 31st March, 2026.

- Subsidiary Company:

Regulation 16 of Listing Regulations defines, a "Material Subsidiary" as subsidiary, whose turnover or net worth exceeds ten percent of the consolidated turnover or net worth respectively, of the listed entity and its subsidiaries in the immediately preceding accounting year. In view of above, the Company did not have any "Material non-listed Indian Subsidiary" during the year under review.

Weblink of Policy for determining 'material' subsidiaries:

<https://amjland.com/uploads/policies/Policy%20for%20Determining%20Material%20Subsidiary.pdf>

- g) Disclosure of commodity price risks and commodity hedging activities: Not Applicable
- h) Foreign exchange risk and hedging activities: Not Applicable
- i) List of Credit Ratings obtained by the Company: Not Applicable.
- j) A Certificate received from M/S Parikh & Associates, Practicing Company Secretaries, that none of the Directors of the Company has been debarred or disqualified from being appointed or continuing as Directors of Company by the Securities and Exchange Board of India/Ministry of Corporate Affairs or any such statutory authority is annexed.
- k) Details of total fees for all services paid by the Company and its Subsidiaries to M/s. J. M. Agrawal & Company, Statutory Auditor for the Financial Year 2025-26 is as under:

Sr. No.	Name of the Company	Fees Paid (₹)
1.	AMJ Land Holdings Limited	3,00,000
2.	AMJ Realty Limited (Wholly Owned Subsidiary)	30,000

- l) Disclosures in relation to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013:

a)	Number of complaints filed during the financial year:	Nil
b)	Number of complaints disposed of during the financial year:	Nil
c)	Number of complaints pending as on end of the financial year:	Nil

- m) Details of 'Loans and advances in the nature of loans to firms/companies in which directors of the Company are interested during the year are given under:

Sr. No.	Name of Firm/Companies in which Directors of the Company are interested	Loans/Advances Given (Rs.)
1.	Biodegradable Products India Limited	4,06,05,000/-
2.	AMJ Realty Limited	65,95,000/-

- n) Weblink of Related Party Transactions Policy:
<https://amjland.com/uploads/policies/Policy%20on%20Related%20Party%20Transactions.pdf>

MEANS OF COMMUNICATION

- a) The Company has published its quarterly and half yearly and yearly results giving the required particulars in the "Financial Express" and "Loksatta" (Regional Language).
- b) These results are also posted on Company's website www.amjland.com.
- c) The Company has created a dedicated E-mail ID for investor's complaints viz. admin@amjland.com / pune@pudumjee.com.
- d) The Management Discussion and Analysis is part of the Annual Report of the Directors to the Shareholders of the Company.
- e) The Code of Conduct adopted by the Board of Directors is also posted on Company's aforesaid website.
- f) During the year, no presentation has been made to any institutional investors or to the analysts.

DISCLOSURE OF SHARES LYING IN THE UNCLAIMED SUSPENSE ACCOUNT

Pursuant to Regulation 39 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 the details in respect of the shares lying in the unclaimed suspense account till March 31, 2026 is as under:

Particulars	No. of Shareholders	No. of Shares
Aggregate number of Shareholders and outstanding shares held in the Unclaimed Suspense Account as on 1st April, 2025	8	2,760
Number of Shareholders / legal heirs who approached the Company for transfer of shares from the Unclaimed Suspense Account	0	0
Number of Shareholders / legal heirs to whom the shares were transferred from the Unclaimed Suspense Account upon receipt and verification of necessary documents	0	0
Number of Shareholders whose shares were transferred to Investor and Protection Fund Authority	0	0
Aggregate number of Shareholders and outstanding shares held in the Unclaimed Suspense Account as on 31st March, 2026	8	2,760

Voting rights in respect of the aforesaid 2,760 shares held in the Unclaimed Suspense Account will remain frozen till the time such shares are claimed by the concerned Shareholders.

Shareholders may get in touch with the Company/ RTA for any further information in this matter.

DETAILS OF SHARES LYING UNDER SUSPENSE ESCROW ACCOUNT

Pursuant to SEBI Circular No. SEBI/HO/MIRSD/MIRSD_RTAMB/P/CIR/2022/8 dated 25th January, 2022 Company has already opened Suspense Escrow Account with Axis Securities Limited in the name and style as "AMJ Land Holdings Limited - Suspense Escrow Account".

During Financial Year 2025-26, 500 equity Shares belonging to 1 Shareholder were transferred to the Suspense Escrow Account.

As on 31st March, 2026, 1,100 equity shares belonging to three Shareholders are lying in the Suspense Escrow Account.

During the year none of the Shareholders / legal heirs approached the Company for transfer of shares from the Unclaimed Suspense Account and therefore no shares were transferred to shareholders/legal heirs from Suspense Escrow Account.

Shareholders may get in touch with the Company/ RTA for any further information in this matter.

GENERAL INFORMATION FOR SHAREHOLDERS:

1.	Date & Time of Annual General Meeting (AGM)	Wednesday, 02 nd September, 2026 at 11:30 a.m.
2.	Venue of AGM	The Company is conducting AGM through "VC/ OAVM" pursuant to the MCA circulars. Therefore, there is no requirement to have a venue for the AGM. For details please refer to the notice of AGM.
3.	Financial Year	1st April to 31 st March
4.	Dividend Payment Date	on or after 22 nd September, 2026
5.	Date of Book Closure	Tuesday, the 25 th day of August, 2026, to Wednesday, the 02 nd day of September, 2026 (both days inclusive).
6.	Board Meeting for Consideration of unaudited results for first three quarters	Within 45 days from the end of the each quarter.
7.	E-mail ID for Investor Complaints	admin@amjland.com
8.	Registrars & Share Transfer Agents:	KFin Technologies Limited Selenium Tower B, Plot No 31 & 32 Gachibowli, Financial District, Nanakramguda, Serilingampally Hyderabad – 500 008 Tel. : 18003094001 E-mail : einward.ris@kfintech.com
9.	Any other inquiry:	The Company Secretary, AMJ Land Holdings Limited Thergaon, Pune 411 033. Tel. : 91-20-30613333 E-mail : admin@amjland.com / secretarial@pudumjee.com
10.	Plant/Registered office	Thergaon, Pune 411 033.
11.	Corporate Identification Number	L21012MH1964PLC013058

LISTING OF EQUITY SHARES ON STOCK EXCHANGES

The equity shares of the Company are Listed on BSE Limited Address - Phiroze Jeejeebhoy Towers Dalal Street, Kala Ghoda, Mumbai - 400 001 and National Stock Exchange of India Limited (NSE) Address - Exchange Plaza, Plot No. C/1, G Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051. The requisite listing fees have been paid in full to BSE and NSE. The securities of the Company have never been suspended from trading on any of the Stock Exchanges.

DISTRIBUTION OF SHAREHOLDING**Distribution of Shareholding as on 31st March, 2026**

No. of shares	No. of Shareholders	% of Shareholders	No. of Shares held	% of Shareholding
1-5000	14644	95.98	4141614	10.10
5001-10000	311	2.04	1160919	2.83
10001-20000	147	0.96	1096657	2.68
20001-30000	42	0.28	525835	1.28
30001-40000	32	0.21	590341	1.44
40001-50000	22	0.14	496242	1.21
50001-100000	23	0.15	797381	1.94
100001 & Above	37	0.24	32191011	78.52
Total	15258	100	41000000	100

DEMATERIALIZATION OF SHARES AND LIQUIDITY AS ON 31ST MARCH, 2026

As on 31st March, 2026, 98.83% of the paid-up Equity Capital was held in dematerialized form with National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL). Trading in the equity shares of the Company is permitted only in dematerialized form. Non-Promoters' holding as on 31st March, 2026 is around 34.06%.

OUTSTANDING ADRS/ GDRS/ WARRANTS OR ANY CONVERTIBLE INSTRUMENTS, CONVERSION DATE AND LIKELY IMPACT ON EQUITY: Not Applicable.

SHARE TRANSFER SYSTEM:

Trading in Ordinary (Equity) Shares of the Company through recognized Stock Exchanges is permitted only in dematerialised form.

In terms of Regulation 40 (1) of the Listing Regulations, transfer of securities held in physical mode has been discontinued and the transfer of securities is allowed only in dematerialized form. Pursuant to SEBI Circulars dated 02nd July, 2025 and 30th January, 2026, special windows were made available from 07th July, 2025 to 06th January, 2026 for re-lodgement of transfer deeds lodged prior to 01st April, 2019 and rejected, returned or left unattended due to deficiencies in documents, process or otherwise, and from 05th February, 2026 to 04th February, 2027 for transfer-cum-dematerialisation of eligible physical securities. However, the Company did not receive any request for transfer of securities during the year under review. Further as per SEBI Master Circular dated 06th February, 2026 while processing the service requests in relation to Issue of duplicate securities certificate, Claim from Unclaimed Suspense Account and Suspense Escrow Demat Account, Replacement / Renewal / Exchange of securities certificate, Endorsement, Sub-division / Splitting of securities certificate, Consolidation of securities certificates/folios, Transmission and Transposition, the Company shall issue securities only in dematerialised form.

For processing any of the aforesaid service requests the securities holder/claimant is required to submit duly filled up Form ISR 4 along-with all the necessary documents to the Registrars & Share Transfer Agents i.e., M/s. KFin Technologies Limited. A member also needs to submit Form ISR-1 for updating PAN and other KYC details to the RTA of the Company. Member(s) may submit Form SH-13 to file Nomination. However, in case a Member do not wish to file nomination 'declaration to Opt-out' in Form ISR-3 shall be submitted. In case of major mismatch in the signature of the members(s) as available in the folio with the RTA and the present signature or if the signature is not available with the RTA, then the member(s) shall be required to furnish Banker's attestation of the signature as per Form ISR-2 along-with the documents specified therein. Hence, it is advisable that the members send the Form ISR-2 along-with the Form ISR-1 for updating of the KYC Details or Nomination.

If the KYC of all the holders of shares is duly updated in the relevant folio and duly filled-in and signed ISR form along-with all necessary supporting documents are received, the RTA process such requests. The Stakeholders' Relationship Committee, the Company Secretary and the authorized Officials of the KFin Technologies Limited attends to aforesaid matters as per the Authority Matrix, as and when required.

In view of the aforesaid, Members who are holding shares in physical form are hereby requested to convert their holdings in electronic mode to avail various benefits of dematerialisation.

Certificate of Compliance:

The Certificate of Compliance with requirements of Corporate Governance by the Company, issued by M/s. Parikh & Associates, Practicing Company Secretaries is annexed.

On behalf of the Board of Directors,

A. K. Jatia,
Chairman.
(DIN: 01104256)

Place: Pune

Date: 20th May, 2026

DECLARATION BY THE WHOLE TIME DIRECTOR & CFO REGARDING AFFIRMATION OF CODE OF CONDUCT

To

The Members of AMJ Land Holdings Limited.

I, Mr. Surendra Kumar Bansal, Whole Time Director & CFO of AMJ Land Holdings Limited, declare that all the Members of the Board of Directors and Senior Management Personnel have affirmed compliance with the Code of Conduct for the year ended 31st March, 2026.

S. K. Bansal

Whole Time Director & CFO
(DIN: 00031115)

Place: Pune

Date : 20th May, 2026

CERTIFICATE

To,
The members of
AMJ LAND HOLDINGS LIMITED
Thergaon, Pune: 411033, Maharashtra

We have examined the relevant registers, records, forms, returns and disclosures received from the Directors of AMJ Land Holdings Limited having CIN L21012MH1964PLC013058 and having registered office at Thergaon, Pune: 411033, Maharashtra (hereinafter referred to as 'the Company'), produced before us by the Company for the purpose of issuing this Certificate, in accordance with Regulation 34(3) read with Schedule V Para-C Sub clause 10(i) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In our opinion and to the best of our information and according to the verifications (including Directors Identification Number (DIN) status at the portal www.mca.gov.in) as considered necessary and explanations furnished to us by the Company & its officers, we hereby certify that none of the Directors on the Board of the Company as stated below for the Financial Year ending on 31st March, 2026 have been debarred or disqualified from being appointed or continuing as Directors of companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs, or any such other Statutory Authority.

S. No.	Name of Director	DIN	Date of Appointment in Company*
1.	Arunkumar Mahabirprasad Jatia	01104256	26/06/1998
2.	Surendra Kumar Bansal	00031115	01/04/2009
3.	Ashok Kumar	07111155	02/03/2015
4.	Tushya Jatia	02228722	12/08/2023
5.	Sudhir Vithalrao Duppalwar	10519925	30/03/2024
6.	Shilpa Bhatia	08695595	01/11/2024

*the date of appointment is as per the MCA Portal.

Ensuring the eligibility for the appointment/continuity of every Director on the Board is the responsibility of the management of the Company. Our responsibility is to express an opinion on these based on our verification. This certificate is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

For Parikh & Associates

Practising Company Secretaries

Shalini Bhat

FCS No.: 6484 CP No.: 6994
UDIN: F006484H000414980
PR No.: 7327 /2025
Mumbai, May 20, 2026

PRACTISING COMPANY SECRETARIES' CERTIFICATE ON CORPORATE GOVERNANCE

TO THE MEMBERS OF
AMJ LAND HOLDINGS LIMITED

We have examined the compliance of the conditions of Corporate Governance by AMJ LAND HOLDINGS LIMITED ('the Company') for the year ended on March 31, 2026, as stipulated under Regulations 17 to 27, clauses (b) to (i) and (t) of sub-regulation (2) of Regulation 46 and para C, D & E of Schedule V of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations").

The compliance of the conditions of Corporate Governance is the responsibility of the management. Our examination was limited to the review of procedures and implementation thereof, as adopted by the Company for ensuring compliance with conditions of Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

In our opinion and to the extent of information provided by the Company and according to the explanations given to us and the representations made by the Directors and the management and considering the relaxations granted by the Ministry of Corporate Affairs and Securities and Exchange Board of India, we certify that the Company has generally complied with the conditions of Corporate Governance as stipulated in the SEBI Listing Regulations for the year ended on March 31, 2026.

We further state that such compliance is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

For Parikh & Associates

Practising Company Secretaries

Shalini Bhat

FCS No.: 6484 CP No.: 6994

UDIN: F006484H000415035

PR No.: 7327/2025

Mumbai, May 20, 2026

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF AMJ LAND HOLDINGS LIMITED

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the accompanying standalone financial statements of AMJ Land Holdings Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2026 the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for the year ended on that date, and a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the standalone financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2026, the profit and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the standalone financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those SAs are further described in the *Auditor's Responsibilities for the Audit of the Standalone Financial Statements* section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the independence requirements that are relevant to our audit of the standalone financial statements under the provisions of the Act and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements of the current period. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.

Key Audit Matter	Auditor's Response
Loans given to associate company - classification, measurement and impairment The Company had given long-term loan to its associate company - Biodegradable Products India Limited (BPIL) in earlier years and loan outstanding as on March 31, 2026 is Rs. 1,104.24 lakhs (net repayment received during the year Rs. 494.55 lakhs). The loan is measured at amortised cost using management's estimated effective interest rate. Management has evaluated and concluded that such loan is not long-term interests that, in substance, form part of the Company's net investment in BPIL. Based on the valuation report of the valuation specialist engaged by the management, and based on management estimate, no impairment considered necessary for the investments made in BPIL. Refer note 6(c) and note 22(a) of the standalone financial statements.	Our procedure included, but were not limited to the following: ● We considered the business model and terms of the financial assets considering rights and obligation of the Company and the associate company (BPIL). ● Obtained independent valuation report containing valuation of assets, including investment properties, of BPIL. Assessed the professional competence, objectivity and capabilities of the valuation specialist engaged by the management. Assessed reasonableness of the assumptions used and future business plans of the business of BPIL's management. ● We have considered the managements representation regarding obtaining future planned repayment of the loan given. ● We have assessed the appropriateness disclosures given in the standalone financial statements.

Other Information

The Company's Management and Board of Directors are responsible for the preparation of the other information. The other information comprises the information included in the Company's Annual Report but does not include the standalone financial statements and our auditor's report thereon.

The Annual Report is expected to be made available to us after the date of our auditor's report.

Our opinion on the standalone financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the standalone financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

Responsibilities of Management and Those Charged with Governance for the Standalone Financial Statements

The Company's Management and Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the state of affairs, the profit and total comprehensive income, changes in equity and its cash flows of the Company in accordance with the Ind AS and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report.

However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the consolidated financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the consolidated financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the consolidated financial statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - (c) The Balance Sheet, the Statement of Profit and Loss (including other comprehensive income), the Statement of Changes in Equity and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
 - (d) In our opinion, the aforesaid standalone financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act.
 - (e) On the basis of the written representations received from the directors as on March 31, 2026 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2026 from being appointed as a director in terms of Section 164(2) of the Act.
 - (f) With respect to the adequacy of the internal financial controls reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in Annexure B.
 - (g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of Section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with the provisions of Section 197 read with Schedule V of the Act.
 - (h) With respect to the other matters to be included in the Auditors' Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company has disclosed the impact of pending litigations on its financial position in the financial statements.
 - ii. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts.

- iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company during the year ended March 31, 2026.
- iv.
- (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or securities premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- (c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
- v. The dividend proposed in the previous year ended March 31, 2025, declared and paid by the Company during the current year ended March 31, 2026 is in accordance with Section 123 of the Act, as applicable.
- vi. The Board of Directors of the Company have proposed dividend for the current year ended March 31, 2026 which is subject to the approval of the members at the ensuing Annual General Meeting. The amount of dividend proposed is in accordance with section 123 of the Act, as applicable.

For J M Agrawal & Co.

Chartered Accountants

Firm Registration Number: 100130W

Punit Agrawal

Partner

Membership Number: 148757

UDIN: 26148757UGPEOY9743

Place: Pune

Date: May 20, 2026

ANNEXURE A TO INDEPENDENT AUDITORS' REPORT

Referred to in the Independent Auditors' Report of even date to the members of AMJ Land Holdings Limited on the standalone financial statements for the year ended March 31, 2026

To the best of our information and according to the explanations provided to us by the Company and the books of account and records examined by us in the normal course of audit, we state that:

- i. (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment, investment property and relevant details of right-of-use assets.
(B) The Company has maintained proper records showing full particulars of intangible assets.
- (b) The property, plant and equipment, investment property and right-of-use assets are physically verified by the Management according to a phased program designed to cover all the items over a period of three years, which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. Pursuant to the program a portion of the property, plant and equipment and right-of-assets were physically verified by the Management during the year. According to the information and explanations given to us, no discrepancies were noticed on such verification.
- (c) Based on our examination of the property tax receipts and lease agreement for land on which building is constructed, registered sale deed / transfer deed / conveyance deed provided to us, we report that, the title in respect of self-constructed buildings and title deeds of all other immovable properties (other than properties where the company is the lessee and the lease agreements are duly executed in favour of the lessee), disclosed in the financial statements included under property, plant and equipment and investment property, are held in the name of the Company as at the balance sheet date.
- (d) The Company has not revalued any of its property, plant and equipment (including right-of-use assets) during the year.
- (e) No proceedings have been initiated during the year or are pending against the Company as at March 31, 2026 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.
- ii. (a) The physical verification of inventory have been conducted at reasonable intervals by the management during the year. No material discrepancies (of 10% or more in the aggregate for any class of inventory) were noticed on such physical verification.
- (b) The company has not been sanctioned working capital limits in excess of five crore rupees in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets and hence reporting under clause 3(ii)(b) of the Order is not applicable.
- iii. The Company has made investments in and granted unsecured loans to, companies, firms and other parties, during the year. The Company has not provided any guarantee or security or granted any advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties.
- (a) During the year, the Company has provided loans to other companies, in respect of which -
(A) with respect to unsecured loans to subsidiary and associate the aggregate amount of the loan given during the year is Rs. 472.00 lakhs and the balance outstanding at the balance sheet date is Rs. 1,112.91 lakhs.
(B) The company has not granted loans during the year to parties other than subsidiaries, joint ventures and associates. Hence reporting under clause 3(iii)(a)(B) of the Order is not applicable.
- (b) In our opinion, the investments made and the terms and conditions of the grant of loans, during the year are, prima facie, not prejudicial to the Company's interest.
- (c) In respect of unsecured loans granted during the year by the Company, schedule for repayment of loan and payment of interest is stipulated and interest payment is regular. Since the principle amount of loan has not fallen due during the year we cannot comment on regularity of repayment of the loan.

- (d) In respect of loans granted by the Company during the year, there is no overdue amount remaining outstanding as at the balance sheet date.
 - (e) During the year, no loan granted by the Company, which has fallen due during the year, has been renewed or extended or fresh loans granted to settle the overdue of existing loans given to the same parties.
 - (f) The Company has not granted loans repayable on demand. No loan is granted to Promoters. Aggregate amount of loans granted to related parties as defined in clause (76) of section 2 of the Companies Act, 2013 is Rs. 1,112.91 lakhs.
- iv. The Company has complied with the provisions of Section 185 and 186 of the Companies Act, 2013 in respect of the loans and investments made, and guarantees and security provided, as applicable.
 - v. The Company has not accepted any deposits from the public within the meaning of Sections 73, 74, 75 and 76 of the Act and the Rules framed there under to the extent notified.
 - vi. The Central Government of India has not specified the maintenance of cost records under sub-section (1) of Section 148 of the Act for any of the products of the Company.
 - vii.
 - (a) In our opinion, the Company is regular in depositing the undisputed statutory dues, including goods and service tax, provident fund, employees' state insurance, income-tax, duty of customs, cess and other material statutory dues, as applicable, with the appropriate authorities.
 - (b) There are no dues of goods and service tax, provident fund, employees' state insurance, income-tax, duty of customs, duty of excise, service tax, sales tax, cess which have not been deposited on account of any dispute.
 - viii. There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).
 - ix.
 - (a) The Company has not taken any loans or other borrowings from any lender and there are no outstanding loans at the beginning of the year. Hence reporting under clause 3(ix)(a), (c), (d) & (e) of the Order is not applicable.
 - (b) The Company has not been declared willful defaulter by any bank or financial institution or government or any government authority.
 - x.
 - (a) The Company has not raised any moneys by way of initial public offer, further public offer (including debt instruments) during the year. Hence, reporting under clause 3(x)(a) of the Order is not applicable.
 - (b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause 3(x)(b) of the Order is not applicable.
 - xi.
 - (a) No fraud by the Company and no material fraud on the Company has been noticed or reported during the year.
 - (b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.
 - (c) No whistle blower complaints received by the Company during the year (and upto the date of this report). Hence reporting under clause 3(xi)(c) of the Order is not applicable.
 - xii. The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable.
 - xiii. In our opinion, the Company is in compliance with Section 177 and 188 of the Companies Act, 2013 with respect to applicable transactions with the related parties and the details of related party transactions have been disclosed in the financial statements as required by the applicable accounting standards.
 - xiv.
 - (a) In our opinion the Company has an adequate internal audit system commensurate with the size and the nature of its business.
 - (b) We have considered, the internal audit reports for the year under audit, issued to the Company during the year and till date, in determining the nature, timing and extent of our audit procedures.
 - xv. The Company has not entered into any non-cash transactions with its directors or persons connected with him during the year. Accordingly, the provisions of section 192 of the Act are not applicable to the Company.

- xvi. (a) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause 3(xvi)(a), (b) and (c) of the Order is not applicable.
- (b) There are three CICs (Core Investment Company) within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016).
- xvii. The Company has not incurred cash losses during the financial year covered by our audit and the immediately preceding financial year.
- xviii. There has been no resignation of the statutory auditors of the Company during the year.
- xix. On the basis of the financial ratios, aging and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date.
- xx. There are no unspent amounts towards Corporate Social Responsibility (CSR) nor there is any ongoing project. Accordingly, reporting under clause 3(xx)(a) & (b) of the Order is not applicable for the year.

For J M Agrawal & Co.

Chartered Accountants

Firm Registration Number: 100130W

Punit Agrawal

Partner

Membership Number: 148757

UDIN: 26148757UGPEOY9743

Place: Pune

Date: May 20, 2026

ANNEXURE B TO INDEPENDENT AUDITORS' REPORT

Referred to in the Independent Auditors' Report of even date to the members of AMJ Land Holdings Limited on the standalone financial statements for the year ended March 31, 2026

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Act

1. We have audited the internal financial controls over financial reporting of AMJ Land Holdings Limited ("the Company") as of March 31, 2026 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

2. The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (ICAI). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors' Responsibility

3. Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing deemed to be prescribed under section 143(10) of the Act to the extent applicable to an audit of internal financial controls, both applicable to an audit of internal financial controls and both issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.
4. Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.
5. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

Meaning of Internal Financial Controls Over Financial Reporting

6. A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

7. Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to

error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

8. In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2026, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For J M Agrawal & Co.

Chartered Accountants

Firm Registration Number: 100130W

Place: Pune
Date: May 20, 2026

Punit Agrawal

Partner

Membership Number: 148757

UDIN: 26148757UGPEOY9743

BALANCE SHEET AS AT 31ST MARCH, 2026

(All amounts in INR lakhs unless otherwise stated)

Particulars	Note	31-Mar-26	31-Mar-25
ASSETS			
Non-current assets			
Property, plant and equipment	3	1,239.20	1,370.68
Right-of-Use assets	3	15.73	17.29
Intangible assets	4	0.84	0.92
Investment properties	5	996.22	1,049.06
Financial assets			
i. Investments	6(a)	8,929.59	9,665.66
ii. Loan	6(c)	991.72	1,565.32
iii. Other financial assets	6(f)	4.59	4.59
Total non-current assets		12,177.89	13,673.52
Current assets			
Inventories	7	1,443.84	1,443.84
Financial assets			
i. Investments	6(a)	6,043.45	3,016.10
ii. Loans	6(c)	121.19	144.62
iii. Trade receivables	6(b)	7.30	1.23
iv. Cash and cash equivalents	6(d)	12.69	2,156.01
v. Bank balances other than (iv) above	6(e)	6.74	7.89
vi. Other financial assets	6(f)	7.25	7.13
Income tax assets (net)	8	26.49	23.91
Other current assets	9	32.96	27.54
Total current assets		7,701.91	6,828.27
Total assets		19,879.80	20,501.79
EQUITY AND LIABILITIES			
Equity			
Equity share capital	10(a)	820.00	820.00
Other equity			
Reserves and surplus	10(b)	18,190.52	18,585.60
Total equity		19,010.52	19,405.60
LIABILITIES			
Non-current liabilities			
Financial Liabilities			
i. Other financial liabilities	11(b)	3.42	3.42
Employee benefit obligations	12	94.09	110.08
Deferred tax liabilities (net)	13	655.72	878.72
Total non-current liabilities		753.23	992.22
Current liabilities			
Financial liabilities			
i. Trade payables			
a. Dues of micro and small enterprises	11(a)	2.02	2.02
b. Dues of other than micro and small enterprises	11(a)	5.32	4.38
ii. Other financial liabilities	11(b)	16.63	15.79
Employee benefit obligations	12	58.40	48.27
Other current liabilities	14	33.68	33.51
Total current liabilities		116.05	103.97
Total liabilities		869.28	1,096.19
Total equity and liabilities		19,879.80	20,501.79

The accompanying notes are integral part of the financial statements.

As per our report of date attached

For **J M AGRAWAL & CO.**

Firm Registration No: 100130W

Chartered Accountants

For and on behalf of the Board of Directors of AMJ Land Holdings Limited

SUDHIR DUPPALIWAR

Independent Director

DIN : 10519925

ARUNKUMAR JATIA

Chairman

DIN : 01104256

PUNIT AGRAWAL

Partner

Membership No: 148757

CHINMAY PITRE

Company Secretary &

Compliance Officer

ICSI Membership No. : A68311

SURENDRA KUMAR BANSALDirector (Finance)&
Chief Financial Officer

DIN: 00031115

Place: Pune

Date: 20th May, 2026

Place: Pune

Date: 20th May, 2026

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH, 2026

(All amounts in INR lakhs unless otherwise stated)

Particulars	Note	Year ended 31 March 2026	Year ended 31 March 2025
Income			
Revenue from operations	15	1,483.47	2,222.97
Other income (net)	16	678.60	452.42
Total income		2,162.07	2,675.39
Expenses			
Employee benefit expense	17	211.61	227.97
Depreciation and amortisation expense	18	186.76	188.52
Other expenses	19	209.54	204.94
Total expenses		607.91	621.43
Profit before tax		1,554.16	2,053.96
Income tax expense			
- Current tax	20	70.00	49.00
- Deferred tax	13	56.79	6.55
Profit for the year		1,427.37	1,998.41
Other comprehensive income			
A (i) Items that will not be reclassified to profit or loss			
- Changes in fair value of FVOCI equity instruments		(2,031.00)	2,195.28
- Remeasurements of post-employment benefit obligations	12	10.76	(26.73)
- Income tax relating to above items	13	279.79	(372.45)
B (i) Items that will be reclassified to profit or loss		-	-
Other comprehensive income for the year, net of tax		(1,740.45)	1,796.10
Total comprehensive income for the year		(313.08)	3,794.51
Paid up equity capital (face value of Rs. 2/-per share)		820.00	820.00
Earning per equity share:			
Basic and Diluted (Rs.)	25	3.48	4.87

The accompanying notes are integral part of the financial statements.

As per our report of date attached
For J M AGRAWAL & CO.
 Firm Registration No: 100130W
 Chartered Accountants

PUNIT AGRAWAL
 Partner
 Membership No: 148757

Place: Pune
 Date: 20th May, 2026

For and on behalf of the Board of Directors of AMJ Land Holdings Limited

SUDHIR DUPPALIWAR
 Independent Director
 DIN : 10519925

CHINMAY PITRE
 Company Secretary &
 Compliance Officer
 ICSI Membership No. : A68311

ARUNKUMAR JATIA
 Chairman
 DIN : 01104256

SURENDRA KUMAR BANSAL
 Director (Finance)&
 Chief Financial Officer
 DIN: 00031115

Place: Pune
 Date: 20th May, 2026

STATEMENT OF CASH FLOW FOR THE YEAR ENDED 31ST MARCH, 2026

(All amounts in INR lakhs unless otherwise stated)

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Cash flow from operating activities		
Profit before income tax	1,554.16	2,053.96
Adjustments for		
Depreciation and amortisation expense	186.76	188.52
Profit on sale of PPE/investments (net)	(18.01)	(49.76)
Dividend and interest income classified as investing cash flows	(172.72)	(198.75)
Fair value (gain)/loss (net)	(486.37)	(191.41)
Provision/(written-back) for doubtful debts/advances (net)	0.61	3.41
Operating cash flow before working capital change	1,064.43	1,805.97
Change in assets and liabilities:		
Changes in financial assets/ other non financial asset	(1,039.20)	320.78
Changes in financial liabilities/ other non financial liabilities	6.50	24.64
Cash generated from operations	31.73	2,151.39
Income taxes paid (net of refunds)	(72.00)	(7.47)
Net cash inflow/(outflow) from operating activities	(40.27)	2,143.92
Cash flows from investing activities		
Payments for additions to property, plant and equipment	(0.80)	-
Payments for purchase of investments (net)	(2,695.00)	(126.98)
Payment for subscription of share capital in subsidiary company	(95.00)	-
Loans repayment received / (given), net	597.03	14.94
Dividends received	38.06	38.06
Interest received	134.66	160.69
Net cash inflow from investing activities	(2,021.05)	86.71
Cash flows from financing activities		
Dividend paid	(82.00)	(82.00)
Net cash (outflow) from financing activities	(82.00)	(82.00)
Net increase / (decrease) in cash and cash equivalents	(2,143.32)	2,148.63
Cash and cash equivalents at the beginning of the financial year	2,156.01	7.38
Cash and cash equivalents at the end of the year	12.69	2,156.01

Notes:

- The above Cash Flow Statement has been prepared under the "Indirect Method" set out in Indian Accounting Standard (Ind AS) 7 on Statement of Cash Flows.
- For details of Cash and cash equivalents refer note 6(d).

The accompanying notes are integral part of the financial statements.

As per our report of date attached
For J M AGRAWAL & CO.
 Firm Registration No: 100130W
 Chartered Accountants

PUNIT AGRAWAL
 Partner
 Membership No: 148757

Place: Pune
 Date: 20th May, 2026

For and on behalf of the Board of Directors of AMJ Land Holdings Limited

SUDHIR DUPPALIWAR
 Independent Director
 DIN : 10519925

CHINMAY PITRE
 Company Secretary &
 Compliance Officer
 ICSI Membership No. : A68311

ARUNKUMAR JATIA
 Chairman
 DIN : 01104256

SURENDRA KUMAR BANSAL
 Director (Finance)&
 Chief Financial Officer
 DIN: 00031115

Place: Pune
 Date: 20th May, 2026

STATEMENT OF CHANGES IN EQUITY

(All amounts in INR lakhs unless otherwise stated)

A. Equity Share Capital

(1) For year ended 31.3.2026

Balance As on 1.4.2025	Changes in Equity Share Capital due to prior period errors	Restated balance As on 1.4.2025	Changes in equity share capital year ended 31.3.2026	Balance As on 31.3.2026
820.00	-	820.00	-	820.00

(2) For year ended 31.3.2025

Balance As on 1.4.2024	Changes in Equity Share Capital due to prior period errors	Restated balance As on 1.4.2024	Changes in equity share capital year ended 31.3.2025	Balance As on 31.3.2025
820.00	-	820.00	-	820.00

B. Other Equity

(1) For year ended 31.3.2026

Particulars	Notes	Capital Reserve	Securities Premium	General reserve	Retained Earnings	Other Reserve (FVOCI Equity Instruments)	Total
Balance as on 1.4.2025		1,042.15	1,537.50	615.43	10,681.44	4,709.08	18,585.60
Changes in accounting policy or prior period errors		-	-	-	-	-	-
Restated balance as on 1.4.2025		1,042.15	1,537.50	615.43	10,681.44	4,709.08	18,585.60
Profit for the year (net)	10(b)	-	-	-	1,427.37	-	1,427.37
Other comprehensive income for the year (net)	10(b)	-	-	-	8.04	(1,748.49)	(1,740.45)
Total Comprehensive income for the year		-	-	-	1,435.41	(1,748.49)	(313.08)
Dividends	10(b)	-	-	-	(82.00)	-	(82.00)
Balance as on 31.3.2026		1,042.15	1,537.50	615.43	12,034.85	2,960.59	18,190.52

(2) For year ended 31.3.2025

Particulars	Notes	Capital Reserve	Securities Premium	General reserve	Retained Earnings	Other Reserve (FVOCI Equity Instruments)	Total
Balance as on 1.4.2024		1,042.15	1,537.50	615.43	8,784.32	2,893.69	14,873.09
Changes in accounting policy or prior period errors		-	-	-	-	-	-
Restated balance as on 1.4.2024		1,042.15	1,537.50	615.43	8,784.32	2,893.69	14,873.09
Profit for the year (net)	10(b)	-	-	-	1,998.41	-	1,998.41
Other comprehensive income for the year (net)	10(b)	-	-	-	(19.29)	1,815.39	1,796.10
Total Comprehensive income for the year		-	-	-	1,979.12	1,815.39	3,794.51
Dividends	10(b)	-	-	-	(82.00)	-	(82.00)
Balance as on 31.3.2025		1,042.15	1,537.50	615.43	10,681.44	4,709.08	18,585.60

Note: A description of the purposes of each reserve within equity shall be disclosed in the notes. Refer note 10(c).

The accompanying notes are integral part of the financial statements.

As per our report of date attached
For J M AGRAWAL & CO.

Firm Registration No: 100130W
Chartered Accountants

PUNIT AGRAWAL

Partner
Membership No: 148757

Place: Pune
Date: 20th May, 2026

For and on behalf of the Board of Directors of AMJ Land Holdings Limited

SUDHIR DUPPALIWAR

Independent Director
DIN : 10519925

CHINMAY PITRE

Company Secretary &
Compliance Officer
ICSI Membership No. : A68311

ARUNKUMAR JATIA

Chairman
DIN : 01104256

SURENDRA KUMAR BANSAL

Director (Finance)&
Chief Financial Officer
DIN: 00031115

Place: Pune
Date: 20th May, 2026

Notes to the financial statements as at and for the year ended 31st March, 2026

Note 1: General information about the Company:

AMJ Land Holdings Limited (the "Company") is a public company domiciled in India and incorporated under the provisions of the Companies Act, 1956. Its shares are listed on two stock exchanges in India. The registered office of the Company is located at Thergaon, Pune-411033, Maharashtra, India. The Company is primarily engaged in the business of - leasing of real estate, wind power and real estate development (through subsidiaries).

The standalone financial statements were authorised for issue in accordance with resolution passed by the Board of Directors of the Company on May 20, 2026.

Note 2: Summary of significant accounting policies:

a. Basis of preparation

The standalone financial statements of the Company comply in all material aspects with Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013 (the Act) Companies (Indian Accounting Standards) Rules, 2015 (as amended) and other relevant provisions of the Act.

b. Historical cost and Fair value

The financial statements have been prepared on the historical cost basis except for -

- (i) certain fixed assets (PP&E) converted into stock-in-trade in year 2013-14 as explained in note 7(a) and;
- (ii) certain financial assets/liabilities that are measured at fair values/amortised cost at the end of each reporting period in accordance with Ind AS 109, as explained in the accounting policies below.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either, in the principal market for the asset or liability, or in the absence of a principal market, in the most advantageous market for the asset or liability. The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the standalone financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1- Quoted (unadjusted) market prices in active markets for identical assets or liabilities;

Level 2- Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable;

Level 3- Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

c. Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/non-current classification. An asset is current when it is:

- Expected to be realised or intended to be sold or consumed in the normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realised within the operating cycle or twelve months after the reporting period; or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in the normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within the operating cycle or twelve months after the reporting period; or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

Notes to the financial statements as at and for the year ended 31st March, 2026

The Company classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The normal operating cycle in respect of operation relating to under construction real estate project depends on signing of the agreement, size of the project, phasing of the project, type of development, project complexities, approvals needed and realisation of the project into cash and cash equivalents and range from 3 to 8 years. Accordingly, project related assets and liabilities have been classified into current and non-current based on operating cycle of respective projects (also refer note 7(a)). All other assets and liabilities have been classified into current and non-current based on a period of 12 months.

d. Revenue Recognition

The Company derives revenues primarily from leasing of real estate, from sale of wind power, renewable energy certificates (REC) and share of profit from real estate development, i.e. construction and sale of residential/ commercial units, which is done via subsidiary entity (partnership firm).

Revenue is recognised to the extent it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured, regardless of when the payment is being made. The Company has concluded that it is the principal in all of its revenue arrangements since it is the primary obligor in all the revenue arrangements as it has pricing latitude and is also exposed to inventory and credit risks.

Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment i.e. adjusted for discounts, incentive, time value of money and excluding taxes or duties collected on behalf of the government. No element of financing deemed present, as the sales are made with a credit term consistent with market practice. Further the Company charges interest to customers on delayed payment, if any.

Revenue from lease of real estate, arising from operating leases on investment properties is accounted for on a straight-line basis over the lease terms. Refer note 2(j) below for lease accounting.

Revenue from the sale of wind power is recognised when earned on the basis of contractual arrangement with the customers and reflects the value of electric units supplied including an estimated value of units supplied to the customers between the date of their last meter reading and year end. Electric units generated and supplied, but not billed are recognised on accrual basis & disclosed as unbilled revenue.

Share of profit from real estate project through the subsidiary entity is recognised when the right to receive is established.

Income from REC received for wind power generated is recognised when the REC certificate is received/ accrued.

e. Other income

Other gains/ (loss)

Profit from sale/transfer of investments and other assets is recognised only when the transfer is complete, i.e. when the transferee obtains control and legal title for the asset and when there is no uncertainty on the amount and timing of receipt of the sale consideration. The recording of profit from sale/transfer is postponed until then.

Interest income

Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable. Interest income is included in other income in the statement of profit and loss.

Dividends

Income from dividend on investments is accrued in the year in which it is declared, whereby the Company's right to receive is established.

f. Trade receivables and Contract balances

The Company classifies the right to consideration in exchange for deliverables as either a receivable or as unbilled revenue. A receivable is a right to consideration that is unconditional upon passage of time.

g. Property, plant and equipment

Property, plant and equipment, are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. Such cost includes the cost of replacing part of the property, plant and equipment and borrowing costs for long-term construction projects if the recognition criteria are met.

Notes to the financial statements as at and for the year ended 31st March, 2026

When significant parts of the property, plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognised in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognised in statement of profit or loss as incurred. No decommissioning liabilities are expected or be incurred on the assets of plant and equipment.

Depreciation is calculated on a straight-line basis over the estimated useful lives of the assets as follows:

Asset Category	Useful Life considered	Useful life as per Schedule II
Building	30	30
Plant and Machinery	25	25
Vehicles	8	8
Furniture and Fixture	10	10

The Company, based on technical assessment made by technical expert and management estimate, depreciates all the assets over estimated useful life which is also the useful life prescribed in Schedule II to the Companies Act, 2013. The management believes that these estimated useful lives are realistic and reflect fair approximation of the period over which the assets are likely to be used.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

h. Investment properties

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by the Company for use in business is classified as investment property. Investment properties are measured initially at cost, including transaction costs. Investment properties are stated at cost less accumulated depreciation (as applicable to building component) and accumulated impairment loss, if any.

Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with expenditure will flow to the Company and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred.

The Company, based on technical assessment made by technical expert and management estimate, depreciates the building over estimated useful life of 30 years, which is also the useful life prescribed in Schedule II to the Companies Act, 2013. The management believes that these estimated useful lives are realistic and reflect fair approximation of the period over which the assets are likely to be used.

Though the Company measures investment property using cost based measurement, as per disclosure requirement, the fair value of investment property is disclosed in the notes.

i. Inventory

Inventory comprises of stock of properties under development/construction. Construction work-in-progress comprises cost of land, construction and development cost, cost of material, services and other overheads related to projects under construction. Inventory is valued at cost or net realizable value whichever is lower except for the land and certain land development rights (TDR) converted from fixed asset into stock-in-trade after revaluing those fixed assets. Such land and land development rights held as stock-in-trade are carried at that revalued amount of those fixed assets. Development expenses incurred on the land including directly related overheads are accounted in inventory as 'Stock in trade - other development', and carried at cost.

j. Leases

The determination of whether an arrangement is (or contains) a lease is based on the substance of the arrangement at the inception of the lease. The arrangement is, or contains, a lease if fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset or assets, even if that right is not explicitly stated in the arrangement.

Notes to the financial statements as at and for the year ended 31st March, 2026

Company as a lessor

Leases in which the Company does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Rental income from operating lease is recognised on a straight-line basis over the term of the relevant lease. The arrangements, in which the Company is a lessor doesn't qualify as finance lease and hence are all operating lease.

When the lease include both land and building element, the Company assess classification of each element as a finance lease or an operating lease based on guidance from Ind AS 116. Whenever necessary in order to classify and account for a lease of land and buildings, lease payments are allocated between the land and the buildings elements in proportion to the relative fair values of the leasehold interests in the land element and buildings element of the lease at the inception date. If the lease payments cannot be allocated reliably between these two elements, the entire lease is classified as a finance lease, unless it is clear that both elements are operating leases, in which case the entire lease is classified as an operating lease.

For a lease of land and buildings in which the amount for the land element is immaterial to the lease, then the land and buildings as a single unit for the purpose of lease classification and the lease is classified as a finance lease or an operating lease applying guidance from Ind AS 116. In such case the Company regard the economic life of the buildings as the economic life of the entire underlying asset.

Company as a lessee

The Company had taken certain lands on lease, for which the Right of use asset has been recognised as per Ind As 116. However since the entire lease payments were done on the inception of the lease itself, there is no future lease payment or lease liability in that regard.

k. Taxes

Current tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss of the year and any adjustment to the tax payable or receivable in respect of previous years. It is measured using tax rate enacted or substantially enacted at the reporting date.

Deferred tax

Deferred tax is recognised in respect of temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax assets are recognised for deductible temporary differences, the carry forward of unused tax credits and any unused tax losses to the extent that it is probable that taxable profit will be available against which those can be utilised. The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively.

l. Cash and cash equivalents

Cash and cash equivalents in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

Notes to the financial statements as at and for the year ended 31st March, 2026**m. Contingent liability**

Contingent liabilities are disclosed in the notes, if any. Contingent liabilities are disclosed for

- i. possible obligations which will be confirmed only by future events not wholly within the control of the Company or
- ii. present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

n. Employee benefitsShort-term obligations

Short-term employee benefits are expensed as the related service is provided. Liabilities for wages and salaries, including non-monetary benefits that are expected to be settled wholly within one year after the end of the period in which the employees render the related service are the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liabilities are presented as current employee benefit obligations in the balance sheet.

Other long-term employee benefits obligations

The liabilities for earned leave and sick leave are not expected to be settled wholly within 12 months after the end of the period in which the employees render the related service. They are therefore measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. The benefits are discounted using the market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation. Re-measurements as a result of experience adjustments and changes in actuarial assumptions are recognised in profit or loss.

The Company does not have an unconditional right to defer settlement for any of these obligations. However, based on past experience, the Company does not expect all employees to take the full amount of accrued leave or require payment within the next 12 months and accordingly amounts have been classified as current and non-current based on actuarial valuation report.

Post-employment obligations

The Company operates the following post-employment schemes:

- i. defined benefit plan – gratuity; and
- ii. defined contribution plans such as provident fund and superannuation fund.

Defined benefit plans

The liability or asset recognised in the balance sheet in respect of defined benefit gratuity plans is the present value of the defined benefit obligation at the end of the reporting period less the fair value of plan assets. The defined benefit obligation is calculated annually by actuaries using the projected unit credit method. If the fair value of plan assets exceeds the present value of the defined benefit obligation at the end of the balance sheet date, then excess is recognized as an asset to the extent that it will lead to, for example, a reduction in future contribution to plan asset.

The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows by reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation. The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is included in employee benefit expense in the statement of profit and loss. Re-measurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in other comprehensive income. They are included in retained earnings in the statement of changes in equity and in the balance sheet. Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognised immediately in profit or loss as past service cost.

Notes to the financial statements as at and for the year ended 31st March, 2026

Defined contribution plans

Retirement benefit in the form of provident fund and superannuation fund are defined contribution schemes. The Company has no obligation, other than the contribution payable to the provident fund and superannuation fund. The Company recognizes contribution payable to the provident fund and superannuation fund as an expense, when an employee renders the related service. If the contribution payable to the scheme for service received before the balance sheet date exceeds the contribution already paid, the deficit payable to the scheme is recognized as a liability after deducting the contribution already paid.

o. Financial instruments

Financial assets

Initial recognition and measurement

All financial assets are recognised initially at fair value, except for investment in subsidiaries, associates or joint venture where the Company has availed option to recognise the same at cost in separate financial statements.

The classification depends on the Company's business model for managing the financial asset and the contractual terms of the cash flows. The Company classifies its financial assets in the following measurement categories:

- i. to be carried at fair value through other comprehensive income (FVOCI),
- ii. to be carried at fair value through profit or loss (FVPL),
- iii. to be carried at amortised cost, and
- iv. to be carried at cost (investment in Subsidiaries/associates).

Subsequent measurement

For financial assets measured at fair value, gains and losses will either be recorded in profit or loss or other comprehensive income. For investments in equity instruments, this will depend on whether the Company has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income. Other financial assets are measured at amortised cost, using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the statement of profit or loss.

Impairment of financial assets

The Company applies expected credit loss (ECL) model for measurement and recognition of impairment loss financial assets that are not fair valued.

The Company follows 'simplified approach' for recognition of impairment loss allowance on Trade receivables or contract revenue receivables; and all lease receivables resulting from transactions within the scope of Ind AS 116. The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition.

For recognition of impairment loss on other financial assets and risk exposure, the Company determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used.

The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognized, is recognized under the head 'other expenses' in the statement of profit and loss.

Notes to the financial statements as at and for the year ended 31st March, 2026

The Company does not have any purchased or originated credit-impaired (POCI) financial assets, i.e., financial assets which are credit impaired on purchase/ origination.

De-recognition of financial assets

The Company derecognizes a financial asset when -

- i. the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for de-recognition under IND AS 109.
- ii. it retains contractual rights to receive the cash flows of the financial asset but assumes a contractual obligation to pay the cash flows to one or more recipients.

When the entity has neither transferred a financial asset nor retained substantially all risks and rewards of ownership of the financial asset, the financial asset is de-recognised if the Company has not retained control of the financial asset. Where the Company retains control of the financial asset, the asset is continued to be recognised to extent of continuing involvement in the financial asset.

Financial liabilities

Initial recognition

All financial liabilities are recognized initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

Subsequent measurement

The subsequent measurement of financial liabilities depends on their classification, as described below:

Trade and other payables

These amounts represent liabilities for goods and services provided to the Company prior to the end of financial year which are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition. Trade and other payables are presented as current liabilities unless payment is not due within one year after the reporting period. They are recognised initially at their fair value and subsequently measured at amortised cost using the effective interest method.

p. Earnings per share

The basic earnings per share is computed by dividing the net profit for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. The Company does not have any potential equity share or warrant outstanding for the periods reported, hence diluted earnings per share is same as basic earnings per share of the Company.

q. Segment reporting

Where a financial report contains both consolidated financial statements and separate financial statements of the parent, segment information needs to be presented only in case of consolidated financial statements. Accordingly, segment information has been provided only in the consolidated financial statements.

r. Critical accounting estimates and judgements

Impairment of financial assets

The Company's management estimates the collectability of Loan receivables, Investments in associates and Trade receivables by analysing historical payment patterns, credit-worthiness of party and current economic trends. If the financial condition of the party deteriorates, additional allowances may be required.

Fair valuation of certain investment

Fair value of unquoted investment in Alternate Investment Fund (AIF) is not readily available. As per the Scheme of the Fund, half-yearly valuation is provided by the Fund, after end of the reporting period, which sometimes may not be available till approval of the Company's financial statement.

Notes to the financial statements as at and for the year ended 31st March, 2026

In such case the most recent valuation and other information (i.e. gain/loss) details provided by the Fund, available till financial statement/financial results approval date, is used for calculation of fair value gain/loss as on respective reporting date.

Income Taxes

Significant judgments are involved in determining the provision for income taxes, including amount expected to be paid/recovered for uncertain tax positions.

Defined benefit obligation

The cost of the defined benefit plans and the present value of the defined benefit obligation are based on actuarial valuation using the projected unit credit method. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases, employee turnover rate and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

Notes to the Financial Statements as at and for the year ended March 31, 2026

NOTE 3 : Property, Plant & Equipment and Right of Use assets

(All amounts in INR lakhs unless otherwise stated)

Particulars	Property, Plant & Equipment					Right of use assets	
	Freehold Land	Buildings	Plant & Machinery	Furniture & Fixtures	Vehicles	Total	Land
Cost							
At 1st April 2024	35.00	241.46	1,942.96	200.82	55.70	2,475.94	26.65
Additions	-	-	-	-	-	-	-
Disposals	-	-	-	-	-	-	-
At 31st March 2025	35.00	241.46	1,942.96	200.82	55.70	2,475.94	26.65
Additions	-	-	-	-	0.80	0.80	-
Disposals	-	-	-	-	-	-	-
At 31st March 2026	35.00	241.46	1,942.96	200.82	56.50	2,476.74	26.65
Depreciation/Amortisation							
At 1st April 2024	-	30.24	805.72	128.69	8.32	972.97	7.80
Charge for the year	-	3.95	102.72	19.03	6.59	132.29	1.56
Disposals	-	-	-	-	-	-	-
At 31st March 2025	-	34.19	908.44	147.72	14.91	1,105.26	9.36
Charge for the year	-	3.95	102.72	19.02	6.59	132.28	1.56
Disposals	-	-	-	-	-	-	-
At 31st March 2026	-	38.14	1,011.16	166.74	21.50	1,237.54	10.92
Net Book Value							
At 31st March 2026	35.00	203.32	931.80	34.08	35.00	1,239.20	15.73
At 31st March 2025	35.00	207.27	1,034.52	53.10	40.79	1,370.68	17.29

NOTE 3 (a) : Additional information (Separate from Ind AS Schedule III)

Particulars	Gross Block As at 31-03-2025	Accumulated Depreciation 31-03-2025	Gross Block As at 31-03-2026	Accumulated Depreciation 31-03-2026
Property Plant & Equipment				
Freehold Land	35.00	-	35.00	-
Building on Leasehold land	329.31	121.91	329.31	125.86
Plant & Machinery	2,480.02	1,423.62	2,480.02	1,526.34
Furniture & Fixture	183.24	154.01	183.24	173.03
Vehicles	59.40	16.75	60.20	23.34
Total PPE	3,086.97	1,716.29	3,087.77	1,848.57

Notes to the Financial Statements as at and for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

Note 4 : Intangible Assets

Particulars	Other Intangible Assets	
	Computer Software	Total
Cost		
At 1st April 2024	1.15	1.15
Additions	-	-
Disposals	-	-
At 31st March 2025	1.15	1.15
Additions	-	-
Disposals	-	-
At 31st March 2026	1.15	1.15
Depreciation, Amortisation & Impairment		
At 1st April 2024	0.15	0.15
Charge for the year	0.08	0.08
Disposals	-	-
At 31st March 2025	0.23	0.23
Charge for the year	0.08	0.08
Disposals	-	-
At 31st March 2026	0.31	0.31
Net Book Value		
At 31 st March 2026	0.84	0.84
At 31 st March 2025	0.92	0.92

Notes to the Financial Statements as at and for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

Note 5 : Investment Properties

Particulars	Amount
Carrying amount as at 01-Apr-2024	
Land	224.19
Building	879.46
Total	1,103.65
Depreciation charge for year ended 31-Mar-2025	54.59
Carrying amount as at 31-Mar-2025	
Land	224.19
Building	824.87
Total	1,049.06
Depreciation charge for the year ended 31-Mar-2026	52.84
Carrying amount as at 31-Mar-2026	
Land	224.19
Building	772.03
Total	996.22

The company's investment property consists of industrial land and buildings and commercial property in India. The company has no restrictions on the realisability of its investment property and no contractual obligation to purchase, construct or develop investment properties or for repairs, maintenance and enhancements. Refer note 5(a) below.

Note 5(a):

Out of total land in Investment property, land of about 382 square meters has been surrendered to Municipal Corporation for road widening purpose in the year 2007. However the mode and value of consideration, including timing of receipt is still unascertainable. The Company is entitled to TDR with an out side chance of cash compensation, and such this will be included in accounts when finally decided.

(b) Amounts recognised in profit or loss for investment properties

Particulars	31-Mar-26	31-Mar-25
Rental income	214.89	167.99
Direct operating expenses from property that generated rental income including depreciation	48.41	48.41
Direct operating expenses from property that did not generate rental income including depreciation	21.06	21.41

(c) Fair value

Particulars	31-Mar-26	31-Mar-25
Investment properties		
Land	45,760.80	45,760.80
Buildings	3,036.35	3,036.35
Total	48,797.15	48,797.15

(d) Estimation of fair value

The Company obtains valuation for its investment properties once in five years, from registered valuers. The frequency of valuations depends upon the changes in fair values of the items of investment property being valued. Based on the Management's assessment, frequent valuations are unnecessary, since changes in fair values are insignificant. The last fair valuation is done in March-2024. The fair market value arrived by the Valuers is based on – (i) for land inspection of properties and using comparable transfer instances of the similar

Notes to the Financial Statements as at and for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

type of properties of nearby locations, and (ii) for building - considering the prevailing building rates with appropriate depreciation for building.

Note 6: Financial assets

6(a) Investments

1) Non-current investments	31-Mar-26	31-Mar-25
In equity instruments -Unquoted		
Subsidiaries (at cost)		
95% Capital investment in M/s. AMJ Land Developers partnership firm (31-Mar-2025: 95% Capital)#	3,282.24	2,253.19
10,00,000 (31- Mar-2025: 50,000) equity shares of AMJ Realty Limited of Rs.10/- each fully paid-up	100.00	5.00
Associate (at cost, net of impairment)		
6,75,011 (31-Mar-2025: 6,75,011) equity shares of Biodegradable Products India Ltd. of Rs.10/- each fully paid-up**	-	-
16,26,533 (31-Mar-2025:16,26,533) zero percent non cumulative preference shares of Biodegradable Products India Ltd. of Rs.10/- each fully paid-up *	162.65	162.65
In equity instruments - Quoted		
Associate (at cost)		
49,02,631 (31-Mar-2025: 49,02,631) equity shares of 3P Land Holdings Limited of Rs.2/- each fully paid-up	667.59	667.59
Group Company (carried at FVOCI)		
63,42,902 (31-Mar-2025: 63,42,902) equity shares of Pudumjee Paper Products Ltd. of Rs.1/- each fully paid-up	4,137.47	6,168.47
In Alternative Investment Fund- Unquoted (carried at FVPL)		
2,33,348.20 (31-Mar-2025: 2,33,348.20) units in Orios Select Fund***	579.64	408.76
Total	8,929.59	9,665.66
Aggregate amount of quoted investments and market value thereof	5,536.68	8,000.09
Aggregate amount of unquoted investments	4,124.53	2,829.60
Aggregate amount of impairment in the value of investments**	60.00	60.00
2) Current investments	31-Mar-26	31-Mar-25
Investment in mutual funds - Quoted (carried at FVPL)		
1,29,406.091 (31-Mar-2025: 45,851.3370) units in HSBC Liquid Fund (former name L & T Liquid Fund)	3,552.17	1,184.95
2,10,205.031 (31-Mar-2025: 2,10,205.031) units in HDFC Short Term Debt Fund	69.81	65.82
35,905.165 (31-Mar-2025: 27,814.1160) units in Nippon India Liquid Fund	2,421.47	1,765.33
Total	6,043.45	3,016.10
Aggregate amount of quoted investments and market value thereof	6,043.45	3,016.10
Aggregate amount of unquoted investments	-	-
Aggregate amount of impairment in the value of investments	-	-

Notes to the Financial Statements as at and for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

Additional Disclosure for investment in Partnership firm

Name of Partnership Firm M/s AMJ Land Developers						
Name of Partners	Total Capital ₹ 70.00 Lakhs as on 31 March 2026			Total Capital ₹ 70.00 lakhs as on 31 March 2025		
	Share of Partner in Profit/Losses	Total Capital	Share in Total Capital	Share of Partner in Profit/Losses	Total Capital	Share in Total Capital
AMJ Land Holding Limited	95%	66.50	95%	95%	66.50	95%
G: Corp Dwelling Private Limited (GDwPL)	5%	3.50	5%	5%	3.50	5%
	100%	70.00	100%	100%	70.00	100%

Includes Capital of Rs. 66.50 lakhs (31-Mar-2025: 66.50 lakhs) and Share of Profit of Rs. 3,215.74 lakhs (31-Mar-2025: 2,186.69 lakhs).

* Investment in zero percent non-cumulative preference shares of Biodegradable Products India Limited is a compound financial instrument. In accordance with Ind AS, the same is considered as investment in equity instrument of associate company.

***Fair value for the unquoted AIF, is provided by the Fund, which is taken from independent valuers by the fund. In absence of fair value information as on balance sheet date (till signing of the accounts) the available nearest date fair value is considered.

6(b) Trade receivables

Particulars	31-Mar-26	31-Mar-25
Current		
Trade receivables	11.39	4.48
Receivables from related parties	-	-
Total	11.39	4.48
Break-up of security details		
Secured, considered good	-	-
Unsecured, considered good	7.30	1.23
Trade receivables which have significant increase in credit risk	0.98	1.00
Trade receivables - credit impaired	3.11	2.25
Total	11.39	4.48
Less: Allowance for trade receivables which have significant increase in credit risk	(0.98)	(1.00)
Less: Allowance for trade receivables credit impaired	(3.11)	(2.25)
Total	7.30	1.23

No amounts are receivable from directors or other officers of the company either severally or jointly with any other person. Nor any amounts receivable from firms or private companies in which any director is a partner, a director or a member.

Notes to the Financial Statements as at and for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

Trade Receivables ageing schedule as on 31-Mar-2026

Particulars	Outstanding for following period from due date of payment					
	Less than 6 months	6 months to 1 year	1 to 2 years	2 to 3 years	More than 3 years	Total
(i) Undisputed Trade receivables -considered good	7.12	0.15	0.03	-	-	7.30
(ii) Undisputed Trade receivables -which have significant increase in credit risk	-	-	-	0.98	-	0.98
(iii) Undisputed Trade receivables -credit impaired	-	-	-	-	3.11	3.11
(iv) Disputed Trade receivables -considered good	-	-	-	-	-	-
(v) Disputed Trade receivables -which have significant increase in credit risk.	-	-	-	-	-	-
(vi) Disputed Trade receivables -credit impaired	-	-	-	-	-	-

Trade Receivables ageing schedule as on 31-Mar-2025

Particulars	Outstanding for following period from due date of payment					
	Less than 6 months	6 months to 1 year	1 to 2 years	2 to 3 years	More than 3 years	Total
(i) Undisputed Trade receivables -considered good	0.39	-	-	-	0.84	1.23
(ii) Undisputed Trade receivables -which have significant increase in credit risk	-	-	0.98	0.02	-	1.00
(iii) Undisputed Trade receivables -credit impaired	-	-	-	-	2.25	2.25
(iv) Disputed Trade receivables -considered good	-	-	-	-	-	-
(v) Disputed Trade receivables -which have significant increase in credit risk.	-	-	-	-	-	-
(vi) Disputed Trade receivables -credit impaired	-	-	-	-	-	-

Notes to the Financial Statements as at and for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

6(c) Loans

Particulars	31-Mar-26	31-Mar-25
Non-current		
Unsecured, considered good		
Loan to related parties (refer note 24)	991.72	1,565.32
Loans which have significant increase in credit risk	-	-
Loan receivables- Credit impaired	23.68	23.68
Less: Allowance for Loan receivables- Credit impaired	(23.68)	(23.68)
Total	991.72	1,565.32
Current		
Unsecured, considered good		
Loan to related parties (refer note 24)	121.19	144.62
Secured, considered good		
Loan to others	-	-
Loans which have significant increase in credit risk	-	-
Loan receivables- Credit impaired	360.00	360.00
Less: Allowance for Loan receivables- Credit impaired	(360.00)	(360.00)
Total	121.19	144.62

* Loan to related party includes long-term loan of Rs. 991.72 lakhs (31-Mar-2025: Rs. 1,565.32 lakhs) and interest payable within 3 months after balance sheet date of Rs. 121.19 lakhs (31-Mar-2025: Rs. 144.62 lakhs) given to Associate Company and Subsidiary Company. Management has evaluated and concluded that such loan is not long-term interests that in substance form part of the entity's net investment in the Associate Company/ Subsidiary Company.

Details of Loans and Advances

Borrower Type	Amount of Loan or advance in the nature of loan outstanding		Percentage to the total Loans and advances in the nature of loans	
	31-Mar-26	31-Mar-25	31-Mar-26	31-Mar-25
Subsidiary Company	8.67	92.13	0.58%	4.40%
Associate Company	1,104.24	1,617.81	73.78%	77.27%

6(d) Cash and cash equivalents

Particulars	31-Mar-26	31-Mar-25
Balances with banks		
- in current accounts	12.58	2,155.83
Cash on hand	0.11	0.18
Total	12.69	2,156.01

6(e) Other bank balances

Particulars	31-Mar-26	31-Mar-25
Balance in unpaid dividend account	6.74	7.89
Total	6.74	7.89

Notes to the Financial Statements as at and for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

6(f) Other financial assets

Particulars	31-Mar-26	31-Mar-25
Non current		
Security deposits	4.59	4.59
Total	4.59	4.59
Current		
Unbilled revenue	7.25	7.13
Total	7.25	7.13

Note 7: Inventories

Particulars	31-Mar-26	31-Mar-25
Stock in trade - other development	542.61	542.61
Stock in trade - Land	901.23	901.23
Total	1,443.84	1,443.84

Note 7(a):

In the previous year 2013-14, the Company had converted one portion of land and certain land development rights (TDR) costing Rs. 0.14 lakhs, from fixed asset (i.e. PPE) into stock-in-trade after revaluing the assets at an amount of Rs. 1,441.67 lakhs; i.e. at fair value of the assets converted into stock-in-trade as on 23.10.2013 (date of conversion), ascertained by independent government approved valuer. The revaluation gain of Rs. 1,441.53 lakhs was credited to capital reserves in the same year. During previous years 2019-20 and 2020-21 the company sold the TDR including TDR received in 2019-20 and accordingly the proportionate revaluation gain of Rs. 309.76 lakhs and Rs. 230.63 lakhs was transferred to Profit and Loss account in years 2019-20 and 2020-21 respectively.

The Company is developing this land for constructing residential/commercial complex in project name "GREEN VILLE", and expenditure of Rs. 542.61 lakhs (31-Mar-2025: Rs. 542.61 lakhs) till balance sheet date, incurred in this regard is carried forward as 'Stock in trade - Other development' in Inventory. This "GREEN VILLE" project is taking longer than normal operating cycle of 3 to 8 years for a real estate development project. As the matter concerning applicability of repealed Urban Land ceiling (ULC) Act awaits clarity from Government. The Company is pursuing this matter but it is not expected to realise this inventory within next 12 months from this balance sheet date. However being an inventory item, the same has been classified as current asset.

Note 8: Income tax assets (net)

Particulars	31-Mar-26	31-Mar-25
Income tax assets (net)	26.49	23.91
Total	26.49	23.91

Note 9: Other current assets

Particulars	31-Mar-26	31-Mar-25
Advances to vendors	16.86	9.91
Prepaid expenses	11.05	12.57
Other assets	5.05	5.06
Total	32.96	27.54

Notes to the Financial Statements as at and for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

Note 10(a): Equity share capital

(i) Authorised share capital:

Particulars	31-Mar-26	31-Mar-25
5,75,00,000 equity shares of Rs. 2 each (5,75,00,000 shares of Rs. 2 each at 31-Mar-2025)	1,150.00	1,150.00
50,000 14% Redeemable Cumulative Preference shares of Rs.100/- each (50,000 shares of Rs.100 each at 31-Mar-2025)	50.00	50.00
30,00,000 12% Non Cumulative Redeemable Preference Shares of Rs. 10/-each (30,00,000 shares of Rs. 10 each at 31-Mar-2025)	300.00	300.00
Total	1,500.00	1500.00

(ii) Issued, subscribed and paid up equity share capital:

Particulars	31-Mar-26	31-Mar-25
4,10,00,000 equity shares of Rs. 2 each (4,10,00,000 shares of Rs. 2 each at 31-Mar-2025)	820.00	820.00
Issued during the year	-	-
Total	820.00	820.00

(iii) Terms/Rights attached to Equity Shares :

The Company has only one class of equity shares having a par value of Rs. 2 per share. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividends in Indian rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting, except in case of interim dividend.

In the event of liquidation of the Company, the holder of equity shares will be entitled to receive any of the remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

(iv) Details of shareholders holding more than 5% shares in the company:

Particulars	31-Mar-26		31-Mar-25	
	Number of Shares (In Lakhs)	% Holding	Number of Shares (In Lakhs)	% Holding
Thacker And Company Limited	64.52	15.74%	64.52	15.74%
Chem Mach Private Limited	59.46	14.50%	59.46	14.50%
Suma Commercial Private Limited	51.23	12.50%	51.23	12.50%
Yashvardhan Jatia Trust [Trustees Mr.A.K.Jatia and Mr.Gautam Jajodia]	48.34	11.79%	48.34	11.79%
Arunkumar Mahabir Prasad Jatia	20.83	5.08%	20.68	5.04%

Notes to the Financial Statements as at and for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

(v) Details of Shareholding of Promoters: (Equity Shares)

Particulars	31-Mar-26		31-Mar-25		% Change during the year
	Number of Shares (In Lakhs)	% of total shares	Number of Shares (In Lakhs)	% of total shares	
Thacker And Company Limited	64.52	15.74%	64.52	15.74%	0.00%
Chem Mach Private Limited	59.46	14.50%	59.46	14.50%	0.00%
Suma Commercial Private Limited	51.23	12.50%	51.23	12.50%	0.00%
Yashvardhan Jatia Trust [Trustees Mr.A.K.Jatia and Mr.Gautam Jajodia]	48.34	11.79%	48.34	11.79%	0.00%
Arunkumar Mahabirprasad Jatia	20.83	5.08%	20.68	5.04%	0.04%
Pudumjee Paper Products Limited	15.97	3.89%	15.97	3.89%	0.00%
Vasudha Jatia Trust [Trustees Mr.A.K.Jatia and Mr.Gautam Jajodia]	5.00	1.22%	5.00	1.22%	0.00%
Vrinda Jatia Trust [Trustees Mr.A.K.Jatia and Mr.Gautam Jajodia]	5.00	1.22%	5.00	1.22%	0.00%
Yashvardhan Jatia*	0.00	0.00%	0.00	0.00%	0.00%

* 0.00 represent less than 1,000.

Note 10(b): Reserves and surplus

Particulars	31-Mar-26	31-Mar-25
Securities premium	1,537.50	1,537.50
General reserve	615.43	615.43
Capital reserve	1,042.15	1,042.15
Retained earnings	12,034.85	10,681.44
FVOCI equity instruments reserve	2,960.59	4,709.08
Total reserves and surplus	18,190.52	18,585.60

(i) Securities premium

Particulars	31-Mar-26	31-Mar-25
Opening balance	1,537.50	1,537.50
Movement during the year	-	-
Closing balance	1,537.50	1,537.50

(ii) General reserve

Particulars	31-Mar-26	31-Mar-25
Opening balance	615.43	615.43
Add: Transferred from retained earnings	-	-
Closing balance	615.43	615.43

(iii) Capital Reserve

Particulars	31-Mar-26	31-Mar-25
Opening balance	1,042.15	1,042.15
Movement during the year	-	-
Closing balance	1,042.15	1,042.15

Notes to the Financial Statements as at and for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

(iv) Retained earnings

Particulars	31-Mar-26	31-Mar-25
Opening balance	10,681.44	8,784.32
Net profit for the year	1,427.37	1,998.41
Items of other comprehensive income recognised directly in retained earnings		
- Remeasurements of post-employment benefit obligation	10.76	(26.73)
- Tax on above	(2.72)	7.44
Dividend	(82.00)	(82.00)
Closing balance	12,034.85	10,681.44

(v) FVOCI equity instruments reserve

Particulars	31-Mar-26	31-Mar-25
Opening balance	4,709.08	2,893.69
Changes in fair value of FVOCI equity instruments for the year	(2,031.00)	2,195.28
Tax on above	282.51	(379.89)
Closing Balance	2,960.59	4,709.08

Note 10(c): Nature and purpose of reserves

(i) Securities premium:

Securities premium reserve is used to record premium on issue of shares. The reserve is utilised in accordance with the provisions of the Companies Act, 2013.

(ii) General reserve:

General reserve are portion of the accumulated earnings of a company, which are kept aside to meet any business purpose or future (known or unknown) obligations.

(iii) Capital reserve:

Capital reserve comprises of :

i) Rs.5.86 lakhs on reissue of forfeited shares.

ii) Rs.901.14 lakhs (31-Mar-2025: Rs. 901.14 lakhs) on revaluation and conversion of land as stock in trade [refer note 7(a)].

iii) Rs.135.15 lakhs (31-Mar-2025: Rs. 135.15 lakhs) on merger of wholly owned subsidiary as per scheme approved by NCLT.

(iv) Retained earnings:

Retained earnings comprises of the Company's undistributed earnings after taxes.

(v) FVOCI equity instrument reserve:

The fair value changes of certain investments in equity instruments, designated as 'fair value changes through other comprehensive income', is recognised in reserves under FVOCI equity instruments reserve.

Notes to the Financial Statements as at and for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

Note 11: Financial liabilities

11(a) Trade payables

Particulars	31-Mar-26	31-Mar-25
Current		
Total outstanding dues of micro & small enterprises	2.02	2.02
Total outstanding dues of creditors other than micro & small enterprises	5.32	4.38
Total	7.34	6.40

Details of total outstanding dues of micro, small and medium enterprises:

Particulars	31-Mar-26	31-Mar-25
(a) (i) Principal amount of outstanding dues to MSME*	2.02	2.02
(a) (ii) Interest on above outstanding amount	-	-
(b) Amount of interest paid in terms of section 16 of Micro, Small and Medium Enterprises Development Act, 2006 (27 of 2006), along with the payment made to the supplier beyond appointed day	-	-
(c) Amount of interest due and payable for the period of delay in making payment (which has been paid but beyond appointed day during the year) but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006	-	-
(d) The amount of interest accrued and remaining unpaid at the end of each accounting year	-	-
(e) The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006	-	-
Total	2.02	2.02

* The amount is not due (unbilled) as on respective balance sheet date hence no interest available.

Trade payables ageing schedule

Particulars	Unbilled	Not Due	Outstanding for following periods from due date of payment				Total
			Less than 1 year	1-2 years	2-3 years	More than 3 years	
As on 31-Mar-2026							
(i) MSME	2.02	-	-	-	-	-	2.02
(ii) Others	2.65	2.11	-	0.08	-	0.48	5.32
(iii) Disputed dues - MSME	-	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-	-
As on 31-Mar-2025							
(i) MSME	2.02	-	-	-	-	-	2.02
(ii) Others	2.25	0.50	0.13	-	-	1.50	4.38
(iii) Disputed dues - MSME	-	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-	-

Notes to the Financial Statements as at and for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

11(b) Other financial liabilities

Particulars	31-Mar-26	31-Mar-25
Non-Current		
Security deposit	3.42	3.42
Total	3.42	3.42
Current		
Employees dues	9.38	7.28
Unclaimed dividend	6.74	7.89
Provision for expenses	0.51	0.62
Total	16.63	15.79

Note 12: Employee benefit obligations

Particulars	31-Mar-26	31-Mar-25
Non Current		
Leave obligations	64.66	64.66
Gratuity	29.43	45.42
Total	94.09	110.08
Current		
Leave obligations	50.40	40.27
Gratuity	8.00	8.00
Total	58.40	48.27

(i) Leave obligations -

The leave obligation covers the Company's liability for accumulated leaves that can be encashed or availed. The company does not have an unconditional right to defer settlement for any of these obligations. However, based on past experience, the company does not expect all employees to take the full amount of accrued leave or require payment within the next 12 months and accordingly amounts have been classified as current and non current based on actuarial valuation report.

(ii) Defined benefit plans:

- a Gratuity -** The Company provides for gratuity for employees as per the terms of employment. Employees who are in continuous service at least for a period of 5 years are eligible for gratuity. The amount of gratuity payable on retirement/termination is calculated at the last drawn monthly basic salary multiplied by 15 days salary for each completed years of service of the employee. The scheme is funded with Life Insurance Corporation of India (LIC).

In addition, employees who have completed 20 years of service are eligible to additional gratuity computed at last drawn monthly basic salary multiplied by 7 days salary for each completed years of service of the employee. The additional gratuity benefit is unfunded.

Notes to the Financial Statements as at and for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

aa The amounts recognised in the balance sheet and the movements in the net defined benefit obligation over the year are as follows:

Particulars	Gratuity		
	Present value of obligation	Fair value of plan assets	Net liability amount
01-Apr-2025	279.80	226.38	53.42
Current service cost	0.71	-	0.71
Past service cost	-	-	-
Interest expense / (income)	19.02	(15.71)	3.31
Total amount recognised in profit and loss	19.73	(15.71)	4.02
Remeasurements			
(Gain) / loss from change in demographic assumptions	-	-	-
(Gain) / loss from change in financial assumptions	0.05	-	0.05
Experience (Gain) / Loss	(9.51)	(1.30)	(10.81)
Total amount recognised in OCI	(9.46)	(1.30)	(10.76)
Contributions - employer	-	9.25	(9.25)
Contributions - employee /participant	-	-	-
Benefit payments	-	-	-
31-Mar-2026	290.07	252.64	37.43

The net liability disclosed above relates to unfunded plan. The Company has no legal obligation to settle the deficit in the unfunded plans with an immediate contribution or additional contribution. The Company intends to contribute in line with the recommendations of the fund administrator and the actuary.

ab As at 31-Mar-2026 and 31-Mar- 2025, plan assets were invested in funds managed by insurer (LIC).

ac Through its defined benefit plans, the group is exposed to number of risks, the most significant of which are detailed below:

Asset Volatility: The Plan liabilities are calculated using a discount rate set with reference to government bond yields. If plan assets underperform, this yield will create a deficit. The plan asset investments are in funds managed by insurer. These are subject to interest rate risk.

Changes in bond yield: A decrease in government bond yields will increase plan liabilities, although this may be partially offset by an increase in the returns from plan asset.

b Defined benefit liability and employer contributions:

ba The Company ensures that the investment positions are managed within an asset-liability matching (ALM) framework that has been developed to achieve long-term investments that are in line with the obligations under the employee benefit plans. Within the framework, the Company's ALM objective is to match assets to the gratuity obligations by investing in funds with LIC in the form of a qualifying insurance policy.

The Company actively monitors how the duration and the expected yield of the investments are matching the expected cash outflows arising from the employee benefit obligations. The Company has not changed the process used to manage its risks from previous periods.

bb The Company expects to contribute Rs. 1.30 lakhs to the defined benefit plan during the next annual reporting period.

Notes to the Financial Statements as at and for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

- bc** The weighted average duration of the defined benefit obligation is 6.04 years (31-Mar-2025: 5.28 years). The expected maturity analysis of undiscounted pension and gratuity is as follows:

Particulars	Less than a year	Between 1 - 2 years	Between 2 - 5 years	Over 5 years	Total
31-Mar-2026					
Defined benefit obligation gratuity	281.74	0.84	11.19	39.26	333.03
31-Mar-2025					
Defined benefit obligation gratuity	274.61	0.54	1.88	19.00	296.03

- bd Present Value of Defined Benefit Obligation**

Particulars	31-Mar-26	31-Mar-25
Balance as at the beginning of the year	279.80	224.04
Interest cost	19.02	16.08
Current service cost	0.71	6.62
Benefit paid	-	-
Transfer In/(out)	-	(0.98)
Actuarial (gains)/losses	(9.46)	34.04
Balance as at the end of the year	290.07	279.80

- be Fair value of Plan Assets**

Particulars	31-Mar-26	31-Mar-25
Balance as at the beginning of the year	226.38	195.54
Expected return on plan assets	15.71	14.41
Contributions by the Company	9.25	9.12
Benefit paid	-	-
Actuarial gains/(losses)	1.30	7.31
Balance as at the end of the year	252.64	226.38

Particulars	31-Mar-26	31-Mar-25
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- bf Net liabilities recognised in the Balance Sheet**

37.43 53.42

- bg Expenses recognised in the Statement of Profit and Loss**

Particulars	31-Mar-26	31-Mar-25
Current service cost	0.71	6.62
Interest cost	19.02	16.08
Transfer In/(out)	-	(0.98)
Expected return on plan assets	(15.71)	(14.41)
Total expenses recognised in the statement of profit and loss	4.02	7.31

Notes to the Financial Statements as at and for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

bh The principal assumptions used for the purpose of actuarial valuation are as follows:

Particulars	31-Mar-26	31-Mar-25
India		
Discount Rate *	6.70%	6.80%
Expected Rate of Return on Plan Assets **	6.80%	7.20%
Salary Escalation Rate ***	7.00%	7.00%
Rate of Employee Turnover	7.50%	7.50%

* Discount rate is based on the prevailing market yields of Indian Government securities as at the balance sheet date for the estimated term of the obligations.

** The overall expected rate of return on assets is based on the expectation of the average long term rate of return expected on investments of the Fund during the estimated term of the obligations.

*** The estimates of future salary increases considered in actuarial valuation takes into account inflation, seniority, promotion and other relevant factors, such as demand and supply in the employment market.

bi Sensitivity analysis - the increase / (decrease) in present value of defined benefit obligation to changes in principal assumptions:

Particulars	31-Mar-26		31-Mar-25	
	Amount	%	Amount	%
- 1% increase in discount rate	(0.50)	-0.17%	(0.26)	-0.09%
- 1% decrease in discount rate	0.56	0.19%	0.27	0.10%
- 1% increase in salary escalation rate	0.46	0.16%	0.22	0.08%
- 1% decrease in salary escalation rate	(0.42)	-0.14%	(0.21)	-0.08%
- 1% increase in rate of employee turnover	(0.05)	-0.02%	(0.01)	0.00%
- 1% decrease in rate of employee turnover	0.06	0.02%	-	0.00%

The above sensitivity analyses are based on a change in an assumption while holding all other assumptions constant. In practice, this is unlikely to occur, and changes in some of the assumptions may be correlated.

(iii) Defined contribution plans:

The Company also has certain defined contribution plans. Contributions are made to recognised funds for employees at the prescribed rate of basic salary as per regulations. The contributions are made to registered funds administered/ approved by the government. The obligation of the Company is limited to the amount contributed and it has no further contractual nor any constructive obligation. In respect of these plans, contributions paid and recognised in the Statement of profit and loss are as follows:

Particulars	31-Mar-26	31-Mar-25
Contribution to Employees' Provident Fund	9.61	1.98
Contribution to Employees' Superannuation Fund	1.18	1.30

Notes to the Financial Statements as at and for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

Note 13 : Deferred tax liabilities/(assets)

a) Significant components of deferred tax assets and liabilities recognised, are disclosed as follows:

Particulars	31-Mar-26	31-Mar-25
Major components of deferred tax assets:		
Employee Benefits -		
- Provision for Gratuity	3.21	7.99
- Provision for Leave Encashment	28.96	29.19
- Bonus on payment basis	0.27	0.26
Allowances for doubtful trade receivables	92.01	101.70
Provision for expenses allowable on payment basis	0.04	0.19
Provision for Reduction in value of Investment	0.03	0.03
Loss to be carried forward to next year	12.00	23.34
	136.52	162.70
Major components of deferred tax liabilities:		
Property, Plant and Equipment	167.74	220.15
Fair value gain/loss on investments	624.50	821.27
	792.24	1,041.42
Net Deferred tax liabilities	655.72	878.72

b) Movement in Deferred tax (assets) / liabilities :

Significant Components of Deferred Tax (Assets) / Liabilities	Property, Plant and Equipment	Employee benefit	Fair value gain / loss on investments	Other temporary differences	Long term capital loss c/f	Total
As at 01-April-2024	253.06	(23.30)	405.26	(103.47)	(31.83)	499.72
(Charged)/credited:						
- to statement of profit and loss	(32.91)	(6.70)	36.13	1.54	8.49	6.55
- to other comprehensive income	-	(7.44)	379.89	-	-	372.45
As at 31-Mar-2025	220.15	(37.44)	821.28	(101.93)	(23.34)	878.72
(Charged)/credited:						
- to statement of profit and loss	(52.41)	2.28	85.73	9.85	11.34	56.79
- to other comprehensive income	-	2.72	(282.51)	-	-	(279.79)
As at 31-Mar-2026	167.74	(32.44)	624.50	(92.08)	(12.00)	655.72

Unused tax credits for which no deferred tax asset is recognised amounts to Rs. nil.

Notes to the Financial Statements as at and for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

Note 14: Other current liabilities

Particulars	31-Mar-26	31-Mar-25
Current		
Non-refundable security deposit	25.00	25.00
Advances from customers	0.01	0.02
Payroll taxes payable	1.62	1.60
Statutory tax payables	7.05	6.89
Total	33.68	33.51

Note 15: Revenue from operations

Particulars	31-Mar-26	31-Mar-25
Lease of real estate	226.90	189.31
Sale of wind power	227.52	206.28
	454.42	395.59
Other operating revenue		
Share of profit from subsidiary entity	1,029.05	1,827.38
Total	1,483.47	2,222.97

Note 16: Other income

Particulars	31-Mar-26	31-Mar-25
Income on investment carried at fair value through profit or loss		
- Fair value gain on mutual funds	314.33	188.08
- Net gain on sale of mutual funds *	18.01	16.70
- Fair value gain on AIF	172.04	3.33
- Distribution from AIF (capital gain/(loss), net)**	0.00	33.06
Dividend from equity investment carried at FVOCI	38.06	38.06
Interest income on financial assets carried at amortised cost:		
- from loans to related party	134.66	160.69
- others #	-	2.55
Written back of provision for doubtful debts/expenses	0.23	5.73
Miscellaneous income	1.27	4.22
Total	678.60	452.42

Interest income-others mainly include interest on Income tax refund.

* Excluding fair value gain of Rs. 87.61 lakhs (Rs. 60.91 lakhs) accrued up to 31-Mar-2025, as already accounted for in previous year ended 31-Mar-2025 (31-Mar-2024).

** Amount in "0.00" figures represent less than Rs. 500.

Notes to the Financial Statements as at and for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

Note 17: Employee benefit expense

Particulars	31-Mar-26	31-Mar-25
Salaries, wages and bonus	200.74	216.75
Contribution to provident and other funds	10.78	10.77
Staff welfare expenses	0.09	0.45
Total	211.61	227.97

Note 18: Depreciation and amortisation expenses

Particulars	31-Mar-26	31-Mar-25
Depreciation of PP&E	133.84	133.85
Depreciation of investment property	52.84	54.59
Depreciation of Intangible assets	0.08	0.08
Total	186.76	188.52

Note 19: Other expenses

Particulars	31-Mar-26	31-Mar-25
Wind Power Expenses	87.57	86.76
Repairs and maintenance		
Buildings	2.28	5.32
Others	0.06	0.05
Directors Sitting fees	2.08	2.49
Rates and taxes	28.66	28.45
Legal and professional fees	28.74	25.71
Corporate social responsibility expenditure (refer note 19(b) below)	24.00	15.00
Provision for reduction in value of investment	-	0.13
Bad Debts and Allowances for doubtful debts/receivables	0.84	3.52
Balances written off	-	5.49
Miscellaneous expenses	35.31	32.02
Total	209.54	204.94

Note 19(a): Details of payments to auditors

Particulars	31-Mar-26	31-Mar-25
Payment to auditors		
As auditor:		
Audit fee (including limited review)	2.75	2.75
Tax audit fee	0.25	0.25
Total	3.00	3.00

Notes to the Financial Statements as at and for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

Note 19(b): Corporate social responsibility (CSR)

The Company has spent an amount of Rs. 24 lakhs (31-Mar-2025: Rs.15 lakhs) during the year as required under section 135 of the Companies Act, 2013 by way of contribution to M.P.Jatia Charitable Trust and Jatia Foundation.

Particulars	31-Mar-26	31-Mar-25
Amount required to be spent as per Section 135 of the Act	24.00	15.00
Amount spent during the year on		
(i) Construction/acquisition of an asset	-	-
(ii) On purposes other than (i) above	24.00	15.00

Nature of Corporate social responsibility activity

The company has made contribution in the trust as above. As informed, the Corporate social responsibility activities undertaken by the trust is in the field of Education in rural area, vocational development in urban area and rural area and any other activity permissible under schedule VII of the Companies Act, 2013.

Note 20: Income tax expense

(a) Income tax expense

Particulars	31-Mar-26	31-Mar-25
Current Tax		
Current Tax on Profits for the year	70.00	49.00
Total	70.00	49.00
Deferred Tax	56.79	6.55
Total deferred tax expenses / (benefit)	56.79	6.55
Income Tax Expense reported in Statement of P & L	126.79	55.55

(b) The reconciliation between the provision of income tax and amounts computed by applying statutory income tax rate to profit before taxes is as follows:

Particulars	31-Mar-26	31-Mar-25
Profit before taxes	1,554.16	2,053.96
Enacted income tax rate	25.17%	27.82%
Computed Expected Income Tax Expenses	391.15	571.41
Effect of income exempt from tax	(258.99)	(508.37)
Effect of expenses not deductible for income tax purpose	6.04	-
Effect of deductions under Chapter VI A	-	(7.49)
Reduction in deferred tax liability due to change in tax rate	(6.40)	-
Effect of different rate of tax	(5.01)	-
Income tax expenses	126.79	55.55

Notes to the Financial Statements as at and for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

(c) Amounts recognised in OCI

Particulars	31-Mar-26		31-Mar-25	
	Income tax	Deferred Tax	Income tax	Deferred Tax
OCI				
- on remeasurements of post employment benefit obligations	-	(2.72)	-	7.44
- on changes in fair value of FVOCI equity instruments	-	282.51	-	(379.89)
Total	-	279.79	-	(372.45)

(d) Change in Tax Rate

The applicable statutory tax rate for the financial year 2025-26 is 25.168% and for financial year 2024-25 is 27.82%. The Company intends to exercise the option under section 115BAA of the Income Tax Act which allows tax at lower rate subject to certain conditions. This option if exercised, shall be w.e.f. financial year 2025-26.

(e) Disclosures required as per Appendix C of Ind AS 12:

The Company has evaluated its tax positions in accordance with Ind AS 12 (Appendix C) regarding uncertain tax treatments. Based on this assessment, management has concluded that it is probable that the relevant taxation authorities will accept all tax treatments adopted by the Company in its income tax filings. Accordingly, no additional tax liability or adjustment to the carrying amount of assets/liabilities has been recognized as of March 31, 2026.

Note 21 : Fair Value Measurement:-

a) Financial Instruments by Category :-

Particulars	31-Mar-26			31-Mar-25		
	FVPL	FVOCI	Amortised cost	FVPL	FVOCI	Amortised cost
Financial assets						
Investments						
- Equity instruments*	-	4,137.47	-	-	6,168.47	-
- Mutual funds	6,043.45	-	-	3,016.10	-	-
- AIF Funds	579.64	-	-	408.76	-	-
Trade receivables	-	-	7.30	-	-	1.23
Loans	-	-	1,112.91	-	-	1,709.94
Cash and cash equivalents	-	-	12.69	-	-	2,156.01
Bank balances other than above	-	-	6.74	-	-	7.89
Unbilled revenue	-	-	7.25	-	-	7.13
Security deposits	-	-	4.59	-	-	4.59
Total financial assets	6,623.09	4,137.47	1,151.48	3,424.86	6,168.47	3,886.79
Financial liabilities						
Trade payables	-	-	7.34	-	-	6.40
Security deposits	-	-	3.42	-	-	3.42
Other Financial liabilities	-	-	16.63	-	-	15.79
Total financial liabilities	-	-	27.39	-	-	25.61

* Investments in subsidiaries, associates and joint ventures which are carried at costs and are not required to be disclosed as per Ind AS 107 "Financial Instruments Disclosures". Hence, the same have been excluded from the above table.

Notes to the Financial Statements as at and for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

b) Fair Value Hierarchy:-

This section explains the judgements and estimates made in determining the fair values of the financial instruments that are recognised and measured at fair value. To provide an indication about the reliability of the inputs used in determining fair value, the Company has classified its financial instruments into three levels prescribed under the accounting standard. An explanation of each level follows underneath the table.

Financial assets and liabilities measured at fair value - recurring fair value measurements at 31-Mar-2026

Particulars	Note	Level 1	Level 2	Level 3	Total
Financial assets					
<u>Financial Investments at FVPL</u>					
Mutual funds	6(a)	6,043.45	-	-	6,043.45
Equity investments (Unquoted)	6(a)	-	-	-	-
Alternative Investment fund	6(a)	-	-	579.64	579.64
<u>Financial Investments at FVOCI</u>					
Equity investments	6(a)	4,137.47	-	-	4,137.47
Total		10,180.92	-	579.64	10,760.56

Financial assets and liabilities measured at fair value - recurring fair value measurements at 31-Mar-2025

Particulars	Note	Level 1	Level 2	Level 3	Total
Financial assets					
<u>Financial Investments at FVPL</u>					
Mutual funds	6(a)	3,016.10	-	-	3,016.10
Equity investments (Unquoted)	6(a)	-	-	-	-
Alternative Investment fund	6(a)	-	-	408.76	408.76
<u>Financial Investments at FVOCI</u>					
Equity investments	6(a)	6,168.47	-	-	6,168.47
Total		9,184.57	-	408.76	9,593.33

There have been no transfers between levels during the period.

c) Valuation technique used to determine fair value

Level 1: This hierarchy includes financial instruments measured using quoted prices. This includes listed equity instruments and mutual funds that have quoted price. The fair value of all equity instruments which are traded in the stock exchange is valued using the closing price as at the reporting period. The fair value of all mutual funds are arrived at by using closing Net Asset Value published by the respective mutual fund houses.

Level 2: Fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximize the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument as observable, the instrument is included in level 2.

Level 3: If one or more of the significant inputs is not based on observable data, the instrument is included in level 3. This is the case for unlisted equity securities.

d) As per Ind AS 107 "Financial Instrument: Disclosure", fair value disclosures are not required when the carrying amounts reasonably approximate the fair value. Accordingly fair value disclosures have not been made for the following financial instruments:-

1. Trade receivables
2. Loans
3. Cash and cash equivalent
4. Other bank balances
5. Unbilled Revenue

Notes to the Financial Statements as at and for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

6. Security deposits
7. Trade payables
8. Other financial liability

Note 22:-FINANCIAL RISK MANAGEMENT

The Company's business activities are exposed to a variety of financial risks, namely liquidity risk, market risks and credit risk. The Company's senior management has the overall responsibility for establishing and governing the Company's risk management framework. The Company's risk management policies are established to identify and analyze the risks faced by the Company, to set and monitor appropriate risk limits and controls, periodically review the changes in market conditions and reflect the changes in the policy accordingly. The key risks and mitigating actions are also placed before the Audit Committee of the Company.

a. MANAGEMENT OF CREDIT RISK

Credit risk is the risk that a counterparty will not meet its obligations under a contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities and from its investing activities, including loans, deposits with banks and other financial instruments.

i) Trade Receivables

Trade receivables are generally unsecured. Customer credit risk has always been managed by the company through credit approvals, establishing credit limits and continuously monitoring the credit worthiness of customers to which the Company grants credit terms in the normal course of business.

For real estate project the Company's average execution cycle ranges from 12 to 36 months based on the nature of project. The company's credit period generally ranges from 15-60 days.

The Company follows 'simplified approach' for recognition of impairment loss allowance on Trade receivables, as explained in note 2(o).

During the period, the Company made no write-offs of trade receivables. It does not expect to receive future cash flows or recoveries from receivables previously written off.

ii) Other financial assets:-

The Company maintains exposure in cash and cash equivalents, loans and investment in group companies, investments in money market, mutual funds etc. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit limits are reviewed by the Company on an annual basis, and may be updated throughout the year. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through counterparty's potential failure to make payments.

Other financial assets that are potentially subject to credit risk consists of inter corporate loans. The company assesses the recoverability from these financial assets on regular basis. Factors such as business and financial performance of counterparty, their ability to repay, regulatory changes and overall economic conditions are considered to assess future recoverability. The company charges interest on such loans is at arms length rate considering counterparty's credit rating. Based on the assessment performed, the company considers all the outstanding balances of such financial assets to be recoverable as on balance sheet date and no provision for impairment is considered necessary.

The Company's maximum exposure to credit risk is the carrying value of each class of financial assets.

iii) Reconciliation of loss allowance provision:

Particulars	Trade receivables	Other financial assets
Loss allowance on 01-Apr-2025	(3.25)	-
Changes in loss allowance		-
Add: Written back provision for doubtful debts	-	-
Less: Provision made during the year	(0.84)	-
Loss allowance on 31-Mar-2026	(4.09)	-

Notes to the Financial Statements as at and for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

b. MANAGEMENT OF LIQUIDITY RISK

Liquidity risk is the risk that the Company will face in meeting its obligations associated with its financial liabilities. The Company's approach in managing liquidity is to ensure that it will have sufficient funds to meet its liabilities when due without incurring unacceptable losses or risking damage to company's reputation. In doing this, management considers both normal and stressed conditions.

Management monitors the rolling forecast of the company's liquidity position on the basis of expected cash flows. This monitoring includes financial ratios and takes into account the accessibility of cash and cash equivalents.

The company has access to funds from debt markets through loan from banks. The company invests its surplus funds in bank deposits and debt based mutual funds.

The following table shows the maturity analysis of the Company's financial liabilities based on contractually agreed undiscounted cash flows along with its carrying value as at the Balance Sheet date.

Contractual maturities of financial liabilities	Carrying amount	Undiscounted Amount				
		Total	Payable within 12 months	1 to 2 years	2 to 5 years	more than 5 years
As at 31-Mar-2026						
Financial Liabilities						
Non-current						
Security deposit	3.42	3.42	-	3.30	0.12	-
Current						
Trade payables	7.34	7.34	7.34	-	-	-
Unclaimed Dividend	6.74	6.74	6.74	-	-	-
Other financial liabilities	9.89	9.89	9.89	-	-	-
Total Liabilities	27.39	27.39	23.97	3.30	0.12	-
As at 31-Mar-2025						
Financial Liabilities						
Non-current						
Security deposit	3.42	3.42	-	3.42	-	-
Current						
Trade payables	6.40	6.40	6.40	-	-	-
Unclaimed Dividend	7.89	7.89	7.89	-	-	-
Other financial liabilities	7.90	7.90	7.90	-	-	-
Total Liabilities	25.61	25.61	22.19	3.42	-	-

Notes to the Financial Statements as at and for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

c. MANAGEMENT OF MARKET RISK:

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of fluctuation in market prices. These comprise three types of risk i.e. currency rate, interest rate and other price related risks. Financial instruments affected by market risk include loans and borrowings, deposits and investments.

i.) Currency Risk and sensitivity:-

The Company does not have any currency risk as all operations are within India.

ii.) Interest Rate Risk and Sensitivity:-

Interest rate risk is the risk that the fair value or future cash flows on a financial instrument will fluctuate because of changes in market interest rates. The management is responsible for the monitoring of the company's interest rate position. Various variables are considered by the management in structuring the company's investment to achieve a reasonable, competitive, cost of funding.

Exposure to interest rate risk

The exposure of the company's borrowing to interest rate changes at the end of the reporting period are as follows:

Particulars	31-Mar-26	31-Mar-25
<u>Financial Liabilities</u>		
Fixed rate instruments	-	-
Variable rate instruments	-	-
Total	-	-
<u>Financial Assets</u>		
Fixed rate instruments	1,112.91	1,709.94
Variable rate instruments	-	-
Total	1,112.91	1,709.94

Cash flow sensitivity analysis for variable rate instruments

The Company does not have any variable rate instrument/loan. Hence there will be no change in profit due to change in interest rates.

iii) Price Risk and Sensitivity:

The Company is mainly exposed to the price risk due to its investment in debt mutual funds, alternative investment fund (AIF) and investment in equity instruments carried at FVOCI. The price risk arises due to uncertainties about the future market values of these investments. As on 31st March 2026, the investments in debt liquid mutual funds amounts to Rs. 5,973.64 lakhs (31-Mar-2025: 2,950.28 lakhs), debt mutual funds amounts to Rs. 69.81 lakhs (31-Mar-2025: 65.82 lakhs), alternative investment funds to Rs. 579.64 lakhs (31-Mar-2025: 408.76 lakhs) and the investment in equity instruments carried at FVOCI is Rs. 4,137.47 lakhs (31-Mar-2025: 6,168.47 lakhs). These investments are exposed to price risk. Change in price of debt liquid mutual funds are very minimal, hence not considered in price risk sensitivity disclosure.

The Company has laid policies and guidelines which it adheres to in order to minimise price risk arising from investments in debt mutual funds and alternate investment fund.

A 1% increase in prices would have led to approximately an additional Rs. 6.49 lakhs gain in the Statement of profit and loss (31-Mar-2025: Rs. 4.75 lakhs gain). A 1% decrease in prices would have led to an equal but opposite effect.

The company also have investment in equities of group companies. The company treats such investment as strategic and thus fair value the investment through OCI. Thus the changes in the market price of the securities are reflected under OCI and hence not having impact on profit and loss. The profit or loss on sale will be considered at the time of final disposal or transfer of the investment. The investment in associates and subsidiaries are carried at cost.

Notes to the Financial Statements as at and for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

Note 23:- Capital Risk Management

(a) Risk management

The Company's policy is to maintain an adequate capital base so as to maintain creditor and market confidence and to sustain future development. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using gearing ratio, which is net debt divided by total capital plus net debt. Net debt comprises of long term and short term borrowings less cash and bank balances and liquid investments. Equity includes equity share capital and other equity that are managed as capital.

Particulars	31-Mar-26	31-Mar-25
Borrowings (current +non-current)	-	-
Less: Cash and Cash equivalents (including other bank balances)	19.43	2,163.90
Less: Current Investment	6,043.45	3,016.10
Net Debt	(6,062.88)	(5,180.00)
Equity	19,010.52	19,405.60
Gearing ratio	NA	NA

The Company does not have any borrowings, hence Net Debt to Equity Ratio is not applicable to company.

(b) Dividends

Particulars	31-Mar-26	31-Mar-25
Cash dividends on equity shares declared and paid:		
Final dividend for the year ended on 31-Mar-2025: Rs.0.20 per share (31-Mar-2024: Rs. 0.20 per share)	82.00	82.00
	82.00	82.00
Proposed Dividend on Equity shares:		
Final dividend for the year ended on 31-Mar-2026: Rs. 0.20 per share (31-Mar-2025: Rs. 0.20)	82.00	82.00
	82.00	82.00

Note 24: Related party disclosure (As per Ind As 24)

A. List of related parties (as identified and certified by the Management)

(i) Name	Relationship
AMJ Land Developers	Subsidiary Entity
AMJ Reality Limited	Subsidiary Company
3P Land Holdings Limited	Associate Company
Biodegradable Products India Limited	Associate Company
Pudumjee Paper Products Limited	Group Company
Chem Mach Private Limited	Group Company
Thacker And Company Limited	Group Company
Suma Commercial Private Limited	Group Company
Fujisan Technologies Limited	Group Company (till 22 nd May, 2025)

Group Company/entity are companies/entities part of promoter group.

Notes to the Financial Statements as at and for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

(ii) Key Management Personnel (KMP)

Name	Designation
Mr. Arunkumar M. Jatia	Chairman & Non-Executive Director
Mr. S. K. Bansal	Whole-time Director & Chief Financial Officer
Mr. Ashok Kumar	Director (Non executive)
Mr. Tushya Jatia	Director (Independent)
Mr. Sudhir Duppaliwar	Director (Independent)
Ms. Shilpa Bhatia	Director (Independent)
Mr. Chinmay Pitre	Company Secretary & Compliance Officer

(iii) Entities where KMP have significant influence (EKMP)

Name
Pudumjee Pulp & Paper Mill Limited Office Staff Provident Fund
M. P. Jatia Charitable Trust
Jatia Foundation
Vrinda Jatia Trust
Vasudha Jatia Trust
Yashvardhan Jatia Trust

B Transactions with Related Parties

Sr. No.	Particulars	Volume of transactions during		Amount outstanding as on			
				31-Mar-26		31-Mar-25	
		31-Mar-26	31-Mar-25	Receivable	Payable	Receivable	Payable
i. Loans given							
	Biodegradable Products India Limited	406.05	424.65	985.87	-	1,480.42	-
	AMJ Realty Limited	65.95	12.90	5.85	-	84.90	-
	Total	472.00	437.55	991.72	-	1,565.32	-
ii. Repayment received for Loans given							
	Biodegradable Products India Limited	900.60	443.00	985.87	-	1,480.42	-
	AMJ Realty Limited	145.00	-	5.85	-	84.90	-
	AMJ Land Developers	-	227.00	-	-	-	-
	Total	1,045.60	670.00	991.72	-	1,565.32	-
iii. Interest charged							
	Biodegradable Products India Limited	131.53	152.66	118.37	-	137.39	-
	AMJ Realty Limited	3.14	8.03	2.82	-	7.23	-
	Total	134.67	160.69	121.19	-	144.62	-
iv. Share of Profit from Subsidiary							
	AMJ Land Developers	1,029.05	1,827.38	3,215.74	-	2,186.69	-
	Total	1,029.05	1,827.38	3,215.74	-	2,186.69	-
v. Share of Profit from Subsidiary received							
	AMJ Land Developers	-	1,900.00	3,215.74	-	2,186.69	-
	Total	-	1,900.00	3,215.74	-	2,186.69	-
vi. Investment in subsidiary							
	AMJ Land Developers	-	-	66.50	-	66.50	-
	Total	-	-	66.50	-	66.50	-

Notes to the Financial Statements as at and for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

Sr. No.	Particulars	Volume of transactions during		Amount outstanding as on			
				31-Mar-26		31-Mar-25	
		31-Mar-26	31-Mar-25	Receivable	Payable	Receivable	Payable
vii.	Subscribed of share capital						
	AMJ Realty Limited	95.00	-	100.00	-	5.00	-
	Total	95.00	-	100.00	-	5.00	-
viii.	Purchase of vehicle						
	Pudumjee Paper Products Limited	0.80	-	-	-	-	-
	Total	0.80	-	-	-	-	-
ix.	Reimbursement of Common Services and utilities paid (incl.gst)						
	Pudumjee Paper Products Limited	27.65	16.56	-	-	-	-
	Total	27.65	16.56	-	-	-	-
x.	Reimbursement of Common Services utilities charged						
	AMJ Realty Limited	0.02	-	-	-	-	-
	Total	0.02	-	-	-	-	-
xi.	Rent Received						
	Pudumjee Paper Products Limited	252.02	207.56	-	-	-	-
	Fujisan Technologies Limited	-	5.66	-	-	-	-
	Thacker And Company Limited	5.66	-	-	-	-	-
	AMJ Realty Limited	0.85	0.85	-	-	-	-
	Total	258.53	214.07	-	-	-	-
xii.	Dividend received						
	Pudumjee Paper Products Limited	38.06	38.06	-	-	-	-
	Total	38.06	38.06	-	-	-	-
xiii.	Dividend Paid						
	Thacker And Company Limited	12.90	12.90	-	-	-	-
	Chem Mach Private Limited	11.89	11.89	-	-	-	-
	Suma Commercial Private Limited	10.25	10.25	-	-	-	-
	Yashvardhan Jatia Trust	9.67	9.67	-	-	-	-
	Pudumjee Paper Products Limited	3.19	3.19	-	-	-	-
	Vrinda Jatia Trust	1.00	1.00	-	-	-	-
	Vasudha Jatia Trust	1.00	1.00	-	-	-	-
	Key Management Personnel and their relatives	4.21	4.22	-	-	-	-
	Total	54.11	54.12	-	-	-	-
xiv.	Contribution to Employees' Provident Fund						
	Pudumjee Pulp & Paper Mill Limited Of- fice Staff Provident Fund	-	1.87	-	-	-	-
	Total	-	1.87	-	-	-	-
xv.	Donations given						
	M.P.Jatia Charitable Trust	10.00	15.00	-	-	-	-
	Jatia foundation	14.00	-	-	-	-	-
	Total	24.00	15.00	-	-	-	-
xvi.	Professional services Provided						
	3P Land Holdings Limited	-	4.98	-	-	-	-
	Total	-	4.98	-	-	-	-
xvii.	Remuneration to Key Management Personnel:						
a)	Short term employment benefits	152.03	152.38	-	8.22	-	6.24
b)	Post employment benefit	14.75	63.37	-	281.21*	-	274.24*
c)	Other long term benefits	10.49	25.73	-	111.42*	-	100.93*
d)	Sitting fees to non-executive directors	2.08	2.49	-	-	-	-
	Total	179.35	243.97	-	400.85	-	381.41

* The amount of outstanding employment benefit liabilities to Key Management Personnel is provisional as per actuarial valuation.

Notes to the Financial Statements as at and for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

Note 25 : Computation of basic and diluted Earning Per Share (EPS)

Particulars	31-Mar-26	31-Mar-25
Basic/Diluted EPS:		
(a) Net Profit after tax as per statement of profit & loss:	1,427.37	1,998.41
(b) Number of Equity shares of Rs.2/- each :	410.00	410.00
(c) Basic & Diluted (in Rs.)	3.48	4.87

Note 26: Leases

(a) Company as Lessee:

The Company have certain lands on operating lease term of 25 years. Full lease payment have been in advance at the time of obtaining possession. As per IndAS 116, the prepaid lease rent have been reclassified to Right-of-use assets and being depreciated over lease term.

(b) Company as Lessor:

The company leases various offices, land and buildings under operating lease. On renewal, the terms of the leases are renegotiated. Management has placed appropriate safeguard for rights the Company retains on assets given on operating lease. Further as per indemnity clauses of the lease agreement, the Company will be compensated for any loss resulting from whatever reason on the assets given on operating lease other then normal wear and tear.

Commitments for minimum lease payments in relation to operating leases are receivable as follows:	As on 31-Mar-26	As on 31-Mar-25
For a period not later than one year	409.46	233.04
For a period later than one year and not later than two years	421.99	409.46
For a period later than two years and not later than three years	428.19	421.99
For a period later than three years and not later than four years	447.54	428.19
For a period later than four years and not later than five years	387.04	447.54
For peiord/s later than five years	-	387.04

Notes to the Financial Statements as at and for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

Note No. 27: Ratio Disclosures

Particulars	31-Mar-26			31-Mar-25			% variance	Reason for major Variance
	Numerator	Denominator	Ratio	Numerator	Denominator	Ratio		
Current Ratio	7,701.91	116.05	66.37	6,828.27	103.97	65.68	1.05%	
Debt-Equity Ratio*	-	-	NA	-	-	NA	NA	
Debt service coverage Ratio*	-	-	NA	-	-	NA	NA	
Return on Equity	1,427.37	19,208.06	7.43%	1,998.41	17,549.34	11.39%	-34.77%	Decline in ratio is mainly due to decrease in share of profit from real estate activity.
Inventory turnover Ratio	454.42	1,443.84	0.31	395.59	1,443.84	0.27	14.81%	
Trade receivables turnover Ratio	454.42	7.94	57.23	395.59	10.39	38.07	50.33%	Improvement in ratio is mainly due to increase in revenue from operations of leasing as well as wind energy. Also there's reduction in average trade receivables w.r.t last year.
Trade payables turnover ratio	155.88	6.87	22.69	152.04	9.39	16.19	40.13%	Improvement in ratio is due to decrease in average trade payables.
Net capital turnover Ratio	454.42	7,585.86	0.06	395.59	6,724.31	0.06	0.00%	
Net profit Ratio	1,427.37	454.42	314.11%	1,998.41	395.59	505.17%	-37.82%	
Return on capital employed	1,554.16	19,666.24	7.90%	2,053.96	20,284.32	10.13%	-22.01%	Decline in Net profit and ROCE ratio is mainly as decrease in share of profit from real estate activity as compared to previous year.
Return on investment **	(1,488.56)	10,176.95	-14.63%	2,474.51	8,311.68	29.77%	-149.13%	Decline in ratio is mainly due to reduction in fair value gain on equity shares fair valued through OCI.

*The Company does not have any borrowing at the beginning and at the end of the year, hence these ratios are not applicable.

** Investment does not include investment in subsidiaries, associates and joint venture carried at cost.

Notes to the Financial Statements as at and for the year ended March 31, 2026

(All amounts in INR lakhs unless otherwise stated)

Notes : Additional Disclosures as required by Schedule III

Note 28: Transaction with Company Struck off

During the year ended March 31, 2026 the Company did not have any transactions with companies struck off under section 248 of the Companies Act 2013 or section 560 of Companies Act 1956. Hence no further disclosure required.

Note 29: Benami Property Details

No proceedings has been initiated or pending against the Company for holding any benami property under the Benami Transaction (Prohibition) Act 1988 or rules made thereunder. Hence no further disclosure required.

Note 30: Layers of Companies

The Company is not in non compliance with number of layers of companies prescribed under clause (87) of section 2 of the Companies Act 2013 read with the Companies (Restriction on number of layers) Rules, 2017. Hence no further disclosure required.

Note 31: Registration of Charges

There has been no delay in registration of charges or satisfaction with ROC.

Note 32: Reclassification

Previous year figure's have been reclassified to conform to this year's classification.

The accompanying notes are integral part of the financial statements.

As per our report of date attached

For J M AGRAWAL & CO.

Firm Registration No: 100130W

Chartered Accountants

PUNIT AGRAWAL

Partner

Membership No: 148757

Place: Pune

Date: 20th May, 2026

For and on behalf of the Board of Directors of AMJ Land Holdings Limited

SUDHIR DUPPALIWAR

Independent Director

DIN : 10519925

CHINMAY PITRE

Company Secretary &

Compliance Officer

ICSI Membership No. : A68311

ARUNKUMAR JATIA

Chairman

DIN : 01104256

SURENDRA KUMAR BANSAL

Director (Finance)&

Chief Financial Officer

DIN: 00031115

Place: Pune

Date: 20th May, 2026

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF AMJ LAND HOLDINGS LIMITED

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying consolidated financial statements of AMJ Land Holdings Limited ("the Company"), its subsidiaries (the Company and its subsidiaries together referred to as "the Group"), its associates and joint venture, which comprise the consolidated balance sheet as at March 31, 2026, the consolidated statement of profit and loss (including other comprehensive income), the consolidated statement of changes in equity and the consolidated statement of cash flows for the year ended on that date, and a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the consolidated state of affairs of the Company as at March 31, 2026, the consolidated profit and total comprehensive income, consolidated changes in equity and its consolidated cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the consolidated financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those SAs are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Company, its associates and jointly controlled entities in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the independence requirements that are relevant to our audit of the consolidated financial statements under the provisions of the Act and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the consolidated financial statements.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.

Key Audit Matter	Auditor's Response
Loans given to associate company - classification, measurement and impairment The Company had given long-term loan to its associate company - Biodegradable Products India Limited (BPIL) in earlier years and loan outstanding as on March 31, 2026 is Rs. 1,104.24 lakhs (net repayment received during the year Rs. 494.55 lakhs). The loan is measured at amortised cost using management's estimated effective interest rate. The Group's/Company's management has evaluated and concluded that such loan is not long-term interests that, in substance, form part of the Group's net investment in BPIL. The share of loss of the associate company recognised, is restricted to amount of investment in equity instruments only.	Our procedure included, but were not limited to the following: - We considered the business model and terms of the financial assets considering rights and obligation of the Company and BPIL. - Obtained independent valuation report containing valuation of assets, including investment properties, of BPIL. Assessed the professional competence, objectivity and capabilities of the valuation specialist engaged by the management. Assessed reasonableness of the assumptions used.

Key Audit Matter	Auditor's Response
Based on the valuation report of the valuation specialist engaged by the management, and based on management estimate, no impairment considered necessary for the investments made in BPIL. Refer note 6(c), note 26(a) and note 32 of the consolidated financial statements.	• We have considered the managements representation regarding obtaining future planned repayment of the loan given. • We have assessed the appropriateness disclosures given in the consolidated financial statements.

Other Information

The Company's Management and Board of Directors are responsible for the preparation of the other information. The other information comprises the information included in the Company's Annual Report but does not include the consolidated financial statements, standalone financial statements, and our auditor's report thereon.

The Annual Report is expected to be made available to us after the date of our auditor's report.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

The Company's Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these consolidated financial statements that give a true and fair view of the consolidated state of affairs, the consolidated profit and total comprehensive income, consolidated changes in equity and consolidated cash flows of the Group in accordance with the Ind AS and other accounting principles generally accepted in India. The respective Management and Board of Directors of the entities included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Directors of the Company, as aforesaid.

In preparing the consolidated financial statements, the respective Management and the Board of Directors of the entities included in the Group are responsible for assessing the ability of each company/entity, to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the respective Board of Directors/Management either intends to liquidate the Company/entity or to cease operations, or has no realistic alternative but to do so.

The respective Management and Board of Directors of the entities included in the Group are also responsible for overseeing the financial reporting process of each company/entity.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit

evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company and its subsidiaries companies which are companies incorporated in India, has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated financial statements of which we are the independent auditors. For the other entities included in the consolidated financial statements, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

Materiality is the magnitude of misstatements in the consolidated financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the consolidated financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the consolidated financial statements.

We communicate with those charged with governance of the Company and such other entities included in the consolidated financial statements of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other Matters

We did not audit the financial statements of one subsidiary entity. The consolidated financial statements include the Group's share of its total assets of Rs. 6,583.38 lakhs as at March 31, 2026, total revenue of Rs. 4,796.89 lakhs, total net profit after tax of Rs. 1,080.07 lakhs and total comprehensive income of Rs. 1,083.21 lakhs for the year ended March 31, 2026, and cash inflows/(outflow) net of Rs. (517.11) lakhs for the year ended on that date. These financial statements have been audited by other auditors whose reports have been furnished to us by the Management. Our opinion on the consolidated financial statements and our report in terms of sub-sections (3) of Section 143 of the Act, insofar as it relates to the amounts and disclosures included in respect of these entities, is based solely on the reports of the other auditors.

Our opinion is not modified in respect of these matters.

Report on Other Legal and Regulatory Requirements

1. With respect to the matters specified in paragraphs 3(xxi) and 4 of the Companies (Auditor's Report) Order, 2020 (the "Order"/ "CARO") issued by the Central Government in terms of Section 143(11) of the Act, to be included in the Auditor's report, according to the information and explanations given to us, and based on the CARO reports issued by us for the Company and its subsidiary company included in the consolidated financial statements of the Company, to which reporting under CARO is applicable, we report that there are no qualifications or adverse remarks in these CARO reports.

2. As required by Section 143(3) of the Act, we report that:

- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- (b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated financial statements have been kept so far as it appears from our examination of those books and the reports of the other auditors.
- (c) The consolidated balance sheet, the consolidated statement of profit and loss (including other comprehensive income), the consolidated statement of changes in equity and the consolidated cash flow statement dealt with by this Report are in agreement with the books of account maintained for the purpose of preparation of the consolidated financial statements.
- (d) In our opinion, the aforesaid consolidated financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act.
- (e) On the basis of the written representations received from the directors of the Company as on March 31, 2026 taken on record by the Board of Directors of the Company and the reports of the statutory auditors of its subsidiaries companies incorporated in India, none of the directors of the Group companies incorporated in India is disqualified as on March 31, 2026 from being appointed as a director in terms of Section 164 (2) of the Act.
- (f) With respect to the adequacy of internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A" which is based on the auditors' reports of the Company and its subsidiary companies incorporated in India. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of internal financial controls over financial reporting of those companies.
- (g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of Section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with the provisions of Section 197 read with Schedule V of the Act.

- (h) With respect to the other matters to be included in the Auditors' Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The consolidated financial statements disclose the impact of pending litigations on the Company.
 - ii. The Company did not have any long-term contracts including derivative contracts as at March 31, 2026.
 - iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company during the year ended March 31, 2026.
 - iv.
 - (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or securities premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

- (b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
 - (c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
- v. The dividend proposed in the previous year ended March 31, 2025, declared and paid by the Company during the current year ended March 31, 2026 is in accordance with Section 123 of the Act, as applicable.
 - vi. The Board of Directors of the Company have proposed dividend for the current year ended March 31, 2026 which is subject to the approval of the members at the ensuing Annual General Meeting. The amount of dividend proposed is in accordance with section 123 of the Act, as applicable.

For J M Agrawal & Co.

Chartered Accountants

Firm Registration Number: 100130W

Punit Agrawal

Partner

Membership Number: 148757

UDIN: 26148757VWPKSM3385

Place: Pune

Date: May 20, 2026

Annexure A to Independent Auditors' Report

Referred to in the Independent Auditors' Report of even date to the members of AMJ Land Holdings Limited on the consolidated financial statements for the year ended March 31, 2026

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Act

1. In conjunction with our audit of the consolidated financial statements of the Company as of and for the year ended March 31, 2026, we have audited the internal financial controls over financial reporting of AMJ Land Holdings Limited (hereinafter referred to as "the Company") and its subsidiary company which are companies incorporated in India, as of that date.

Management's Responsibility for Internal Financial Controls

2. The respective Board of Directors of the Company and its subsidiary company, which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on "internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (ICAI)". These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor's Responsibility

3. Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the ICAI and the Standards on Auditing deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of internal financial controls and both issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.
4. Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.
5. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls system over financial reporting of the Company and its subsidiary company incorporated in India.

Meaning of Internal Financial Controls Over Financial Reporting

6. A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

7. Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error

or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

8. In our opinion, the Company and its subsidiary company which are companies incorporated in India, have, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2026, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For J M Agrawal & Co.

Chartered Accountants

Firm Registration Number: 100130W

Place: Pune

Date: May 20, 2026

Punit Agrawal

Partner

Membership Number: 148757

UDIN: 26148757VWPKSM3385

CONSOLIDATED BALANCE SHEET AS AT 31ST MARCH, 2026

(All amounts in INR lakhs unless otherwise stated)

Particulars	Note	31-Mar-26	31-Mar-25
ASSETS			
Non-current assets			
Property, plant and equipment	3	1,373.40	1,493.47
Right-of-use assets	3	15.73	17.29
Intangible assets	4	22.08	25.70
Investment properties	5	996.22	1,049.06
Financial assets			
i. Investments	6(a)	7,443.21	10,257.92
ii. Loans	6(c)	985.87	1,480.42
iii. Other financial assets	6(f)	14.27	9.32
Total non-current assets		10,850.78	14,333.18
Current assets			
Inventories	7	2,618.20	2,640.52
Financial assets			
i. Investments	6(a)	10,685.97	6,057.46
ii. Loans	6(c)	118.37	137.39
iii. Trade receivables	6(b)	105.70	412.60
iv. Cash and cash equivalents	6(d)	208.40	2,868.91
v. Bank balances other than (iv) above	6(e)	6.74	7.89
vi. Other financial assets	6(f)	7.25	116.84
Income tax assets (net)	8	26.49	23.91
Other current assets	9	397.26	345.60
Total current assets		14,174.38	12,611.12
Total assets		25,025.16	26,944.30
EQUITY AND LIABILITIES			
Equity			
Equity share capital	10(a)	820.00	820.00
Other equity			
Reserves and surplus	10(b)	20,541.06	21,895.44
Equity attributable to owners of the Company		21,361.06	22,715.44
Non-controlling interests		142.31	88.15
Total equity		21,503.37	22,803.59
LIABILITIES			
Non-current liabilities			
Financial Liabilities			
i. Other financial liabilities	11(b)	3.42	3.42
Employee benefit obligations	12	254.19	154.43
Deferred tax liabilities	13	672.12	870.28
Total non-current liabilities		929.73	1,028.13
Current liabilities			
Financial liabilities			
i. Trade payables			
a. Dues of micro and small enterprises	11(a)	2.02	2.02
b. Dues of other than micro and small enterprises	11(a)	80.65	74.19
ii. Other financial liabilities	11(b)	139.66	181.65
Employee benefit obligations	12	78.38	64.92
Income tax liabilities (net)	14	50.57	5.64
Other current liabilities	15	2,240.78	2,784.16
Total current liabilities		2,592.06	3,112.58
Total liabilities		3,521.79	4,140.71
Total equity and liabilities		25,025.16	26,944.30

The accompanying notes are integral part of the financial statements.

As per our report of date attached

For J M AGRAWAL & CO.

Firm Registration No: 100130W

Chartered Accountants

PUNIT AGRAWAL

Partner

Membership No: 148757

Place: Pune

Date: 20th May, 2026

For and on behalf of the Board of Directors of AMJ Land Holdings Limited

SUDHIR DUPPALIWAR

Independent Director

DIN : 10519925

CHINMAY PITRE

Company Secretary &

Compliance Officer

ICSI Membership No. : A68311

ARUNKUMAR JATIA

Chairman

DIN : 01104256

SURENDRA KUMAR BANSAL

Director (Finance)&

Chief Financial Officer

DIN: 00031115

Place: Pune

Date: 20th May, 2026

CONSOLIDATED STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH, 2026

(All amounts in INR lakhs unless otherwise stated)

Particulars	Note	Year ended 31 March 2026	Year ended 31 March 2025
Income			
Revenue from operations	16	5,250.59	7,770.50
Other income (net)	17	919.64	732.97
Total income		6,170.23	8,503.47
Expenses			
Cost of construction	18	2,568.91	1,949.58
Changes in inventories of Material, construction work-in-progress and finished inventory	19	22.32	1,916.45
Employee benefit expenses	20	714.79	606.84
Finance costs	21	-	92.81
Depreciation and amortisation expenses	22	186.76	188.52
Other expenses	23	508.80	579.74
Total expenses		4,001.58	5,333.94
Profit before share of net profit/(loss) of associates and tax		2,168.65	3,169.53
Share of net profit/(loss) of associates by using equity method		59.32	56.93
Profit before tax		2,227.97	3,226.46
Income tax expense			
- Current tax	24	615.03	1,085.97
- Deferred tax	13	79.95	(2.37)
Profit for the year		1,532.99	2,142.86
Other comprehensive income			
A (i) Items that will not be reclassified to profit or loss			
- Changes in fair value of FVOCI equity instruments		(2,031.00)	2,195.28
- Remeasurements of post-employment benefit obligations	12	15.59	(26.31)
- Tax relating to above items	13	278.11	(372.60)
- Share of changes in fair value of FVOCI equity instrument from associate (net of tax)		(1,013.91)	1,059.50
B (i) Items that will be reclassified to profit or loss		-	-
Other comprehensive income for the year, net of tax		(2,751.21)	2,855.87
Total comprehensive income for the year attributable to:		(1,218.22)	4,998.73
Owners of the Company		(1,272.38)	4,902.55
Non-controlling interests		54.16	96.18
Profit attributable to:			
Owners of the Company		1,478.99	2,046.69
Non-controlling interests		54.00	96.17
Other comprehensive income attributable to:			
Owners of the Company		(2,751.37)	2,855.86
Non-controlling interests		0.16	0.01
Paid up equity capital (face value of Rs. 2/-per share)		820.00	820.00
Earning per equity share:			
Basic and Diluted (Rs.)	29	3.61	4.99

The accompanying notes are integral part of the financial statements.

As per our report of date attached
For J M AGRAWAL & CO.
 Firm Registration No: 100130W
 Chartered Accountants

PUNIT AGRAWAL
 Partner
 Membership No: 148757

Place: Pune
 Date: 20th May, 2026

For and on behalf of the Board of Directors of AMJ Land Holdings Limited

SUDHIR DUPPALIWAR
 Independent Director
 DIN : 10519925

CHINMAY PITRE
 Company Secretary &
 Compliance Officer
 ICSI Membership No. : A68311

ARUNKUMAR JATIA
 Chairman
 DIN : 01104256

SURENDRA KUMAR BANSAL
 Director (Finance)&
 Chief Financial Officer
 DIN: 00031115

Place: Pune
 Date: 20th May, 2026

STATEMENT OF CONSOLIDATED CASHFLOW FOR THE YEAR ENDED 31ST MARCH, 2026

(All amounts in INR lakhs unless otherwise stated)

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Cash flow from operating activities		
Profit before income tax	2,227.97	3,226.46
Adjustments for		
Depreciation and amortisation expense	186.76	188.52
Loss/(Profit) on sale of PPE/investment (net)	(18.01)	(241.97)
Dividend and interest income classified as investing cash flows	(172.61)	(201.72)
Fair value (gain)/loss (net)	(727.52)	(251.69)
Finance costs	-	92.81
Provision/(written-back) for doubtful debts/advances (net)	0.61	3.41
Share of (profit)/loss of associate	(59.32)	(56.93)
Operating cash flow before working capital change	1,437.88	2,758.89
Change in assets and liabilities:		
Changes in financial assets/ other non financial asset	382.12	(113.20)
Inventories	22.32	1,916.45
Changes in financial liabilities/ other non financial liabilities	(499.82)	235.39
Cash generated from operations	1,342.50	4,797.53
Income taxes paid (net of refunds)	(522.75)	(987.53)
Net cash inflow from operating activities	819.75	3,810.00
Cash flows from investing activities		
Payments for additions to property, plant and equipment	(29.44)	(62.18)
Proceeds from sale of property, plant and equipment	-	2.32
Payments for purchase of investments (net)	(4,055.00)	(666.98)
(Loans given) /repayment received (net)	513.57	28.92
Dividends received	38.10	38.10
Interest received	134.51	163.62
Net cash (outflow) from investing activities	(3,398.26)	(496.20)
Cash flows from financing activities		
Proceeds/(Repayment) from borrowings (net)	-	(1,500.00)
Payment to non controlling interest	-	(100.00)
Interest paid	-	(92.81)
Dividend paid	(82.00)	(82.00)
Net cash (outflow) from financing activities	(82.00)	(1,774.81)
Net increase (decrease) in cash and cash equivalents	(2,660.51)	1,538.99
Cash and cash equivalents at the beginning of the financial year	2,868.91	1,329.92
Cash and cash equivalents at end of the year	208.40	2,868.91

Notes:

- The above Cash Flow Statement has been prepared under the "Indirect Method" set out in Indian Accounting Standard (Ind AS) 7 on Statement of Cash Flows.
- Prior year comparatives have been reclassified to conform with current year's presentation, where applicable.
- For details of Cash and cash equivalents refer note 6(d).

The accompanying notes are integral part of the financial statements.

As per our report of date attached

For J M AGRAWAL & CO.Firm Registration No: 100130W
Chartered Accountants

For and on behalf of the Board of Directors of AMJ Land Holdings Limited

SUDHIR DUPPALIWAR
Independent Director
DIN : 10519925**ARUNKUMAR JATIA**
Chairman
DIN : 01104256**PUNIT AGRAWAL**
Partner
Membership No: 148757**CHINMAY PITRE**
Company Secretary &
Compliance Officer
ICSI Membership No. : A68311**SURENDRA KUMAR BANSAL**
Director (Finance)&
Chief Financial Officer
DIN: 00031115Place: Pune
Date: 20th May, 2026Place: Pune
Date: 20th May, 2026

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

(All amounts in INR lakhs unless otherwise stated)

A. Equity Share Capital

(1) For year ended 31.3.2026

Balance As on 1.4.2025	Changes in Equity Share Capital due to prior period errors	Restated balance As on 1.4.2025	Changes in equity share capital year ended 31.3.2026	Balance As on 31.3.2026
820.00	-	820.00	-	820.00

(2) For year ended 31.3.2025

Balance As on 1.4.2024	Changes in Equity Share Capital due to prior period errors	Restated balance As on 1.4.2024	Changes in equity share capital year ended 31.3.2025	Balance As on 31.3.2025
820.00	-	820.00	-	820.00

B. Other Equity

(1) For year ended 31.3.2026

Particulars	Notes	Capital Reserve	Securities Premium	General reserve	Retained Earnings	Other Reserve (FVOCI Equity Instruments)	Total Equity attributable to equity share-holders	Non Controlling interest
Balance as on 1.4.2025		1,898.46	1,537.50	369.09	10,739.11	7,351.28	21,895.44	88.15
Changes in accounting policy or prior period errors		-	-	-	-	-	-	-
Restated balance as on 1.4.2025		1,898.46	1,537.50	369.09	10,739.11	7,351.28	21,895.44	88.15
Profit for the year (net)	10(b)	-	-	-	1,478.99	-	1,478.99	54.00
Other Comprehensive Income for the year (net)	10(b)	-	-	-	11.03	(2,762.40)	(2,751.37)	0.16
Total Comprehensive income for the year		-	-	-	1,490.02	(2,762.40)	(1,272.38)	54.16
Dividends	10(b)	-	-	-	(82.00)	-	(82.00)	-
Share of profit paid		-	-	-	-	-	-	-
Balance as on 31.3.2026		1,898.46	1,537.50	369.09	12,147.13	4,588.88	20,541.06	142.31

(2) For year ended 31.3.2025

Particulars	Notes	Capital Reserve	Securities Premium	General reserve	Retained Earnings	Other Reserve (FVOCI Equity Instruments)	Total Equity attributable to equity share-holders	Non Controlling interest
Balance as on 1.4.2024		1,898.46	1,537.50	369.09	8,793.45	4,476.39	17,074.89	91.97
Changes in accounting policy or prior period errors		-	-	-	-	-	-	-
Restated balance as on 1.4.2024		1,898.46	1,537.50	369.09	8,793.45	4,476.39	17,074.89	91.97
Profit for the year (net)	10(b)	-	-	-	2,046.69	-	2,046.69	96.17
Other Comprehensive Income for the year (net)	10(b)	-	-	-	(19.03)	2,874.89	2,855.86	0.01
Total Comprehensive income for the year		-	-	-	2,027.66	2,874.89	4,902.55	96.18
Dividends	10(b)	-	-	-	(82.00)	-	(82.00)	-
Share of profit paid		-	-	-	-	-	-	(100.00)
Balance as on 31.3.2025		1,898.46	1,537.50	369.09	10,739.11	7,351.28	21,895.44	88.15

Note: A description of the purposes of each reserve within equity shall be disclosed in the notes. Refer note 10(c).

The accompanying notes are integral part of the financial statements.

As per our report of date attached

For J M AGRAWAL & CO.

Firm Registration No: 100130W
Chartered Accountants

For and on behalf of the Board of Directors of AMJ Land Holdings Limited

SUDHIR DUPPALIWAR

Independent Director
DIN : 10519925

ARUNKUMAR JATIA

Chairman
DIN : 01104256

PUNIT AGRAWAL

Partner
Membership No: 148757

CHINMAY PITRE

Company Secretary &
Compliance Officer
ICSI Membership No. : A68311

SURENDRA KUMAR BANSAL

Director (Finance)&
Chief Financial Officer
DIN: 00031115

Place: Pune

Date: 20th May, 2026

Place: Pune

Date: 20th May, 2026

Notes to the Consolidated financial statements as at and for the year ended 31st March, 2026

Note 1: General information about the Group:

The consolidated financial statements comprise financial statements of AMJ Land Holdings Limited ("the Holding Company" or "the Parent") and its subsidiaries (collectively, "the Group"), and its associates for the year ended 31 March 2026.

The Company is a public company domiciled in India and incorporated under the provisions of the Companies Act, 1956. Its shares are listed on two stock exchanges in India. The registered office of the Company is located at Thergaon, Pune-411033, Maharashtra, India. The Group is primarily engaged in the business of real estate development, leasing of real estate, wind power and investments.

The consolidated financial statements were authorised for issue in accordance with resolution passed by the Board of Directors of the Company on May 20, 2026.

Note 2: Summary of significant accounting policies:

a. Basis of preparation

The consolidated financial statements of the Group comply in all material aspects with Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013 (the Act) Companies (Indian Accounting Standards) Rules, 2015 and other relevant provisions of the Act.

The consolidated financial statements have been prepared on the historical cost basis except for certain Land/TDR converted into stock-in-trade as explained in note 7(a), and certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either, in the principal market for the asset or liability, or in the absence of a principal market, in the most advantageous market for the asset or liability. The principal or the most advantageous market must be accessible by the Group. The fair value of an asset or a liability is measured using assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest. The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the consolidated financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1- Quoted (unadjusted) market prices in active markets for identical assets or liabilities;

Level 2- Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable;

Level 3- Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

b. Basis of consolidation

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries and associates as at 31 March 2026. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. Specifically, the Company controls an investee if and only if the Company has:

- Power over the investee (i.e. existing rights that give it the current ability to direct the relevant activities of the investee);
- Exposure, or rights, to variable returns from its involvement with the investee; and
- The ability to use its power over the investee to affect its returns.

The Company re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control. Consolidation of a subsidiary begins when the Group obtains control/ joint control over the subsidiary/ joint operation and ceases when the Group loses control/ joint control of the subsidiary/ joint operation.

Notes to the Consolidated financial statements as at and for the year ended 31st March, 2026

Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control of those policies.

Consolidated financial statements are prepared using uniform accounting policies for like transactions and other events in similar circumstances. If a member of the Group uses accounting policies other than those adopted in the consolidated financial statements for like transactions and events in similar circumstances, appropriate adjustments are made to that group member's financial statements in preparing the consolidated financial statements to ensure conformity with the Company's accounting policies.

The financial statements of all entities used for the purpose of consolidation are drawn up to same reporting date as that of the parent company, i.e., year ended on 31 March.

Consolidation procedure:

Subsidiary

The Company combines the financial statements of the parent and its subsidiary on line-by-line adding together like items of assets, liabilities, equity, income and expenses. Intercompany transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset.

Offset (eliminate) the carrying amount of the parent's investment in subsidiary and the parent's portion of equity in subsidiary. The excess of the cost to the Company of its investment in the subsidiary over the Company's portion of equity of the subsidiary on the acquisition date is recognised in the financial statements as goodwill and is tested for impairment annually. The excess of Company's portion of equity of the subsidiary over the cost of investment therein is treated as capital reserve.

Associates

The Group's investment in its associates is accounted for using the equity method. Under the equity method, the investment in associates is initially recognised at cost, identifying any goodwill/capital reserve arising at the time of acquisition. The carrying amount of the investment is adjusted to recognise changes in the Group's share of net assets of the associates post acquisition date. Goodwill relating to the associates is included in the carrying amount of the investment and is not tested for impairment individually.

The statement of profit and loss reflects the Group's share of the results of operations of the associates. Any change in OCI of those investees is presented as part of the Group's OCI. In addition, when there has been a change recognised directly in the equity of the associates, the Group recognises its share of any changes, when applicable, in the statement of changes in equity. Unrealised gains and losses resulting from transactions between the Group and the associates are eliminated to the extent of the interest in the associates.

If an entity's share of losses of an associate equals or exceeds its interest in the associate, the entity discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate. If the associate subsequently reports profits, the entity resumes recognising its share of those profits only after its share of the profits equals the share of losses not recognised.

Ind AS 12 Income Taxes applies to temporary differences that arise from the elimination of profits and losses resulting from intra-group transactions.

c. Current versus non-current classification

The Group presents assets and liabilities in the balance sheet based on current/non-current classification. An asset is current when it is:

- Expected to be realised or intended to be sold or consumed in the normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realised within the operating cycle or twelve months after the reporting period; or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

Notes to the Consolidated financial statements as at and for the year ended 31st March, 2026

A liability is current when:

- It is expected to be settled in the normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within the operating cycle or twelve months after the reporting period; or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

The Group classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The normal operating cycle in respect of operation relating to under construction real estate project depends on signing of the agreement, size of the project, phasing of the project, type of development, project complexities, approvals needed and realisation of the project into cash and cash equivalents and range from 3 to 8 years. Accordingly, project related assets and liabilities have been classified into current and non-current based on operating cycle of respective projects (also refer note 7(a)). All other assets and liabilities have been classified into current and non-current based on a period of 12 months.

d. Revenue Recognition

The Group derives revenues primarily from real estate projects i.e. construction and sale of real estate properties, and from leasing of real estate (together called as "Real estate business") and from sale of wind power and renewable energy certificates (REC) (together called as "Wind power business").

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured, regardless of when the payment is being made. The Group has concluded that it is the principal in all of its revenue arrangements since it is the primary obligor in all the revenue arrangements as it has pricing latitude and is also exposed to inventory and credit risks.

Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment i.e. adjusted for discounts, incentive, time value of money and excluding taxes or duties collected on behalf of the government. No element of financing deemed present, as the sales are made with a credit term consistent with market practice. Further the Group charges interest to customers on delayed payment, if any.

Revenue from real estate projects, where the performance obligations are satisfied over time and where there is no uncertainty as to measurement or collectability of consideration, is recognized as per the percentage-of-completion method. When there is uncertainty as to measurement or ultimate collectability, revenue recognition is postponed until such uncertainty is resolved.

Costs/ input expended have been used to measure progress towards completion as there is a direct relationship between cost incurred and creation/enhancement of asset (i.e. property). As per this method, revenue from sale of properties is recognised in proportion to the actual cost incurred as against the total estimated cost of projects under execution.

Determination of revenues under the percentage of completion method necessarily involves making estimates, some of which are of technical nature. The estimates of project cost and the revenue thereon are reviewed periodically by management and the cumulative effect of any changes in estimates is recognised in the period in which such changes are determined. Where it is probable that total project expenses will exceed total revenues from a project, the expected loss is recognised immediately as an expense in the statement of profit and loss.

Revenue from lease of real estate, arising from operating leases on investment properties is accounted for on a straight-line basis over the lease terms. Refer note 2(j) below for lease accounting.

Revenue from the sale of wind power is recognised when earned on the basis of contractual arrangement with the customers and reflects the value of electric units supplied including an estimated value of units supplied to the customers between the date of their last meter reading and year end. Electric units generated and supplied, but not billed are recognised on accrual basis & disclosed as unbilled revenue.

e. Other income

Interest income

Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable. Interest income is included in other income in the statement of profit and loss.

Notes to the Consolidated financial statements as at and for the year ended 31st March, 2026

Dividends

Income from dividend on investments is accrued in the year in which it is declared, whereby the Group's right to receive is established.

f. Trade receivables and Contract balances

The Group classifies the right to consideration in exchange for deliverables as either a receivable or as unbilled revenue. A receivable is a right to consideration that is unconditional upon passage of time.

Revenue from real estate projects contracts is based on percentage of completion method. Invoicing to the customers is based on milestones as defined in the contract. This would result in the timing of revenue recognition being different from the timing of billing the customers. Revenues in excess of invoicing are classified as contract assets (which we refer as unbilled revenue) while invoicing in excess of revenues are classified as contract liabilities (which we refer to as unearned revenues). Trade receivable and unbilled revenues are presented net of impairment, if any in the Balance Sheet.

g. Property, plant and equipment

Property, plant and equipment are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. Such cost includes the cost of replacing part of the property, plant and equipment and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of the property, plant and equipment are required to be replaced at intervals, the Group depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognised in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognised in statement of profit or loss as incurred. No decommissioning liabilities are expected or be incurred on the assets of plant and equipment.

Depreciation is calculated on a straight-line basis over the estimated useful lives of the assets as follows:

Asset Category	Useful Life considered	Useful life as per Schedule II
Building	30	30
Plant and Machinery	25	25
Vehicles	8	8
Furniture and Fixture	10	10

The Group, based on technical assessment made by technical expert and management estimate, depreciates all the assets over estimated useful life which is also the useful life prescribed in Schedule II to the Companies Act, 2013. The management believes that these estimated useful lives are realistic and reflect fair approximation of the period over which the assets are likely to be used.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

h. Investment properties

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by the Group, is classified as investment property. Investment properties are measured initially at cost, including transaction costs. Investment properties are stated at cost less accumulated depreciation (as applicable to building component) and accumulated impairment loss, if any.

Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with expenditure will flow to the Company and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred.

The Group, based on technical assessment made by technical expert and management estimate, depreciates the building over estimated useful life of 30 years, which is also the useful life prescribed in Schedule II to the Companies Act, 2013. The management believes that these estimated useful lives are realistic and reflect fair approximation of the period over which the assets are likely to be used.

Though the Group measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes.

Notes to the Consolidated financial statements as at and for the year ended 31st March, 2026

i. Inventory

Inventory comprises of stock of raw material, completed properties for sale and properties under construction. Construction work-in-progress comprises cost of land, development rights, construction and development cost, cost of material, services and other overheads related to projects under construction. Inventory is valued at cost or net realizable value whichever is lower, except for certain land and land development rights (TDR) converted from fixed asset into stock-in-trade after revaluing those fixed assets. Such land and land development rights held as stock-in-trade are carried at that revalued amount of those fixed assets. Development expenses incurred on the land including directly related overheads are accounted in inventory as 'Stock in trade - other development', and carried at cost.

j. Leases

The determination of whether an arrangement is (or contains) a lease is based on the substance of the arrangement at the inception of the lease. The arrangement is, or contains, a lease if fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset or assets, even if that right is not explicitly stated in the arrangement.

Group as a lessor

Leases in which the Group does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Rental income from operating lease is recognised on a straight-line basis over the term of the relevant lease. The arrangements, in which the Group is a lessor doesn't qualify as finance lease and hence are all operating lease.

When the lease include both land and building element, the Group assess classification of each element as a finance lease or an operating lease based on guidance from Ind AS 116. Whenever necessary in order to classify and account for a lease of land and buildings, lease payments are allocated between the land and the buildings elements in proportion to the relative fair values of the leasehold interests in the land element and buildings element of the lease at the inception date. If the lease payments cannot be allocated reliably between these two elements, the entire lease is classified as a finance lease, unless it is clear that both elements are operating leases, in which case the entire lease is classified as an operating lease.

For a lease of land and buildings in which the amount for the land element is immaterial to the lease, then the land and buildings as a single unit for the purpose of lease classification and the lease is classified as a finance lease or an operating lease applying guidance from Ind AS 116. In such case the Group regard the economic life of the buildings as the economic life of the entire underlying asset.

Group as a lessee

The Group had taken certain lands on lease, for which the Right of use asset has been recognised as per Ind As 116. However since the entire lease payments were done on the inception of the lease itself, there is no future lease payment or lease liability in that regard.

As a practical expedient, lease payments for low value or short term leases, are recognised as an operating expenses on straight line basis over term of the lease.

k. Taxes

Current tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss of the year and any adjustment to the tax payable or receivable in respect of previous years. It is measured using tax rate enacted or substantially enacted at the reporting date.

Deferred tax

Deferred tax is recognised in respect of temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax assets are recognised for deductible temporary differences, the carry forward of unused tax credits and any unused tax losses to the extent that it is probable that taxable profit will be available against which those can be utilised. The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Notes to the Consolidated financial statements as at and for the year ended 31st March, 2026

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable Group and the same taxation authority.

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively.

I. Cash and cash equivalents

Cash and cash equivalents in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

m. Provisions and Contingent liability

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. When the Group expects some or all of a provision to be reimbursed, for example, under an insurance contract, the reimbursement is recognised as a separate asset, but only when the reimbursement is virtually certain. The expense relating to a provision is presented in the statement of profit or loss net of any reimbursement.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

Contingent liabilities are disclosed in the notes, if any. Contingent liabilities are disclosed for

- i. possible obligations which will be confirmed only by future events not wholly within the control of the Group or
- ii. present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

n. Employee benefits

Short-term obligations

Short-term employee benefit are expensed as the related service is provided. Liabilities for wages and salaries, including non-monetary benefits that are expected to be settled wholly within one year after the end of the period in which the employees render the related service are the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liabilities are presented as current employee benefit obligations in the balance sheet.

Other long-term employee benefit obligations

The liabilities for earned leave and sick leave are not expected to be settled wholly within 12 months after the end of the period in which the employees render the related service. They are therefore measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. The benefits are discounted using the market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation. Re-measurements as a result of experience adjustments and changes in actuarial assumptions are recognised in profit or loss.

The Group does not have an unconditional right to defer settlement for any of these obligations. However, based on past experience, the Group does not expect all employees to take the full amount of accrued leave or require payment within the next 12 months and accordingly amounts have been classified as current and non current based on actuarial valuation report.

Post-employment obligations

The Group operates the following post-employment schemes:

Notes to the Consolidated financial statements as at and for the year ended 31st March, 2026

- i. defined benefit plan – gratuity; and
- ii. defined contribution plans such as provident fund and superannuation fund.

Defined benefit plans

The liability or asset recognised in the balance sheet in respect of defined benefit gratuity plans is the present value of the defined benefit obligation at the end of the reporting period less the fair value of plan assets. The defined benefit obligation is calculated annually by actuaries using the projected unit credit method. If the fair value of plan assets exceeds the present value of the defined benefit obligation at the end of the balance sheet date, then excess is recognized as an asset to the extent that it will lead to, for example, a reduction in future contribution to plan asset.

The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows by reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation. The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets.

This cost is included in employee benefit expense in the statement of profit and loss. Re-measurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in other comprehensive income. They are included in retained earnings in the statement of changes in equity and in the balance sheet. Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognised immediately in profit or loss as past service cost.

Defined contribution plans

Retirement benefit in the form of provident fund and superannuation fund are defined contribution schemes. The Group has no obligation, other than the contribution payable to the provident fund and superannuation fund. The Group recognizes contribution payable to the provident fund and superannuation fund as an expense, when an employee renders the related service. If the contribution payable to the scheme for service received before the balance sheet date exceeds the contribution already paid, the deficit payable to the scheme is recognized as a liability after deducting the contribution already paid.

o. Financial instruments

Financial assets

Initial recognition and measurement

All financial assets are recognised initially at fair value, except for investment in subsidiaries, associates, joint operation or joint venture where the Group has availed option to recognise the same at cost in separate financial statements.

The classification depends on the Group's business model for managing the financial asset and the contractual terms of the cash flows. The Group classifies its financial assets in the following measurement categories:

- i. to be carried at fair value through other comprehensive income (FVOCI),
- ii. to be carried at fair value through profit or loss (FVPL),
- iii. to be carried at amortised cost

Subsequent measurement

For assets measured at fair value, gains and losses will either be recorded in profit or loss or other comprehensive income. For investments in equity instruments, this will depend on whether the Group has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income. All other financial assets are measured at amortised cost, using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the statement of profit or loss.

Impairment of financial assets

The Group applies expected credit loss (ECL) model for measurement and recognition of impairment loss financial assets that are not fair valued.

Notes to the Consolidated financial statements as at and for the year ended 31st March, 2026

The Group follows 'simplified approach' for recognition of impairment loss for trade receivables that have no significant financing component. The application of simplified approach does not require the Group to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition.

For all other financial assets, expected credit losses are measured at an amount equal to the 12-month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at lifetime ECL.

The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognized, is recognized under the head 'other expenses' in the statement of profit and loss.

The Group does not have any purchased or originated credit-impaired (POCI) financial assets, i.e., financial assets which are credit impaired on purchase/ origination.

De-recognition of financial assets

The Group derecognizes a financial asset when -

- i. the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for de-recognition under IND AS 109.
- ii. it retains contractual rights to receive the cash flows of the financial asset but assumes a contractual obligation to pay the cash flows to one or more recipients.

When the entity has neither transferred a financial asset nor retained substantially all risks and rewards of ownership of the financial asset, the financial asset is de-recognised if the Group has not retained control of the financial asset. Where the Group retains control of the financial asset, the asset is continued to be recognised to extent of continuing involvement in the financial asset.

Financial liabilities

Initial recognition

All financial liabilities are recognized initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

Subsequent measurement

The subsequent measurement of financial liabilities depends on their classification, as described below:

Trade and other payables

These amounts represent liabilities for goods and services provided to the Group prior to the end of financial year which are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition. Trade and other payables are presented as current liabilities unless payment is not due within one year after the reporting period. They are recognised initially at their fair value and subsequently measured at amortised cost using the effective interest method.

Borrowings

Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in profit or loss over the period of the borrowings using the effective interest method. Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a prepayment for liquidity services and amortised over the period of the facility to which it relates.

Borrowings are de-recognised when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss as other gains/(losses).

p. Earnings per share

The basic earnings per share is computed by dividing the net profit for the year attributable to equity shareholders of the Company by the weighted average number of equity shares outstanding during

Notes to the Consolidated financial statements as at and for the year ended 31st March, 2026

the period. The Group does not have any potential equity share or warrant outstanding for the periods reported, hence diluted earnings per share is same as basic earnings per share of the Group.

q. Segment reporting

Operating segments are reported in a manner consistent with the internal reporting considered by the Company. The Board of Directors of the Company, assesses the financial performance and position of the Company, and makes strategic decisions. The Board of Directors is therefore considered to be the chief operating decision maker.

r. Critical accounting estimates and judgementsRevenue recognition

The Group uses percentage of completion method in accounting for real estate construction contracts, since it is concluded that in such contracts the performance obligation is satisfying over time. Use of the percentage of completion method requires the Group to estimate the costs expended to date as a proportion of the total costs to be expended. Costs expended have been used to measure progress towards completion as there is a direct relationship between input and productivity.

Impairment of financial assets

The Group's management estimates the collectability of Loan receivables and Trade receivables by analysing historical payment patterns, credit-worthiness of party and current economic trends. If the financial condition of the party deteriorates, additional allowances may be required.

Fair valuation of certain investment

Fair value of unquoted investment in Alternate Investment Fund (AIF) is not readily available. As per the scheme of the Fund, half-yearly valuation is provided by the Fund, after end of the reporting period, which sometimes may not be available till approval of these financial statement.

In such case the most recent valuation and other information (i.e. gain/loss) details provided by the Fund, available till financial statement/financial results approval date, is used for calculation of fair value gain/loss as on respective reporting date.

Income Taxes

Significant judgments are involved in determining the provision for income taxes, including amount expected to be paid/recovered for uncertain tax positions.

Defined benefit obligation

The cost of the defined benefit plans and the present value of the defined benefit obligation are based on actuarial valuation using the projected unit credit method. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases, employee turnover rate and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

NOTE 3 : Property, Plant & Equipment and Right of use assets

Particulars	Property, Plant & Equipment								Right of use assets	
	Freehold Land	Buildings	Plant & Machinery	Furniture & Fixtures	Vehicles	Office Equip-ments	Computer	Total	Land	Total
Cost										
At 1 st April 2024	35.00	248.62	2,017.97	204.75	69.95	2.54	17.39	2,596.22	26.65	26.65
Additions	-	-	4.91	-	53.84	3.27	0.16	62.18	-	-
Disposals/Transfer	-	-	(0.27)	(2.44)	(5.90)	-	-	(8.61)	-	-
At 31 st March 2025	35.00	248.62	2,022.61	202.31	117.89	5.81	17.55	2,649.79	26.65	26.65
Additions	-	-	25.17	0.89	0.80	2.02	0.56	29.44	-	-
Disposals/Transfer	-	-	-	-	-	-	-	-	-	-
At 31 st March 2026	35.00	248.62	2,047.78	203.20	118.69	7.83	18.11	2,679.23	26.65	26.65
Depreciation/Amortisation										
At 1 st April 2024	-	34.72	816.18	129.43	21.70	0.93	9.70	1,012.66	7.80	7.80
Charge for the year	-	4.95	109.14	19.34	11.95	0.69	3.80	149.87	1.56	1.56
Disposals/Transfer	-	-	(0.22)	(0.47)	(5.52)	-	-	(6.21)	-	-
At 31 st March 2025	-	39.67	925.10	148.30	28.13	1.62	13.50	1,156.32	9.36	9.36
Charge for the year	-	4.95	109.33	19.12	12.98	1.04	2.09	149.51	1.56	1.56
Disposals/Transfer	-	-	-	-	-	-	-	-	-	-
At 31 st March 2026	-	44.62	1,034.43	167.42	41.11	2.66	15.59	1,305.83	10.92	10.92
Net Book Value										
At 31 st March 2026	35.00	204.00	1,013.35	35.78	77.58	5.17	2.52	1,373.40	15.73	15.73
At 31 st March 2025	35.00	208.95	1,097.51	54.01	89.76	4.19	4.05	1,493.47	17.29	17.29

NOTE 3 (a) : Additional information (Separate from Ind AS Schedule III)

Particulars	Gross Block As at 31-03-2025	Accumulated Depreciation 31-03-2025	Gross Block As at 31-03-2026	Accumulated Depreciation 31-03-2026
Property Plant & Equipment				
Freehold Land	35.00	-	35.00	-
Building on Leasehold land	336.47	127.39	336.47	132.34
Plant & Machinery	2,559.68	1,440.29	2,584.85	1,549.62
Furniture & Fixture	184.74	154.60	185.63	173.72
Vehicles	121.59	29.97	122.39	42.95
Office Equipments	5.81	1.62	7.83	2.66
Computer	17.55	13.50	18.11	15.59
Total PPE	3,260.84	1,767.37	3,290.28	1,916.88

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

Note 4 : Intangible Assets

Particulars	Other Intangible Assets	
	Computer Software	Total
Cost		
At 1st April 2024	36.55	36.55
Additions	-	-
Disposals	-	-
At 31st March 2025	36.55	36.55
Additions	-	-
Disposals	-	-
At 31st March 2026	36.55	36.55
Depreciation, Amortisation & Impairment		
At 1st April 2024	7.23	7.23
Charge for the year	3.62	3.62
Disposals	-	-
At 31st March 2025	10.85	10.85
Charge for the year	3.62	3.62
Disposals	-	-
At 31st March 2026	14.47	14.47
Net Book Value		
At 31st March 2026	22.08	22.08
At 31 st March 2025	25.70	25.70

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

Note 5 : Investment Properties

Particulars	Amount
Carrying amount as at 01-Apr-2024	
Land	224.19
Building	879.46
Total	1,103.65
Depreciation charge for year ended 31-Mar-2025	54.59
Carrying amount as at 31-Mar-2025	
Land	224.19
Building	824.87
Total	1,049.06
Depreciation charge for the year ended 31-Mar-2026	52.84
Carrying amount as at 31-Mar-2026	
Land	224.19
Building	772.03
Total	996.22

The Group's investment property consists of industrial land and buildings and commercial property in India.

The Group has no restrictions on the realisability of its investment property and no contractual obligation to purchase, construct or develop investment properties or for repairs, maintenance and enhancements. Refer note 5(a) below.

Note 5(a):

Out of total land in Investment property, land of about 382 square meters has been surrendered to Municipal Corporation for road widening purpose in the year 2007. However the mode and value of consideration, including timing of receipt is still unascertainable. The Company is entitled to TDR with an out side chance of cash compensation, and such this will be included in accounts when finally decided.

(b) Amounts recognised in profit or loss for investment properties

Particulars	31-Mar-26	31-Mar-25
Rental income	214.89	167.99
Direct operating expenses from property that generated rental income including depreciation	48.41	48.41
Direct operating expenses from property that did not generate rental income including depreciation	21.06	21.41

(c) Fair value

Particulars	31-Mar-26	31-Mar-25
Investment properties		
Land	45,760.80	45,760.80
Buildings	3,036.35	3,036.35
Total	48,797.15	48,797.15

(d) Estimation of fair value

The Group obtains valuation for its investment properties once in five years, from registered valuers. The frequency of valuations depends upon the changes in fair values of the items of investment property being valued. Based on the Management's assessment, frequent valuations are unnecessary, since changes in fair values are insignificant. The last fair valuation is done in March-2024. The fair market value arrived by the Valuers is based on - (i) for land inspection of properties and using comparable transfer instances of the similar

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

type of properties of nearby locations, and (ii) for building - considering the prevailing building rates with appropriate depreciation for building.

Note 6: Financial assets

6(a) Investments

1) Non-current investments in equity instruments	31-Mar-26	31-Mar-25
In equity instruments -Unquoted		
Associate (Consolidated using equity method)*		
6,75,011 (31-Mar-2025: 6,75,011) equity shares of Biodegradable Products India Ltd. of Rs.10/- each fully paid-up	-	-
16,26,533 (31-Mar-2025: 16,26,533) zero percent non cumulative preference shares of Biodegradable Products India Ltd. of Rs.10/- each fully paid-up #	-	-
In equity instruments - Quoted		
Associate (Consolidated using equity method)		
49,02,631 (31-Mar-2025: 49,02,631) equity shares of 3P Land Holdings Limited of Rs.2/- each fully paid-up	2,725.85	3,680.44
Group Company (carried at FVOCI)		
63,42,902 (31-Mar-2025: 63,42,902) equity shares of Pudumjee Paper Products Ltd. of Rs.1/- each fully paid-up	4,137.47	6,168.47
In Alternative Investment Fund- Unquoted (carried at FVPL)		
2,33,348.20 (31-Mar-2025: 2,33,348.20) units in Orios Select Fund**	579.64	408.76
Others (carried at FVPL)	0.25	0.25
Total	7,443.21	10,257.92
Aggregate amount of quoted investments and market value thereof	5,536.68	8,000.09
Aggregate amount of unquoted investments	579.89	409.01
Aggregate amount of impairment in the value of investments	60.00	60.00
2) Current investments	31-Mar-26	31-Mar-25
Investment in mutual funds - Quoted (carried at FVTPL)		
1,29,406.091 (31-Mar-2025: 45,851.3370) units in HSBC Liquid Fund (former name L & T Liquid Fund)	3,552.17	1,184.95
2,10,205.031 (31-Mar-2025: 2,10,205.031) units in HDFC Short Term Debt Fund	69.81	65.82
35,905.165 (31-Mar-2025: 27,814.1160) units in Nippon India Liquid Fund -Direct Growth plan	2,421.47	1,765.33
31,832.445 (31-Mar-2025: 30,119.652) units in Nippon India Ultra Short Duration Fund-Growth Plan (CPGPG)	1,338.31	1,191.67
9,096.947 (31-Mar-2025: Nil) units in Nippon India Liquid Ultra Short Direct	424.04	-
24,348.411 (31-Mar-2025: 14,205.117) units SBI Magnum Ultra SDF Direct Growth	1,549.01	847.43
30,03,816.704 (31-Mar-2025: 33,23,033.354) units in HDFC Arbitrage Fund-Regular	961.16	1,002.26
17,49,552.009 (31-Mar-2025: Nil) units in HDFC Arbitrage Fund (WP-DP-Growth)	370.00	-
Total	10,685.97	6,057.46
Aggregate amount of quoted investments and market value thereof	10,685.97	6,057.46
Aggregate amount of unquoted investments	-	-
Aggregate amount of impairment in the value of investments	-	-

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

* The share of loss accounted using equity method is restricted to amount of investment in equity instruments and in instrument entirely of equity in nature of equity of the Associate, since as certified by management, the Group does not have any legal or constructive obligation to invest additional amount in the Associate.

** Fair value for the unquoted AIF, is provided by the Fund, which is taken from independent valuers by the fund. In absence of fair value information as on balance sheet date (till signing of the accounts) the available nearest date fair value is considered.

Investment in zero percent non-cumulative preference shares of Biodegradable Products India Ltd. is a compound financial instrument. In accordance with Ind AS, the same is considered as investment in equity instrument of associate company.

6(b) Trade receivables

Particulars	31-Mar-26	31-Mar-25
Current		
Trade receivables	109.79	415.85
Total	109.79	415.85
Break-up of security details		
Secured, considered good	-	-
Unsecured, considered good	105.70	412.60
Trade receivables which have significant increase in credit risk	0.98	1.00
Trade receivables - credit impaired	3.11	2.25
Total	109.79	415.85
Less: Allowance for trade receivables which have significant increase in credit risk	(0.98)	(1.00)
Less: Allowance for trade receivables credit impaired	(3.11)	(2.25)
Total	105.70	412.60

No amounts are receivable from directors or other officers of the group either severally or jointly with any other person. Nor any amounts receivable from firms or private companies in which any director is a partner, a director or a member.

Trade Receivables ageing schedule as on 31-Mar-2026

Particulars	Outstanding for following period from due date of payment					
	Less than 6 months	6 months to 1 year	1 to 2 years	2 to 3 years	More than 3 years	Total
(i) Undisputed Trade receivables -considered good	25.16	80.51	0.03	-	-	105.70
(ii) Undisputed Trade receivables -which have significant increase in credit risk considered good	-	-	-	0.98	-	0.98
(iii) Undisputed Trade receivables -credit impaired	-	-	-	-	3.11	3.11
(iv) Disputed Trade receivables -considered good	-	-	-	-	-	-
(v) Disputed Trade receivables -which have significant increase in credit risk.	-	-	-	-	-	-
(vi) Disputed Trade receivables -credit impaired	-	-	-	-	-	-

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

Trade Receivables ageing schedule as on 31-Mar-2025

Particulars	Outstanding for following period from due date of payment					
	Less than 6 months	6 months to 1 year	1 to 2 years	2 to 3 years	More than 3 years	Total
(i) Undisputed Trade receivables -considered good	411.76	-	-	-	0.84	412.60
(ii) Undisputed Trade receivables -which have significant increase in credit risk considered good	-	-	0.98	0.02	-	1.00
(iii) Undisputed Trade receivables -credit impaired	-	-	-	-	2.25	2.25
(iv) Disputed Trade receivables -considered good	-	-	-	-	-	-
(v) Disputed Trade receivables -which have significant increase in credit risk.	-	-	-	-	-	-
(vi) Disputed Trade receivables -credit impaired	-	-	-	-	-	-

6(c) Loans

Particulars	31-Mar-26	31-Mar-25
Non -current		
Unsecured, considered good		
Loan to related party (refer note 28)	985.87	1,480.42
Loans which have significant increase in credit risk	-	-
Loan receivables- Credit impaired	23.68	23.68
Less: Allowance for Loan receivables- Credit impaired	(23.68)	(23.68)
Total	985.87	1,480.42
Current		
Unsecured, considered good		
Loan to related party (refer note 28)	118.37	137.39
Secured, considered good		
Loan to others	-	-
Loans which have significant increase in credit risk	-	-
Loan receivables- Credit impaired	360.00	360.00
Less: Allowance for Loan receivables- Credit impaired	(360.00)	(360.00)
Total	118.37	137.39

* Loan to related party includes long-term loan of Rs. 985.87 lakhs (31-Mar-2025: Rs. 1,480.42 lakhs) and interest payable within 3 months after balance sheet date of Rs. 118.37 lakhs (31-Mar-2025: Rs. 137.39 lakhs) given to Associate Company. Management has evaluated and concluded that such loan is not long-term interests that in substance form part of the Group's net investment in the Associate Company. Also refer Note 34.

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

Details of Loans and Advances

Borrower Type	Amount of Loan or advance in the nature of loan outstanding		Percentage to the total Loans and advances in the nature of loans	
	31-Mar-26	31-Mar-25	31-Mar-26	31-Mar-25
Associate Company	1,104.24	1,617.81	74.21%	80.83%

6(d) Cash and cash equivalents

Particulars	31-Mar-26	31-Mar-25
Balances with banks		
- in current accounts	133.91	2,600.28
- Deposits with original maturity of less than 12 months	73.44	267.44
Cash on hand	1.05	1.19
Total	208.40	2,868.91

6(e) Other bank balances

Particulars	31-Mar-26	31-Mar-25
Balance in unpaid dividend account	6.74	7.89
Total	6.74	7.89

6(f) Other financial assets

Particulars	31-Mar-26	31-Mar-25
Non current		
Security deposits	14.27	9.32
Total	14.27	9.32
Current		
Unbilled revenue	7.25	116.84
Total	7.25	116.84

Note 7: Inventories

Particulars	31-Mar-26	31-Mar-25
Construction work-in-progress (including development rights)	989.72	1,196.68
Finished goods	184.64	-
Stock in trade - other development	542.61	542.61
Stock in trade - Land	901.23	901.23
Total	2,618.20	2,640.52

Note 7(a):

In the previous year 2013-14, the Company had converted one portion of land and certain land development rights (TDR) costing Rs. 0.14 lakhs, from fixed asset (i.e. PPE) into stock-in-trade after revaluing the assets at an amount of Rs. 1,441.67 lakhs; i.e. at fair value of the assets converted into stock-in-trade as on 23.10.2013 (date of conversion), ascertained by independent government approved valuer. The revaluation gain of Rs. 1,441.53 lakhs was credited to capital reserves in the same year. During previous years 2019-20 and 2020-21 the company sold the TDR including TDR received in 2019-20 and accordingly the proportionate revaluation gain of Rs. 309.76 lakhs and Rs. 230.63 lakhs was transferred to Profit and Loss account in years 2019-20 and 2020-21 respectively.

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

The Company is developing this land for constructing residential/commercial complex in project name " GREEN VILLE", and expenditure of Rs. 542.61 lakhs (31-Mar-2025: Rs. 542.61 lakhs) till balance sheet date, incurred in this regard is carried forward as 'Stock in trade - Other development' in Inventory. This "GREEN VILLE" project is taking longer than normal operating cycle of 3 to 8 years for a real estate development project. As the matter concerning applicability of repealed Urban Land ceiling (ULC) Act awaits clarity from Government. The Company is pursuing this matter but it is not expected to realise this inventory within next 12 months from this balance sheet date. However being an inventory item, the same has been classified as current asset.

Note 8: Income tax assets(Net)

Particulars	31-Mar-26	31-Mar-25
Income tax assets (net)	26.49	23.91
Total	26.49	23.91

Note 9: Other current assets

Particulars	31-Mar-26	31-Mar-25
Advances to vendors	321.54	318.57
Prepaid expenses	21.58	17.99
Earnest Money Deposit	2.00	2.00
GST input receivable	47.09	1.98
Other assets	5.05	5.06
Total	397.26	345.60

Note 10(a): Equity share capital

(i) Issued, subscribed and paid up equity share capital:

Particulars	31-Mar-26	31-Mar-25
4,10,00,000 equity shares of ₹ 2 each (4,10,00,000 shares of ₹ 2 each at 31-Mar-2025)	820.00	820.00
Issued during the year	-	-
Total	820.00	820.00

(ii) Terms/Rights attached to Equity Shares :

The Holding Company has only one class of equity shares having a par value of Rs. 2 per share. Each holder of equity shares is entitled to one vote per share. The Group declares and pays dividends in Indian rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting, except in case of Interim Dividend.

In the event of liquidation, the holder of equity shares will be entitled to receive any of the remaining assets of the Group, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

(iii) Details of shareholders holding more than 5% shares in the company:

Particulars	31-Mar-26		31-Mar-25	
	Number of Shares (In Lakhs)	% Holding	Number of Shares (In Lakhs)	% Holding
Thacker And Company Limited	64.52	15.74%	64.52	15.74%
Chem Mach Private Limited	59.46	14.50%	59.46	14.50%
Suma Commercial Private Limited	51.23	12.50%	51.23	12.50%
Yashvardhan Jatia Trust [Trustees Mr.A.K.Jatia and Mr.Gautam Jajodia]	48.34	11.79%	48.34	11.79%
Arunkumar Mahabir Prasad Jatia	20.83	5.08%	20.68	5.04%

(iv) Details of Shareholding of Promoters: (Equity Shares)

Particulars Name of Promoters	31-Mar-26		31-Mar-25		% Change during the year
	Number of shares (In Lakhs)	% of total shares	Number of shares (In Lakhs)	% of total shares	
Thacker And Company Limited	64.52	15.74%	64.52	15.74%	0.00%
Chem Mach Private Limited	59.46	14.50%	59.46	14.50%	0.00%
Suma Commercial Private Limited	51.23	12.50%	51.23	12.50%	0.00%
Yashvardhan Jatia Trust [Trustees Mr.A.K.Jatia and Mr.Gautam Jajodia]	48.34	11.79%	48.34	11.79%	0.00%
Arunkumar Mahabirprasad Jatia	20.83	5.08%	20.68	5.04%	0.04%
Pudumjee Paper Products Limited	15.97	3.89%	15.97	3.89%	0.00%
Vasudha Jatia Trust [Trustees Mr.A.K.Jatia and Mr.Gautam Jajodia]	5.00	1.22%	5.00	1.22%	0.00%
Vrinda Jatia Trust [Trustees Mr.A.K.Jatia and Mr.Gautam Jajodia]	5.00	1.22%	5.00	1.22%	0.00%
Yashvardhan Jatia*	0.00	0.00%	0.00	0.00%	0.00%

* 0.00 represent less than 1,000.

Note 10(b): Reserves and surplus

Particulars	31-Mar-26	31-Mar-25
Securities premium	1,537.50	1,537.50
General reserve	369.09	369.09
Capital reserve	1,898.46	1,898.46
Retained earnings	12,147.13	10,739.11
FVOCI equity instruments reserve	4,588.88	7,351.28
Total reserves and surplus	20,541.06	21,895.44

(i) Securities premium

Particulars	31-Mar-26	31-Mar-25
Opening balance	1,537.50	1,537.50
Movement during the year	-	-
Closing balance	1,537.50	1,537.50

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

(ii) General reserve

Particulars	31-Mar-26	31-Mar-25
Opening balance	369.09	369.09
Add: Transferred from retained earnings	-	-
Closing balance	369.09	369.09

(iii) Capital Reserve

Particulars	31-Mar-26	31-Mar-25
Opening balance	1,898.46	1,898.46
Movement during the year	-	-
Closing balance	1,898.46	1,898.46

(iv) Retained earnings

Particulars	31-Mar-26	31-Mar-25
Opening balance	10,739.11	8,793.45
Net profit for the year	1,478.99	2,046.69
Items of other comprehensive income recognised directly in retained earnings		
- Remeasurements of post-employment benefit obligation	15.43	(26.32)
- Tax on above	(4.40)	7.29
Dividend	(82.00)	(82.00)
Closing balance	12,147.13	10,739.11

(v) FVOCI equity instruments reserve

Particulars	31-Mar-26	31-Mar-25
Opening balance	7,351.28	4,476.39
Changes in fair value of FVOCI equity instruments for the year	(2,031.00)	2,195.28
Tax on above	282.51	(379.89)
Share of changes in fair value of FVOCI equity instrument from associate (net of tax)	(1,013.91)	1,059.50
Closing Balance	4,588.88	7,351.28

Note 10(c): Nature and purpose of reserves**(i) Securities premium:**

Securities premium reserve is used to record premium on issue of shares. The reserve is utilised in accordance with the provisions of the Companies Act, 2013.

(ii) General reserve:

General reserve are portion of the accumulated earnings of a company, which are kept aside to meet any business purpose or future (known or unknown) obligations.

(iii) Capital reserve:

Capital reserve comprises of :

i) Rs.5.86 lakhs on reissue of forfeited shares.

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

- ii) Rs.901.14 lakhs on (31-Mar-2025: Rs. 901.14 lakhs) revaluation and conversion of land as stock in trade [refer note 7(a)].
- iii) Rs.135.15 lakhs (31-Mar-2025: Rs. 135.15 lakhs) on merger, of wholly owned subsidiary as per scheme approved by NCLT.
- iv) Rs.494.02 lakhs (31-Mar-2025: Rs. 494.02 lakhs) on account of business combination.

(iv) Retained earnings:

Retained earnings comprises of the Company's undistributed earnings after taxes.

(v) FVOCI equity instrument reserve:

The fair value changes of certain investments in equity instruments, designated as 'fair value changes through other comprehensive income, is recognised in reserves under FVOCI equity instruments reserve.

Note 11: Financial liabilities**11(a) Trade payables**

Particulars	31-Mar-26	31-Mar-25
Current		
Total outstanding dues of micro & small enterprises	2.02	2.02
Total outstanding dues of creditors other than micro & small enterprises	80.65	74.19
Total	82.67	76.21

Trade payables ageing schedule

Particulars	Unbilled	Not Due	Outstanding for following periods from due date of payment				Total
			Less than 1 year	1-2 years	2-3 years	More than 3 years	
As on 31-Mar-2026							
(i) MSME	2.02	-	-	-	-	-	2.02
(ii) Others	2.65	77.44	-	0.08	-	0.48	80.65
(iii) Disputed dues - MSME	-	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-	-
As on 31-Mar-2025							
(i) MSME	2.02	-	-	-	-	-	2.02
(ii) Others	2.25	70.31	0.13	-	-	1.50	74.19
(iii) Disputed dues - MSME	-	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-	-

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

11(b) Other financial liabilities

Particulars	31-Mar-26	31-Mar-25
Non-Current		
Security deposit	3.42	3.42
Total	3.42	3.42
Current		
Employees dues	9.38	7.28
Unclaimed dividend	6.74	7.89
Provision for expenses	108.40	110.94
Other financial liabilities	15.14	55.54
Total	139.66	181.65

Note 12: Employee benefit obligations

Particulars	31-Mar-26	31-Mar-25
Non Current		
Leave obligations	143.07	89.25
Gratuity	111.12	65.18
Total	254.19	154.43
Current		
Leave obligations	61.80	49.02
Gratuity	16.58	15.90
Total	78.38	64.92

(i) Leave obligations -

The leave obligation covers the Group's liability for accumulated leaves that can be encashed or availed. The Group does not have an unconditional right to defer settlement for any of these obligations. However, based on past experience, the Group does not expect all employees to take the full amount of accrued leave or require payment within the next 12 months and accordingly amounts have been classified as current and non current based on actuarial valuation report.

(ii) Defined benefit plans:

- a Gratuity** - The Group provides for gratuity for employees as per the terms of employment. Employees who are in continuous service at least for a period of 5 years are eligible for gratuity. The amount of gratuity payable on retirement/termination is calculated at the last drawn monthly basic salary multiplied by 15 days salary for each completed years of service of the employee. The scheme is funded with Life Insurance Corporation of India (LIC). The Gratuity benefit of Subsidiary entity (AMJ Land Developers) is unfunded.

In addition, employees of Holding Company who have completed 20 years of service are eligible to additional gratuity computed at last drawn monthly basic salary multiplied by 7 days salary for each completed years of service of the employee. The additional gratuity benefit is unfunded.

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

aa The amounts recognised in the balance sheet and the movements in the net defined benefit obligation over the year are as follows:

Particulars	Gratuity		
	Present value of obligation	Fair value of plan assets	Net liability amount
01-Apr-2025	307.46	226.38	81.08
Current service cost	7.08	-	7.08
Past service cost	59.19	-	59.19
Interest expense / (income)	20.90	(15.71)	5.19
Total amount recognised in profit and loss	87.17	(15.71)	71.46
Remeasurements			
(Gain) / loss from change in demographic assumptions	(5.26)	-	(5.26)
(Gain) / loss from change in financial assumptions	(1.96)	-	(1.96)
Experience (gains) / losses	(7.07)	(1.30)	(8.37)
Total amount recognised in OCI	(14.29)	(1.30)	(15.59)
Contributions - employer	-	9.25	(9.25)
Contributions - employee /participant	-	-	-
Benefit payments	-	-	-
31-Mar-2026	380.34	252.64	127.70

The net liability disclosed above relates to unfunded plan. The Group has no legal obligation to settle the deficit in the unfunded plans with an immediate contribution or additional contribution. The Group intends to contribute in line with the recommendations of the fund administrator and the actuary.

ab As at 31-Mar-2026 and 31-Mar- 2025, plan assets were invested in funds managed by insurer (LIC).

ac Through its defined benefit plans, the group is exposed to number of risks, the most significant of which are detailed below:

Asset Volatility: The Plan liabilities are calculated using a discount rate set with reference to government bond yields. If plan assets underperform, this yield will create a deficit. The plan asset investments are in funds managed by insurer. These are subject to interest rate risk.

Changes in bond yield: A decrease in government bond yields will increase plan liabilities, although this may be partially offset by an increase in the returns from plan asset.

b Defined benefit liability and employer contributions:

ba The Group ensures that the investment positions are managed within an asset-liability matching (ALM) framework that has been developed to achieve long-term investments that are in line with the obligations under the employee benefit plans. Within the framework, the Group's ALM objective is to match assets to the gratuity obligations by investing in funds with LIC in the form of a qualifying insurance policy.

The Group actively monitors how the duration and the expected yield of the investments are matching the expected cash outflows arising from the employee benefit obligations. The Group has not changed the process used to manage its risks from previous periods.

bb The Parent Company expects to contribute Rs. 1.30 lakhs to the defined benefit plan during the next annual reporting period.

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

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- bc** The weighted average duration of the defined benefit obligation is 6.70 years (31-Mar-2025: 6.81 years). The expected maturity analysis of undiscounted pension and gratuity is as follows:

Particulars	Less than a year	Between 1 - 2 years	Between 2 - 5 years	Over 5 year	Total
31-Mar-2026					
Defined benefit obligation gratuity	290.32	19.76	36.55	95.77	442.40
31-Mar-2025					
Defined benefit obligation gratuity	282.51	2.48	8.93	114.44	408.36

bd Present Value of Defined Benefit Obligation

Particulars	31-Mar-26	31-Mar-25
Balance as at the beginning of the year	307.46	247.39
Interest cost	20.90	17.76
Current service cost	7.08	9.67
Past service cost	59.19	-
Benefit paid	-	-
Transfer In/(out)	-	(0.98)
Actuarial (gains)/losses	(14.29)	33.62
Balance as at the end of the year	380.34	307.46

be Fair value of Plan Assets

Particulars	31-Mar-26	31-Mar-25
Balance as at the beginning of the year	226.38	195.54
Expected return on plan assets	15.71	14.41
Contributions by the Group	9.25	9.12
Benefit paid	-	-
Actuarial gains/(losses)	1.30	7.31
Balance as at the end of the year	252.64	226.38

Particulars	31-Mar-26	31-Mar-25
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- bf Net liabilities recognised in the Balance Sheet**

	127.70	81.08
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Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

bg Expenses recognised in the Statement of Profit and Loss

Particulars	31-Mar-26	31-Mar-25
Current service cost	7.08	9.67
Past service cost	59.19	-
Interest cost	20.90	17.76
Expected return on plan assets	(15.71)	(14.41)
Total expenses recognised in the statement of profit and loss	71.46	13.02

bh The principal assumptions used for the purpose of actuarial valuation are as follows:

Particulars	31-Mar-26	31-Mar-25
India		
Discount Rate *	6.79%	6.80%
Expected Rate of Return on Plan Assets **	7.20%	7.20%
Salary Escalation Rate ***	7.00%	7.00%
Rate of Employee Turnover	6.19%	7.01%

* Discount rate is based on the prevailing market yields of Indian Government securities as at the balance sheet date for the estimated term of the obligations.

** The overall expected rate of return on assets is based on the expectation of the average long term rate of return expected on investments of the Fund during the estimated term of the obligations.

*** The estimates of future salary increases considered in actuarial valuation takes into account inflation, seniority, promotion and other relevant factors, such as demand and supply in the employment market.

bi Sensitivity analysis - the increase / (decrease) in present value of defined benefit obligation to changes in principal assumptions:

Particulars	31-Mar-26		31-Mar-25	
	Amount	%	Amount	%
- 1% increase in discount rate	(6.66)	-1.75%	(2.09)	-0.68%
- 1% decrease in discount rate	7.57	1.99%	2.40	0.78%
- 1% increase in salary escalation rate	5.73	1.51%	2.13	0.69%
- 1% decrease in salary escalation rate	(5.19)	-1.36%	(1.88)	-0.61%
- 1% increase in rate of employee turnover	0.21	0.06%	(0.04)	-0.01%
- 1% decrease in rate of employee turnover	(0.20)	-0.05%	0.03	0.01%

The above sensitivity analyses are based on a change in an assumption while holding all other assumptions constant. In practice, this is unlikely to occur, and changes in some of the assumptions may be correlated.

(iii) Defined contribution plans:

The Group also has certain defined contribution plans. Contributions are made to recognised funds for employees at the prescribed rate of basic salary as per regulations. The contributions are made to registered funds administered/ approved by the government. The obligation of the Group is limited to the amount contributed and it has no further contractual nor any constructive obligation. In respect of these plans, contributions paid and recognised in the Statement of profit and loss are as follows:

Particulars	31-Mar-26	31-Mar-25
Contribution to Employees' Provident Fund	17.30	9.12
Contribution to Employees' Superannuation Fund	1.18	1.30

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

Note 13: Deferred tax liabilities/(assets)

a) Net Deferred tax liabilities:

Significant components of deferred tax assets and liabilities recognised, are disclosed as follows:

Particulars	31-Mar-26	31-Mar-25
Major components of deferred tax assets:		
Employee Benefits -		
- Provision for Gratuity	34.76	17.65
- Provision for Leave Encashment	60.34	40.84
- Bonus on payment basis	0.27	0.26
Allowances for doubtful trade receivables	92.01	101.70
Provision for expenses allowable on payment basis	0.04	0.19
Provision for Reduction in value of Investment	0.03	0.03
Loss to be carried forward to next year	25.15	34.91
	212.60	195.58
Major components of deferred tax liabilities:		
Property, Plant and Equipment	175.06	225.54
Fair value gain/loss on investments	709.66	840.32
	884.72	1,065.86
Net Deferred tax liabilities	672.12	870.28

b) Movement in Deferred tax (assets) / liabilities :

Significant Components of Deferred Tax (Assets) / Liabilities	Property, Plant and Equipment	Employee benefits	Fair value gain / loss on investments	Other temporary differences	Long term capital loss c/f	Total
As at 01-Apr-2024	254.94	(40.74)	429.90	(103.47)	(40.58)	500.05
(Charged)/credited:						
- to statement of profit and loss	(29.40)	(10.72)	30.54	1.54	5.67	(2.37)
- to other comprehensive income	-	(7.29)	379.89	-	-	372.60
As at 31-Mar-2025	225.54	(58.75)	840.33	(101.93)	(34.91)	870.28
(Charged)/credited:						
- to statement of profit and loss	(50.48)	(41.02)	151.84	9.85	9.76	79.95
- to other comprehensive income	-	4.40	(282.51)	-	-	(278.11)
As at 31-Mar-2026	175.06	(95.37)	709.66	(92.08)	(25.15)	672.12

Unused tax credits for which no deferred tax asset is recognised amounts to Rs. NIL.

Note 14: Income tax liabilities (net)

Particulars	31-Mar-26	31-Mar-25
Income tax liabilities (net)	50.57	5.64

Note 15: Other current liabilities

Particulars	31-Mar-26	31-Mar-25
Current		
Non-refundable security deposit	25.00	25.00
Advances from customers	265.08	450.56
Unearned revenue	1,938.59	2,257.60
Payroll taxes payable	3.31	2.96
Statutory tax payables	8.80	48.04
Total	2,240.78	2,784.16

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

Note 16: Revenue from operations

Particulars	31-Mar-26	31-Mar-25
Revenue from real estate project	4,793.55	6,369.71
Lease of real estate	226.18	188.59
Sale of Land development rights (TDR)	-	1,000.00
Sale of wind power	227.52	206.28
	5,247.25	7,764.58
Other operating revenue		
Other income from operation	3.34	5.92
Total	5,250.59	7,770.50

i) Unsatisfied construction contracts for real estate project:-

The following table shows unsatisfied performance obligations resulting from fixed-price construction contract.

Particulars	31-Mar-26	31-Mar-25
Aggregate amount of the transaction price allocated to construction contracts that are partially unsatisfied as at reporting date	7,935.66	8,755.64

ii) Management expects that the transaction price allocated to the unsatisfied contracts as of 31st Mar 2026 will be recognised as revenue during 2026-27 and 2027-28.

iii) Reconciliation of revenue recognised with contract price:

Particulars	31-Mar-26	31-Mar-25
Contract Price	4,793.55	6,369.71
Adjustments for:		
Refund liabilities	-	-
Revenue from operations	4,793.55	6,369.71

Note 17: Other income

Particulars	31-Mar-26	31-Mar-25
Income on investment carried at fair value through profit or loss		
- Dividend from equity investments	0.04	0.04
- Fair value gain/(loss) on mutual funds	555.48	248.36
- Net gain on sale of mutual funds	18.01	208.99
- Fair value gain/(loss) on AIF	172.04	3.33
- Distribution from AIF (capital gain/(loss), net)**	0.00	33.06
Dividend from equity investment carried at FVOCI	38.06	38.06
Interest income on financial assets carried at amortised cost:		
- from loans to related party	131.52	152.66
- from bank	2.99	10.96
- others #	-	27.56
Written back of provision for doubtful debts	0.23	5.73
Miscellaneous income	1.27	4.22
Total	919.64	732.97

Interest income-others mainly include interest on Income tax refund.

* Excluding fair value gain of Rs. 101.34 lakhs (Rs. 133.05 lakhs) accrued up to 31-Mar-2025, as already accounted for in previous year ended 31-Mar-2025 (31-Mar-2024).

** Amount in "0.00" figures represent less than Rs. 500.

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

Note 18: Cost of construction

Particulars	31-Mar-26	31-Mar-25
<u>Cost incurred during the period-</u>		
Cost of land and development	733.63	440.34
Material, labour and construction cost	1,411.23	1,136.26
Other construction expenses	248.68	164.26
Employee benefit expenses (refer note 20)	154.60	144.81
Finance cost (refer note 21)	-	42.79
Depreciation (refer note 22)	20.77	21.12
Total	2,568.91	1,949.58

Note 19: Changes in inventories of Material, construction work-in-progress (including development rights) and finished inventory

Particulars	31-Mar-26	31-Mar-25
Opening balance		
Finished inventory	-	-
Construction work-in progress	1,196.68	3,113.13
Total opening balance	1,196.68	3,113.13
Closing balance		
Finished inventory	184.64	-
Construction work-in progress	989.72	1,196.68
Total closing balance	1,174.36	1,196.68
Changes in inventories of Material construction work-in-progress and finished inventory	22.32	1,916.45

Note 20: Employee benefit expense

Particulars	31-Mar-26	31-Mar-25
Salaries, wages and bonus	841.44	724.70
Contribution to provident and other funds	27.86	26.50
Staff welfare expenses	0.09	0.45
Less: Charged to cost of construction	(154.60)	(144.81)
Total	714.79	606.84

Employee benefit expenses for the year ended March 31, 2026, include an incremental charge of Rs. 95.21 Lakhs due to higher gratuity and leave encashment obligations under the New Labour Code.

Note 21: Finance costs

Particulars	31-Mar-26	31-Mar-25
Interest on borrowings measured at amortised cost	-	92.81
Other finance charges	-	42.79
Less: Charged to cost of construction	-	(42.79)
Total	-	92.81

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

Note 22: Depreciation and amortisation expenses

Particulars	31-Mar-26	31-Mar-25
Depreciation of PP&E	151.07	151.43
Depreciation of investment property	52.84	54.59
Depreciation of Intangible assets	3.62	3.62
Less: Charged to cost of construction	(20.77)	(21.12)
Total	186.76	188.52

Note 23: Other expenses

Particulars	31-Mar-26	31-Mar-25
Wind Power Expenses	87.57	86.76
Development charges and compliance fees	2.69	20.58
Repairs and maintenance		
Buildings	37.43	59.66
Others	43.83	25.66
Directors Sitting fees	2.08	2.49
Rates and taxes	42.54	28.48
Legal and professional fees	57.49	59.74
Tender fees - non refundable	1.76	1.89
Rent expenses	8.27	8.39
Advertisement & sales promotion	123.07	180.42
Corporate social responsibility expenditure	24.00	15.00
Interest on income tax	18.94	-
Bad Debts and Allowances for doubtful debts	-	3.52
Loss on sale of fixed assets	-	0.08
Provision for reduction in value of investment	-	0.13
Balances written off	0.84	5.49
Miscellaneous expenses	58.29	81.45
Total	508.80	579.74

Note 24: Income tax expense**(a) Income tax expense**

Particulars	31-Mar-26	31-Mar-25
Current Tax		
Current Tax on Profits for the year	615.03	1,085.97
Total	615.03	1,085.97
Deferred Tax	79.95	(2.37)
Total deferred tax expenses / (benefit)	79.95	(2.37)
Income Tax Expense reported in Statement of P & L	694.98	1,083.60

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

(b) The reconciliation between the provision of income tax and amounts computed by applying statutory income tax rate to profit before taxes is as follows:

Particulars	31-Mar-26	31-Mar-25
Profit before taxes	2,227.97	3,226.46
Share of profit / loss from associate & joint venture (net of tax)	59.32	56.93
	2,168.65	3,169.53
Enacted income tax rate	25.17%	27.82%
Computed Expected Income Tax Expenses	545.81	881.76
Effect of expenses not deductible for income tax purpose	12.66	-
Effect of deductions under Chapter VI A	-	(7.48)
Effect of different tax rate applicable to subsidiary entity (firm)	161.29	209.32
Effect of change in tax base for Income (capital gain) and different rate of tax	(18.38)	-
Reduction in deferred tax liability due to change in tax rate	(6.40)	-
Income tax expenses	694.98	1,083.60

(c) Amounts recognised in OCI

Particulars	31-Mar-26		31-Mar-25	
	Income tax	Deferred Tax	Income tax	Deferred Tax
OCI				
- on remeasurements of post employment benefit obligations	-	4.40	-	(7.29)
- on changes in fair value of FVOCI equity instruments	-	(282.51)	-	379.89
Total	-	(278.11)	-	372.60

(d) Change in Tax Rate

The applicable statutory tax rate for the financial year 2025-26 is 25.168% and for financial year 2024-25 is 27.82%. During the year, the Parent Company intends to exercise the option under section 115BAA of the Income Tax Act which allows tax at lower rate subject to certain conditions. This option if exercised, shall be w.e.f. financial year 2025-26. Consequently, in line with this change, the consolidated financial statement have also been aligned to reflect the tax position of the entities within the Group as per the income tax rate under new regime.

(e) Disclosures required as per Appendix C of Ind AS 12:

The Group has evaluated its tax positions in accordance with Ind AS 12 (Appendix C) regarding uncertain tax treatments. Based on this assessment, management has concluded that it is probable that the relevant taxation authorities will accept all tax treatments adopted by the Group in its income tax filings. Accordingly, no additional tax liability or adjustment to the carrying amount of assets/liabilities has been recognized as of March 31, 2026.

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

Note 25 : Fair Value Measurement:-**a) Financial Instruments by Category :-**

Particulars	31-Mar-26			31-Mar-25		
	FVPL	FVOCI	Amortised cost	FVPL	FVOCI	Amortised cost
Financial assets						
Investments						
- Equity instruments*	0.25	4,137.47	-	0.25	6,168.47	-
- Mutual funds	10,685.97	-	-	6,057.46	-	-
- AIF Funds	579.64	-	-	408.76	-	-
Trade receivables	-	-	105.70	-	-	412.60
Loans	-	-	1,104.24	-	-	1,617.81
Cash and cash equivalents	-	-	208.40	-	-	2,868.91
Bank balances other than above	-	-	6.74	-	-	7.89
Unbilled Revenue	-	-	7.25	-	-	116.84
Security deposits	-	-	14.27	-	-	9.32
Total financial assets	11,265.86	4,137.47	1,446.60	6,466.47	6,168.47	5,033.37
Financial liabilities						
Trade payables	-	-	82.67	-	-	76.21
Security deposits	-	-	3.42	-	-	3.42
Other Financial liabilities	-	-	139.66	-	-	181.65
Total financial liabilities	-	-	225.75	-	-	261.28

*Investments in associates which are accounted using equity method are not required to be disclosed as per Ind AS 107 "Financial Instruments Disclosures". Hence, the same have been excluded from the above table.

b) Fair Value Hierarchy:-

This section explains the judgements and estimates made in determining the fair values of the financial instruments that are recognised and measured at fair value. To provide an indication about the reliability of the inputs used in determining fair value, the Group has classified its financial instruments into three levels prescribed under the accounting standard. An explanation of each level follows underneath the table.

Financial assets and liabilities measured at fair value - recurring fair value measurements at 31-Mar-2026

Particulars	Note	Level 1	Level 2	Level 3	Total
Financial assets					
Financial Investments at FVPL					
Mutual funds	6(a)	10,685.97	-	-	10,685.97
Unquoted equity investments	6(a)	-	-	0.25	0.25
Unquoted Alternative Investment fund	6(a)	-	-	579.64	579.64
Financial Investments at FVOCI					
Equity investments	6(a)	4,137.47	-	-	4,137.47
Total		14,823.44	-	579.89	15,403.33

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

Financial assets and liabilities measured at fair value - recurring fair value measurements at 31-Mar-2025

Particulars	Note	Level 1	Level 2	Level 3	Total
Financial assets					
Financial Investments at FVPL					
Mutual funds	6(a)	6,057.46	-	-	6,057.46
Unquoted equity investments	6(a)	-	-	0.25	0.25
Unquoted Alternative Investment fund	6(a)	-	-	408.76	408.76
Financial Investments at FVOCI					
Equity investments	6(a)	6,168.47	-	-	6,168.47
Total		12,225.93	-	409.01	12,634.94

There have been no transfers between levels during the period.

c) Valuation technique used to determine fair value

Level 1: This hierarchy includes financial instruments measured using quoted prices. This includes listed equity instruments and mutual funds that have quoted price. The fair value of all equity instruments which are traded in the stock exchange is valued using the closing price as at the reporting period. The fair value of all mutual funds are arrived at by using closing Net Asset Value published by the respective mutual fund houses.

Level 2: Fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximize the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument as observable, the instrument is included in level 2.

Level 3: If one or more of the significant inputs is not based on observable data, the instrument is included in level 3. This is the case for unlisted equity securities.

d) As per Ind AS 107 "Financial Instrument: Disclosure", fair value disclosures are not required when the carrying amounts reasonably approximate the fair value. Accordingly fair value disclosures have not been made for the following financial instruments:-

- 1.Trade receivables
- 2.Loans
- 3.Cash and cash equivalent
- 4.Other bank balances
- 5.Unbilled Revenue
- 6.Security deposits
- 7.Trade payables
- 8.Other financial liabilities

Note 26:-FINANCIAL RISK MANAGEMENT

The Group's business activities are exposed to a variety of financial risks, namely liquidity risk, market risks and credit risk. The Group's senior management has the overall responsibility for establishing and governing the Group's risk management framework. The Group's risk management policies are established to identify and analyze the risks faced by the Group, to set and monitor appropriate risk limits and controls, periodically review the changes in market conditions and reflect the changes in the policy accordingly. The key risks and mitigating actions are also placed before the Audit Committee of the Group.

a. MANAGEMENT OF CREDIT RISK

Credit risk is the risk that a counterparty will not meet its obligations under a contract, leading to a financial loss. the Group is exposed to credit risk from its operating activities and from its investing activities, including loans, deposits with banks and other financial instruments.

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

i) Trade Receivables

Trade receivables are generally unsecured. Customer credit risk has always been managed by the Group through credit approvals, establishing credit limits and continuously monitoring the credit worthiness of customers to which the Group grants credit terms in the normal course of business.

For real estate project the Group's average execution cycle ranges from 12 to 36 months based on the nature of project. The Group's credit period generally ranges from 15-60 days.

The Group follows 'simplified approach' for recognition of impairment loss allowance on Trade receivables, as explained in note 2(o).

During the period, the Group made no write-offs of trade receivables. It does not expect to receive future cash flows or recoveries from receivables previously written off.

ii) Other financial assets:-

The Group maintains exposure in cash and cash equivalents, term deposits with banks, investments in money market, mutual funds. Investments of surplus funds are made only with approved counterparties and within credit limits assigned to each counterparty. Counterparty credit limits are reviewed by the Group on an annual basis, and may be updated throughout the year. The limits are set to minimise the concentration of risks and therefore mitigate financial loss through counterparty's potential failure to make payments.

Other financial assets that are potentially subject to credit risk consists of inter corporate loans. The Group assesses the recoverability from these financial assets on regular basis. Factors such as business and financial performance of counterparty, their ability to repay, regulatory changes and overall economic conditions are considered to assess future recoverability. The Group charges interest on such loans at arms length rate considering counterparty's credit rating. Based on the assessment performed, the Group considers all the outstanding balances of such financial assets to be recoverable as on balance sheet date and no provision for impairment is considered necessary.

The Group's maximum exposure to credit risk is the carrying value of each class of financial assets.

iii) Reconciliation of loss allowance provision:

Particulars	Trade receivables	Other financial assets
Loss allowance on 1-Apr-2025	(3.25)	-
Changes in loss allowance	-	-
Add: Written back provision for doubtful debts	-	-
Less: Allowance made during the year	(0.84)	-
Loss allowance on 31-Mar-2026	(4.09)	-

b. MANAGEMENT OF LIQUIDITY RISK

Liquidity risk is the risk that the Group will face in meeting its obligations associated with its financial liabilities. The Group's approach in managing liquidity is to ensure that it will have sufficient funds to meet its liabilities when due without incurring unacceptable losses or risking damage to the Group's reputation. In doing this, management considers both normal and stressed conditions.

Management monitors the rolling forecast of the Group's liquidity position on the basis of expected cash flows. This monitoring includes financial ratios and takes into account the accessibility of cash and cash equivalents.

The Group has access to funds from debt markets through loan from banks. The Group invests its surplus funds in bank deposits and mutual funds.

The following table shows the maturity analysis of the Group's financial liabilities based on contractually agreed undiscounted cash flows along with its carrying value as at the Balance Sheet date.

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

Contractual maturities of financial liabilities	Carrying amount	Undiscounted Amount				
		Total	Payable within 1 year	Between 1 and 2 years	Between 2 and 5 years	Payable after 5 years
As at 31-Mar-2026						
Financial Liabilities						
Non-current						
Security deposit	3.42	3.42	-	3.30	0.12	-
Current						
Trade payables	82.67	82.67	82.67	-	-	-
Unclaimed Dividend	6.74	6.74	6.74	-	-	-
Other financial liabilities	132.92	132.92	132.92	-	-	-
Total Liabilities	225.75	225.75	222.33	3.30	0.12	-
As at 31-Mar-2025						
Financial Liabilities						
Non-current						
Security deposit	3.42	3.42	-	3.42	-	-
Current						
Trade payables	76.21	76.21	76.21	-	-	-
Unclaimed Dividend	7.89	7.89	7.89	-	-	-
Other financial liabilities	173.76	173.76	173.76	-	-	-
Total Liabilities	261.28	261.28	257.86	3.42	-	-

c. MANAGEMENT OF MARKET RISK:

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of fluctuation in market prices. These comprise three types of risk i.e. currency rate, interest rate and other price related risks. Financial instruments affected by market risk include loans and borrowings, deposits and investments.

i) Currency Risk and sensitivity:-

The Group does not have any currency risk as all operations are within India.

ii) Interest Rate Risk and Sensitivity:-

Interest rate risk is the risk that the fair value or future cash flows on a financial instrument will fluctuate because of changes in market interest rates. The management is responsible for the monitoring of the Group's interest rate position. Various variables are considered by the management in structuring the Group's investment to achieve a reasonable ,competitive, cost of funding.

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

Exposure to interest rate risk

The exposure of the Group's borrowing to interest rate changes at the end of the reporting period are as follows:

Particulars	31-Mar-26	31-Mar-25
Financial Liabilities		
Variable rate instruments	-	-
Fixed rate instruments	-	-
Total	-	-
Financial Assets		
Fixed rate instruments	1,104.24	1,617.81
Variable rate instruments	-	-
Total	1,104.24	1,617.81

Cash flow sensitivity analysis for variable rate instruments:-

Profit or loss is sensitive to higher/lower interest expense from borrowings as a result of changes in interest rates.

Particulars	Profit /(loss)	
	100bp increase	100bp decrease
31-Mar-2026		
Financial liabilities (Variable rate instruments)	-	-
Financial Assets (Variable rate instruments)	-	-
	-	-
31-Mar-2025		
Financial liabilities (Variable rate instruments)	-	-
Financial Assets (Variable rate instruments)	-	-
	-	-

The Group does not have any additional impact on equity other than impact on retained earnings.

iii) Price Risk and Sensitivity:

The Group is mainly exposed to the price risk due to its investment in debt mutual funds, alternative investment fund (AIF) and investment in equity instruments carried at FVOCI. The price risk arises due to uncertainties about the future market values of these investments. As on 31st March 2026, the investments in debt liquid mutual funds amounts to Rs. 6,397.68 lakhs (31-Mar-2025: Rs. 2,950.28 lakhs), debt mutual funds amounts to Rs. 2,957.13 lakhs (31-Mar-2025: Rs. 2,104.92 lakhs), equity mutual funds amounts to Rs. 1,331.16 lakhs (31-Mar-2025: Rs. 1,002.26 lakhs) alternative investment funds to Rs 579.64 lakhs (31-Mar-2025: Rs. 408.76 lakhs) and the investment in equity instruments carried at FVOCI is Rs. 4,137.47 lakhs (31-Mar-2025: Rs. 6,168.47 lakhs). These investments are exposed to price risk. Change in price of debt liquid mutual funds are very minimal, hence not considered in price risk sensitivity disclosure.

The Group has laid policies and guidelines which it adheres to in order to minimise price risk arising from investments in debt mutual funds and alternate investment fund.

A 1% increase in prices would have led to approximately an additional Rs. 48.68 lakhs gain in the Statement of profit and loss and (31-Mar-2025: Rs. 35.16 lakhs gain). A 1% decrease in prices would have led to an equal but opposite effect.

The Group also have investment in equities of group companies. The Group treats such investment as strategic and fair value the investment through OCI. Thus the changes in the market price of the securities are reflected under OCI and hence not having impact on profit and loss. The profit or loss on sale will be considered at the time of final disposal or transfer of the investment.

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

Note 27:- Capital Risk Management

(a) Risk management

The Group's policy is to maintain an adequate capital base so as to maintain creditor and market confidence and to sustain future development. In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, return capital to shareholders or issue new shares. the Group monitors capital using gearing ratio, which is net debt divided by total capital plus net debt. Net debt comprises of long term and short term borrowings less cash and bank balances and liquid investments. Equity includes equity share capital and other equity that are managed as capital.

Particulars	31-Mar-26	31-Mar-25
Borrowings (current +non-current)	-	-
Less: Cash and Cash equivalents (including other bank balances)	215.14	2,876.80
Less: Current Investment	10,685.97	6,057.46
Net Debt	(10,901.11)	(8,934.26)
Equity	21,361.06	22,715.44
Net Debt to Equity	NA	NA

The Group does not have any borrowings, hence Net Debt to Equity Ratio is not applicable to Group.

(b) Dividends

Particulars	31-Mar-26	31-Mar-25
Cash dividends on equity shares declared and paid:		
Final dividend for the year ended on 31-Mar-2025: ₹ 0.20 per share (31-Mar-2024: ₹ 0.20 per share)	82.00	82.00
	82.00	82.00
Proposed Dividend on Equity shares:		
Final dividend for the year ended on 31-Mar-2026: ₹ 0.20 per share (31-Mar-2025: ₹ 0.20)	82.00	82.00
	82.00	82.00

Note 28: Related party disclosure (As per Ind As 24)

A. List of related parties (as identified and certified by the Management)

(i) Name	Relationship
AMJ Land Developers	Subsidiary Entity
AMJ Reality Limited	Subsidiary Company
3P Land Holdings Limited	Associate Company
Biodegradable Products India Limited	Associate Company
Pudumjee Paper Products Limited	Group Company
Chem Mach Private Limited	Group Company
Thacker And Company Limited	Group Company
Suma Commercial Private Limited	Group Company
Fujisan Technologies Limited	Group Company (till 22nd May, 2025)

Group Company/entity are companies/entities part of promoter group.

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

(ii) Key Management Personnel (KMP)

Name	Relationship
Mr. Arunkumar M. Jatia	Chairman & Non Executive Director
Mr. S. K. Bansal	Whole-time Director & Chief Financial Officer
Mr. Ashok Kumar	Director (Non executive)
Mr. Tushya Jatia	Director (Independent)
Mr. Sudhir Duppaliwar	Director (Independent)
Ms. Shilpa Bhatia	Director (Independent)
Mr. Chinmay Pitre	Company Secretary & Compliance Officer
Ms. Vashudha Jatia	Vice-president (in Subsidiary entity)
Mr. Shashi Dharan Sethumadhavan Menon	Director (in Subsidiary entity)

(iii) Entities where KMP's have control/joint control

Name
Pudumjee Pulp & Paper Mill Limited Office Staff Provident Fund
M. P. Jatia Charitable Trust
Jatia Foundation
Vrinda Jatia Trust
Vasudha Jatia Trust
Yashvardhan Jatia Trust

B Transactions with Related Parties

Sr. No.	Particulars	Volume of transactions during		Amount outstanding as on			
		31-Mar-26	31-Mar-25	31-Mar-26		31-Mar-25	
				Receivable	Payable	Receivable	Payable
i.	<u>Inter corporate Deposits given</u>						
	Biodegradable Products India Limited	406.05	424.65	985.87	-	1,480.42	-
	Total	406.05	424.65	985.87	-	1,480.42	-
ii.	<u>Repayment of Loan given</u>						
	Biodegradable Products India Limited	900.60	443.00	985.87	-	1,480.42	-
	Total	900.60	443.00	985.87	-	1,480.42	-
iii.	<u>Interest charged</u>						
	Biodegradable Products India Limited	131.53	152.66	118.37	-	137.39	-
	Total	131.53	152.66	118.37	-	137.39	-
vi.	<u>Purchase of vehicle</u>						
	Pudumjee Paper Products Limited	0.80	-	-	-	-	-
	Total	0.80	-	-	-	-	-
v.	<u>Reimbursement of Common Services paid (incl.gst)</u>						
	Pudumjee Paper Products Limited	27.65	16.56	-	-	-	-
	Total	27.65	16.56	-	-	-	-

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

Sr. No.	Particulars	Volume of transactions during		Amount outstanding as on			
		31-Mar-26	31-Mar-25	31-Mar-26		31-Mar-25	
				Receivable	Payable	Receivable	Payable
vi.	Rent Received						
	Pudumjee Paper Products Limited	252.02	207.56	-	-	-	-
	Fujisan Technologies Limited	-	5.66	-	-	-	-
	Thacker And Company Limited	5.66	-	-	-	-	-
	Total	257.68	213.22	-	-	-	-
vii.	Rent paid						
	Pudumjee Paper Products Limited	8.14	7.96	-	-	-	-
	Total	8.14	7.96	-	-	-	-
viii.	Dividend received						
	Pudumjee Paper Products Limited	38.06	38.06	-	-	-	-
	Total	38.06	38.06	-	-	-	-
ix.	Dividend Paid						
	Thacker And Company Limited	12.90	12.90	-	-	-	-
	Chem Mach Private Limited	11.89	11.89	-	-	-	-
	Suma Commercial Private Limited	10.25	10.25	-	-	-	-
	Yashvardhan Jatia Trust	9.67	9.67	-	-	-	-
	Pudumjee Paper Products Limited	3.19	3.19	-	-	-	-
	Vrinda Jatia Trust	1.00	1.00	-	-	-	-
	Vasudha Jatia Trust	1.00	1.00	-	-	-	-
	Key Management Personnel and their relatives	4.21	4.22	-	-	-	-
	Total	54.11	54.12	-	-	-	-
x.	Contribution to Employees' Provident Fund						
	Pudumjee Pulp & Paper Mill Limited Office Staff Provident Fund	-	1.87	-	-	-	-
	Total	-	1.87	-	-	-	-
xi.	Donations given						
	M.P.Jatia Charitable Trust	10.00	15.00	-	-	-	-
	Jatia foundation	14.00	-	-	-	-	-
	Total	24.00	15.00	-	-	-	-
xii.	Professional services Provided						
	3P Land Holdings Limited	-	4.98	-	-	-	-
	Total	-	4.98	-	-	-	-
xiii.	Remuneration to Key Management Personnel:						
a)	Short term employment benefits	307.15	308.45	-	8.22	-	6.24
b)	Post employment benefit	28.67	64.26	-	295.53*	-	277.98*
c)	Other long term benefits	39.48	25.73	-	140.41*	-	106.48*
d)	Sitting fees to non-executive directors	2.08	2.49	-	-	-	-
	Total	377.38	400.93	-	444.16	-	390.70

* The amount of outstanding employment benefit liabilities to Key Management Personnel is provisional as per actuarial valuation.

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

Note 29:- Computation of basic and diluted Earning Per Share (EPS)

Particulars	31-Mar-26	31-Mar-25
Basic/Diluted EPS:		
(a) Net Profit after tax as per statement of profit & loss:	1,478.99	2,046.69
(b) Number of Equity shares of Rs.2/- each :	410.00	410.00
(c) Basic & Diluted (in Rs.)	3.61	4.99

Note 30: Leases**(a) Company as Lessee:**

- i) The Group have certain lands on operating lease term of 25 years. Full lease payment have been in advance at the time of obtaining possession. As per IndAS 116, the prepaid lease rent have been reclassified to Right-of-use assets and being depreciated over lease term.
- ii) **Short term/low value lease** - Rental expenses of Rs. 8.14 lakhs (31-Mar-2025: Rs. 8.26 lakhs) recorded during the year for short term/low value lease.

(b) Company as Lessor:

The Group leases various offices, land and buildings under operating lease. On renewal, the terms of the leases are renegotiated. Management has placed appropriate safeguard for rights the Group retains on assets given on operating lease. Further as per indemnity clauses of the lease agreement, the Group will be compensated for any loss resulting from whatever reason on the assets given on operating lease other than normal wear and tear.

Commitments for minimum lease payments in relation to operating leases are receivable as follows:	As on 31-Mar-26	As on 31-Mar-25
For a period not later than one year	409.46	233.04
For a period later than one year and not later than two years	421.99	409.46
For a period later than two years and not later than three years	428.19	421.99
For a period later than three years and not later than four years	447.54	428.19
For a period later than four years and not later than five years	387.04	447.54
For peiord/s later than five years	-	387.04

Note 31: Interests in other entities**Subsidiaries**

The Group's subsidiaries at 31 March 2026 are set out below. The country of incorporation or registration is also their principal place of business.

Name of entity	Place of incorporation/ registration	Ownership interest held by the Group		Ownership interest held by non-controlling interests		Principal activities
		31-Mar-26	31-Mar-25	31-Mar-26	31-Mar-25	
AMJ Land Developers	India	95%	95%	5%	5%	Real estate development
AMJ Reality Limited	India	100%	100%	-	-	Real estate development

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

Transactions with non-controlling interests

There were no transactions with non-controlling interests in year ended 31-Mar-2026 (31-Mar-2025: Nil).

Interests in associates

Set out below are the associates of the Group as at 31 March 2026 which, in the opinion of the management, are material to the Group. The country of incorporation or registration is also their principal place of business, and the proportion of ownership interest is the same as the proportion of voting rights held.

Name of Entity/ Relationship	Place of Business	Account- ing method (measured at)	Percentage ownership	Quoted fair value		Carrying amount	
			%	31-Mar-26	31-Mar-25	31-Mar-26	31-Mar-25
I) Associate							
a) 3P Land Holding Lim- ited	India	Equity method	27.24	1,399.21	1,831.62	2,725.85	3,680.44
b) Biodegradable Products India Limited	India	Equity method	27.11	- *	- *	-	-

* Unlisted entity - no quoted price available.

Summarised financial information for associates and reconciliation to companies accounts:-

	3P Land Holdings Limited (consolidated)		Biodegradable Products India Limited (Consolidated)	
	31-Mar-26	31-Mar-25	31-Mar-26	31-Mar-25
Summarised balance sheet				
Current assets				
Cash and cash equivalents	*	*	*	*
Other assets	*	*	*	*
Total current assets	2,221.42	1,991.67	434.16	254.43
Total non-current assets	9,010.60	13,357.71	4,206.80	4,063.77
Current liabilities				
Financial liabilities (excluding trade payables)	*	*	*	*
Other liabilities	*	*	*	*
Total current liabilities	745.24	1,357.69	4,307.45	3,197.31
Non-current liabilities				
Financial liabilities (excluding trade payables)	*	*	*	*
Other liabilities	*	*	*	*
Total non-current liabilities	21.08	21.22	3,246.18	3,579.42
Net assets	10,465.70	13,970.47	(2,912.67)	(2,458.53)
Summarised statement of profit and loss				
Revenue	467.38	448.69	1,542.58	953.55
Interest income	*	*	*	*
Depreciation and amortisation	*	*	*	*
Interest expense	*	*	*	*
Income tax expense	*	*	*	*
Profit for the year	217.81	209.02	(457.12)	(370.96)
Other comprehensive income	(3,722.58)	3,889.95	2.98	0.09
Total comprehensive income	(3,504.77)	4,098.97	(454.14)	(370.87)

* indicates disclosures that are not required for investments in associates.

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

Note 32: Additional information required by Schedule III:

Name of the entity in the	Net Assets, i.e., total assets minus total liabilities		Share in profit or (loss)		Share in other comprehensive income/ (loss)		Share in total comprehensive income/ (loss)	
	As % of consolidated net assets	Amount Assets/(Liability)	As % of consolidated profit or loss	Amount	As % of consolidated OCI	Amount	As % of TCI	Amount
1	2	3	4	5	6	7	8	9
Subsidiary (Consolidation as per Ind AS 110)								
Indian								
1) AMJ Land Developers								
31-Mar-26	18.22%	3,918.57	70.46%	1,080.07	(0.00)	3.14	-88.92%	1,083.21
31-Mar-25	12.43%	2,835.36	89.75%	1,923.29	0.00	0.27	38.48%	1,923.56
2) AMJ Realty Ltd.								
31-Mar-26	0.28%	60.89	-0.31%	(4.72)	-	-	0.39%	(4.72)
31-Mar-25	-0.13%	(29.39)	-0.39%	(8.38)	-	-	-0.17%	(8.38)
Associates (as per the equity method)								
Indian								
1) Biodegradable Products India Limited *								
31-Mar-26	0.00%	-	0.00%	-	0.00%	-	0.00%	-
31-Mar-25	0.00%	-	0.00%	-	0.00%	-	0.00%	-
2) 3P Land Holdings Ltd.								
31-Mar-26	12.68%	2,725.85	3.87%	59.32	36.85%	(1,013.91)	78.36%	(954.59)
31-Mar-25	16.14%	3,680.44	2.66%	56.93	37.10%	1,059.50	22.33%	1,116.43
Non-controlling interest in subsidiary								
1) AMJ Land Developers								
31-Mar-26	0.66%	142.31	3.52%	54.00	(0.00)	0.16	-4.45%	54.16
31-Mar-25	0.39%	88.15	4.49%	96.17	0.00	0.01	1.92%	96.18

* The share of loss recognised using equity method is restricted to amount of investment in equity instruments and in instrument entirely in nature of equity of Biodegradable Products India Limited (BPIL), since as certified by the Management, the Group does not have any legal or constructive obligation to invest additional amount in the BPIL. Management has evaluated and concluded that loan given to BPIL is not long-term interests that in substance form part of the Group's net investment in the BPIL. Accordingly, Share of loss of BPIL recognised in the Consolidated financial statement for, current year is Rs. Nil (31-Mar-2025: Rs. Nil). The unrecognised share of loss (excluding revaluation reserve) of BPIL, for the current year is Rs. 123.11 lakhs (for year ended 31-Mar-2025 is Rs: 100.54 lakhs); and cumulative as on 31-Mar-2026 is Rs. 1,215.64 lakhs (31-Mar-2025: Rs. 1,092.53 lakhs). Also refer note 34.

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

Investment in Partnership firm

Name of Partnership Firm M/s AMJ Land Developers						
Particulars	Total Capital ₹ 70.00 Lakhs as on 31 March 2026			Total Capital ₹ 70.00 lakhs as on 31 March 2025		
Name of Partners	Share of Partner in Profit/Losses	Total Capital	Share in Total Capital	Share of Partner in Profit/Losses	Total Capital	Share in Total Capital
AMJ Land Holding Limited	95%	66.50	95%	95%	66.50	95%
G: Corp Dwelling Private Limited (GDwPL)	5%	3.50	5%	5%	3.50	5%
Total	100%	70.00	100%	100%	70.00	100%

Note 33: Segment reporting

A. Basis of Segmentation:

The Board of Directors of Holding Company examines the Group's performance based on the nature of business operation and has identified below mentioned reportable segments for the Group as follows:

(a) Real Estate Business

(b) Wind Power Generation

Segment Revenue, Result, Assets and Liabilities include the respective amounts specifically identifiable to each of the segments and amount allocated on a reasonable basis. Unallocated expenditure/income consist of expenses incurred or interest/investment income earned at corporate level and common expenditure incurred for all segments which cannot be allocated to any segment. The assets and liabilities that cannot be allocated between the segments are shown as unallocated assets and unallocated liabilities respectively.

The accounting policies of the reportable segments are same as of the Group's accounting policies described in Note 2. The operating segments reported are the segments of the Group for which separate financial information is available. Profit before tax (PBT) is evaluated regularly by the CODM in deciding how to allocate resources and in assessing performance. The Group's financing (including finance costs and finance income) and income taxes are reviewed on an overall basis and are not allocated to operating segments, however finance cost of specific borrowing, directly attributable to specific segment is disclosed against respective segment.

B. Information about Reportable Segments

The following table presents revenue, profit, assets and liabilities information regarding the Group's business segments:

Particulars	31-Mar-26	31-Mar-25
Segment Revenue		
a) Real Estate Business	5,023.07	7,564.22
b) Wind Power Generation	227.52	206.28
Revenue from operation	5,250.59	7,770.50
Segment Results (Profit before interest, tax & depreciation) :		
a) Real Estate Business	1,842.60	3,206.24
b) Wind Power Generation	137.28	111.00
Total	1,979.88	3,317.24
Less: Depreciation (allocable to segment)		
a) Real Estate Business	52.94	54.70
b) Wind Power Generation	104.27	104.27
Total	157.21	158.97

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

Note 33: Segment reporting**B. Information about Reportable Segments (Contd.)**

Particulars	31-Mar-26	31-Mar-25
Less : Finance Cost (for specific borrowing allocated)		
a) Real Estate Business	-	92.81
Total	-	92.81
Add/(Less): Other unallocable income/(expenses), net	405.30	161.00
Profit before tax	2,227.97	3,226.46
Segment Assets		
a) Real Estate Business	9,084.52	8,440.27
b) Wind Power Generation	1,013.58	1,112.31
c) Unallocated	14,927.06	17,391.72
Total Assets	25,025.16	26,944.30
Segment Liabilities		
a) Real Estate Business	2,657.53	3,048.43
b) Wind Power Generation	1.56	1.21
c) Unallocated	862.70	1,091.07
Total Liabilities	3,521.79	4,140.71

C. Information about customers

There are no reportable major customers for the year ended 31-Mar-2026 and previous year 31-Mar-2025.

The Group is domiciled in India. The amount of its revenue from external customers broken down by location of the customers is shown in the table below.

Revenue from external customers	31-Mar-26	31-Mar-25
Within India	5,250.59	7,770.50
Outside India	-	-
Total	5,250.59	7,770.50

Non Current Assets **	31-Mar-26	31-Mar-25
Within India	2,407.43	2,585.52
Outside India	-	-
Total	2,407.43	2,585.52

** Non current assets for this purpose does not include financial assets.

Notes to the consolidated financial statements as at and for the year ended 31st March, 2026

(All amounts in INR lakhs unless otherwise stated)

Note 34:

The Company accounts for its share of profit/loss from the associate - Biodegradable Products India Limited (Biodegradable). However, as explained in note 2(b), recognition of further share of loss is restricted to the amount of equity investment. For the last two year ended 31-Mar-2026 and 31-Mar-2025, the consolidated financial statement of Biodegradable, does not include the financial information of its associate Firm M/s. Prime Mall Developers. Due to reason that such financial information/financial statement of that Firm, are not available till the signing of these financial statements/consolidated financial statement of Biodegradable. It is estimated that such omission will not have any material impact on these consolidated financial statements of the Company.

Notes : Additional Disclosures as required by Schedule III

Note 35: Transaction with Company Struck off

During the year ended March 31,2026 the Company did not have any transactions with companies struck off under section 248 of the Companies Act 2013 or section 560 of Companies Act 1956. Hence no further disclosure required.

Note 36: Benami Property Details

No proceedings has been initiated or pending against the Group for holding any benami property under the Benami Transaction (Prohibition) Act 1988 or rules made thereunder. Hence no further disclosure required.

Note 37: Layers of Companies

The Group is not in non compliance with number of layers of companies prescribed under clause (87) of section 2 of the Companies Act 2013 read with the Companies (Restriction on number of layers) Rules, 2017. Hence no further disclosure required.

Note 38: Registration of Charges

There has been no delay in registration of charges or satisfaction with ROC.

Note 39: Reclassification

Previous year figure's have been reclassified to conform to this year's classification.

The accompanying notes are integral part of the financial statements.

As per our report of date attached
For J M AGRAWAL & CO.
 Firm Registration No: 100130W
 Chartered Accountants

PUNIT AGRAWAL
 Partner
 Membership No: 148757

Place: Pune
 Date: 20th May, 2026

For and on behalf of the Board of Directors of AMJ Land Holdings Limited

SUDHIR DUPPALIWAR
 Independent Director
 DIN : 10519925

CHINMAY PITRE
 Company Secretary &
 Compliance Officer
 ICSI Membership No. : A68311

ARUNKUMAR JATIA
 Chairman
 DIN : 01104256

SURENDRA KUMAR BANSAL
 Director (Finance)&
 Chief Financial Officer
 DIN: 00031115

Place: Pune
 Date: 20th May, 2026

Form AOC-1

Statement containing salient features of financial statements of Subsidiaries /Associate Companies/Joint Ventures (Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)

PART- A (Subsidiaries)

₹ In Lakhs (Except No. of shares and percentages)

Name of the subsidiary	AMJ Realty Limited*	AMJ Land Developers *
Reporting period for the subsidiary concerned	31 st March, 2026	31 st March, 2026
Reporting currency	Rupees in Lakhs	Rupees in Lakhs
Share capital **	100.00	70.00
Reserves & surplus ***	(39.11)	3,848.57
Total assets	70.42	6,583.38
Total Liabilities	9.53	2,664.80
Investments	---	4,642.77
Turnover	---	4,796.89
Profit before taxation	(6.30)	1,649.84
Provision for taxation	1.58	569.77
Profit after taxation	(4.72)	1,080.07
Proposed Dividend	---	---
% of shareholding	100%	95%
Names of subsidiaries which are yet to commence operations	NA	NA

* The figures are as per consolidated Ind AS accounts

** AMJ Land Developers is partnership firm, in share capital of firm include partner's capital and partner's current account balance.

*** Reserve & Surplus balance of AMJ Land developers include partner's share of profit and capital reserve balance.

Form AOC-1

Part “B”: Associates and Joint Ventures

Statement pursuant to Section 129 (3) of the Companies Act, 2013 related to Associate Companies and Joint Ventures

₹ In Lakhs (Except No. of shares and percentages)

Name of Associates/Joint Ventures	Biodegradable Products India Limited *	3P Land Holdings Limited *
Latest audited Balance Sheet Date	31 st March, 2026	31 st March, 2026
Shares of Associate/Joint Ventures held by the company on the year end		
i) Number of Shares-eq.	6,75,011	49,02,631
ii) Number of Shares preference considered as equity.	16,26,533	-
iii) Amount of Investment in Associates/Joint Venture at cost	222.65	667.59
iv) Extent of Holding %	27.11%	27.24%
Description of how there is significant influence	Note - 1	Note - 1
Reason why the associate is not consolidated	NA	NA
Networth attributable to Shareholding/Partner as per latest audited Balance Sheet	(1,208.12)	2,725.85
Profit / Loss for the year		
i) Considered in Consolidation	---	59.32
ii) Not Considered in Consolidation	(123.92)	---

Notes:

- The Company holds more than 20% shareholding in associated companies directly and in AMJ Land Developers, the Company has 95% of profit sharing.
- Names of associates or joint ventures which are yet to commence operations : NA

* The figures are as per consolidated Ind AS accounts

For and on behalf of the Board of Directors of AMJ Land Holdings Limited

SUDHIR DUPPALIWAR
Independent Director
DIN: 10519925

ARUNKUMAR JATIA
Chairman
DIN: 01104256

CHINMAY PITRE
Company Secretary &
Compliance Officer
ICSI Membership No.: A68311

SURENDRA KUMAR BANSAL
Director (Finance) &
Chief Financial Officer
DIN: 00031115

Place: Pune
Date: 20th May, 2026

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CORPORATE INFORMATION

AMJ LAND HOLDINGS LIMITED

BOARD OF DIRECTORS

Mr. Arunkumar Mahabirprasad Jatia	(Chairman)
Mr. Surendra Kumar Bansal	(Whole-Time Director)
Dr. Ashok Kumar	
Mr. Tushya Jatia	
Mr. Sudhir Duppalwar	
Mrs. Shilpa Bhatia	

CHIEF FINANCIAL OFFICER

Mr. Surendra Kumar Bansal

COMPANY SECRETARY AND COMPLIANCE OFFICER

Mr. Chinmay Pitre

BANKERS

Axis Bank Limited
IDBI Bank Limited

STATUTORY AUDITORS

J. M. Agrawal & Company

SECRETARIAL AUDITORS

Parikh & Associates

REGISTERED OFFICE

Thergaon, Pune - 411 033.

REGISTRAR & SHARE TRANSFER AGENTS

KFin Technologies Limited
Selenium Tower B, Plot No. 31 & 32,
Gachibowli, Financial District, Nanakramguda,
Serilingampally, Hyderabad - 500 032.
E-Mail: einward.ris@kfintech.com

If undelivered, please return to :
AMJ LAND HOLDINGS LIMITED
Thergaon, Pune-411 033
