AMJ LAND HOLDINGS LIMITED

Registered Office

SW: 70 22nd September, 2026

The Manager,	The Manager,
Listing Department,	Corporate Relationship Department,
National Stock Exchange of India Ltd.,	**BSE Ltd.,**
Exchange Plaza, 5th Floor,	Phiroze Jeejeebhoy Towers,
Plot No. C/1, G Block,	Dalal Street,
Bandra Kurla Complex, Bandra (E),	MUMBAI – 400 001.
Mumbai – 400 051.	
Scrip Code:- AMJLAND	**Scrip Code:- 500343**

Dear Sir/Madam,

Subject: Notice of Postal Ballot – Disclosure under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations').

Pursuant to Regulation 30 of the Listing Regulations, we have enclosed a copy of the Postal Ballot Notice dated 19th September, 2026 together with the Explanatory Statement thereto, seeking approval of the members of the Company by way of electronic voting (remote e-voting) in accordance with the relevant circulars issued by the Ministry of Corporate Affairs (MCA) and the Securities & Exchange Board of India for:

Sr. No.	Description of Resolution	Category
1.	Approval for the continuation and modification of the existing Material Related Party Transaction relating to Inter-Corporate Deposit(s)/Loan(s) to Biodegradable Products India Limited.	Ordinary

In Compliance with the relevant MCA Circulars, the Notice of Postal Ballot containing instruction is being sent only through electronic mode (i.e. through e-mail) to those Members whose names appear on the Register of Members/List of Beneficial Owners as received from the Depositories i.e. National Securities Depository Limited ("NSDL") / Central Depository Services (India) Limited ("CDSL") as on Friday, 18th September, 2026 (Cut-off Date) and whose email addresses are registered with the Company on the said date and the hard copy of the Postal Ballot Notice along with Postal Ballot Forms and pre-paid business envelope will not be sent to the Members for this Postal Ballot and the Members are required to communicate their assent or dissent through the remote e-voting system only.

Pursuant to Section 108 and other applicable provisions of the Companies Act, 2013, read with the Companies (Management and Administration) Rules, 2014, as amended, and Regulation 44 of SEBI Regulations, the Company is providing Remote e-voting facility to enable Members of the Company to cast their votes electronically on the matter set forth in the Notice. The Company has appointed M/s. KFin Technologies

Limited, the Company's Registrar and Share Transfer Agent for facilitating Remote e-voting to enable the Members to cast their votes electronically, during the below mentioned period:

The Date and Time of commencement of remote e-voting:	Wednesday, 23rd September, 2026 at 09:00 a.m. (IST).
The Date and Time of end of remote e-voting:	Thursday, 22nd October, 2026 at 05:00 p.m. (IST) and the facility shall be forthwith blocked.

Members of the Company who have not yet registered their email address are requested to get their email addresses registered by following the procedure mentioned in the Notice.

The result of the Postal Ballot through remote e-voting only will be announced on or before Saturday, 24th October, 2026.

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

Kindly acknowledge the receipt and take the same on your record.

Thanking you,

Yours Faithfully,

For **AMJ Land Holdings Limited**

Surendra Kumar Bansal

Digitally signed by Surendra Kumar Bansal
Date: 2026.09.22 16:32:31 +05'30'

Surendra Kumar Bansal
Whole Time Director
(DIN: 00031115)
Encl.: As Above

AMJ LAND HOLDINGS LIMITED
Registered Office: Thergaon, Pune - 411 033.
CIN: L21012MH1964PLC013058; Tel: +91-20-40773333
Website: www.amjland.com; e-Mail: admin@amjland.com

NOTICE OF POSTAL BALLOT
[Pursuant to Section 110 of the Companies Act, 2013 read with the Companies (Management and Administration) Rules, 2014]

Dear Member(s),

Notice is hereby given that pursuant to the provisions of Section 110 and Section 108 and all other applicable provisions, if any, of the Companies Act, 2013 ("Act"), read together with Rules 20 and 22 of the Companies (Management and Administration) Rules, 2014 (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force) ("Rules") and Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations"), read with General Circular Nos. 14/2020 dated April 08, 2020, 17/2020 dated April 13, 2020, 20/2020 dated May 05, 2020 and the subsequent Circulars issued in this regard, the latest being 03/2025 dated September 22, 2025 and other relevant and applicable circulars issued by the Ministry of Corporate Affairs ("MCA Circulars") and SEBI Master Circular No. HO/49/14/14(7)2025-CFDPOD2/I/3762/2026 dated January 30, 2026 ("SEBI Circular") and Secretarial Standard on General Meetings ("SS-2") issued by the Institute of Company Secretaries of India and any other applicable law, rules and regulations (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force), the resolution set out below is proposed to be passed by the Members of AMJ Land Holdings Limited (the "Company") by means of Postal Ballot, only by way of remote e-voting ("e-voting") process.

In terms of the MCA Circulars and in compliance with Regulation 44 of the SEBI LODR Regulations and pursuant to the provisions of Sections 108 and 110 of the Companies Act, 2013 read with the Rules framed thereunder, the manner of voting on the proposed resolution is restricted only to e-voting, i.e. by casting votes electronically instead of submitting postal ballot forms. The instructions for e-voting are appended to this Notice.

Accordingly, in compliance with the requirements of the MCA Circulars, the Postal Ballot Notice is being sent only through electronic mode to those Members whose email address is registered with KFin Technologies Limited ("KFintech"), the Company's Registrar and Share Transfer Agent, and / or the Depository Participant(s) and therefore, the hard copy of the Postal Ballot Notice along with Postal Ballot Forms and pre-paid business envelope will not be sent to the Members for this Postal Ballot and the Members are required to communicate their assent or dissent through the remote e-voting system only.

The Board of Directors of the Company recommends approval of the Members for the Resolution appended below. The Explanatory Statement pursuant to Section 102 of the Act pertaining to the said Resolution setting out material facts and the reason for the Resolution is annexed hereto.

You are requested to peruse the proposed Resolution along with its Explanatory Statement and thereafter record your assent or dissent by means of remote e-voting facility provided by the Company.

SPECIAL BUSINESS:

ITEM NO.1:

TO CONSIDER AND APPROVE THE CONTINUATION AND MODIFICATION OF THE EXISTING MATERIAL RELATED PARTY TRANSACTION RELATING TO INTER-CORPORATE DEPOSIT(S)/LOAN(S) TO BIODEGRADABLE PRODUCTS INDIA LIMITED ("BPIL", OR THE "BORROWER" AND, IN RELATION TO THE PROPOSED MORTGAGE, THE "MORTGAGOR") AND, IF THOUGHT FIT, TO PASS, WITH OR WITHOUT MODIFICATION(S), THE FOLLOWING RESOLUTION AS AN ORDINARY RESOLUTION:

"**RESOLVED THAT** further to and in continuation of the earlier resolutions passed by the Members of the Company in this regard and pursuant to the provisions of Sections 2(76), 177, 179 and 188 along with other applicable provisions of the Companies Act, 2013 ("Act"), read with Rule 15 of the Companies (Meetings of Board and its Powers) Rules, 2014, Regulations 2(1)(zb), 2(1)(zc) and 23 read with Schedule XII and along with other applicable provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations"), as amended from time to time, and the Related Party Transaction Policy of the Company, and pursuant to the approval and recommendation of the Audit Committee and the Board of Directors of the Company and subject to such other approvals, consents, sanctions and permissions as may be necessary, consent of the Members of the Company, be and is hereby accorded, to the Board to continue the existing revolving Inter-Corporate Deposit(s)/Loan(s) ("ICD(s)") arrangement with Biodegradable Products India Limited ("BPIL" being the "Borrower" and, in relation to the proposed mortgage, the "Mortgagor"), being a related party of the Company, for a period of five financial years commencing from FY 2026-27 and ending with FY 2030-31, and to modify the existing ICD arrangement by securing the Company's ICD exposure through creation, execution and if required, registration of a joint mortgage in such form and manner as may be legally permissible, over 'all that piece and parcel of land bearing Survey No. 298 admeasuring 92,800 square metres equivalent to approximately 22.93 acres together with all structures, buildings, erections, fixtures and improvements standing and to stand thereon, and all easements, rights, appurtenances, and hereditaments thereunto belonging or in any way appertaining, situate, lying and being at Village Chande, Taluka Mulshi, District Pune, Maharashtra, India' being the immovable property of BPIL, ranking pari passu with other related party lenders/mortgagees, namely, 3P Land Holdings Limited, Thacker and Company Limited, Chem Mach Private Limited and Suma Commercial Private Limited, provided that the aggregate principal amount outstanding under the ICD(s) extended by the Company to BPIL at any point of time shall not exceed Rs.40 Crores or such higher amount as may be approved by the Members of the Company and/or other approvals as may be applicable from time to time, in accordance with the prevailing law and each ICD so disbursed during the aforesaid period shall be repayable within 6 years from its respective date of disbursement, notwithstanding that such repayment/maturity may extend beyond FY 2030-31, and the interest thereon shall be paid annually within three months from the close of each financial year during the aforesaid period, together with all costs, charges, expenses and other amounts as may be due and payable by BPIL to the Company under the said ICD arrangement;

RESOLVED FURTHER THAT, consent of the Members of the Company, be and is hereby, accorded, to the Board of Directors to accept the mortgage, in favour of itself as Lead Mortgagee along with the other related party lenders/Mortgagees on pari passu basis, a joint mortgage, in any form and manner, as may be legally permissible and as acceptable to respective Board of Directors of all the related party lenders/Mortgagees and the BPIL over the aforesaid immovable property of the BPIL more particularly described in the explanatory statement annexed to the Notice (the "Mortgaged Property"), as security for the due repayment of the Inter-Company Loans and the performance of all obligations of the BPIL thereunder and to negotiate, finalise and execute the Indenture and the other Transaction Documents in the form and manner contemplated therein.

RESOLVED FURTHER THAT the aforesaid joint mortgage, in such form and manner as may be legally permissible, shall secure on pari passu basis the Inter-Company Loans extended/to be extended by the Company and the other aforesaid related party lenders/Mortgagees to BPIL together with all interest, costs, charges, expenses and other amounts as may be due and payable by BPIL to the respective related party lenders/Mortgagees in respect thereof, such that the aggregate amount of all obligations secured under the Mortgage Deed shall not exceed Rs.200 Crores in favour of all Mortgagees taken together;

RESOLVED FURTHER THAT any Director(s) and/or Key Managerial Personnel of the Company or any other person(s) authorised by the Board and/or Key Managerial Personnel, be and are hereby, severally, authorised, to negotiate, approve, finalise, vary, modify and execute all agreements, documents and writings, including to sign and execute the Mortgage Deed and other Transaction Documents and if required, to present and register the same with the appropriate Sub-Registrar of Assurances, and to determine such other terms and conditions as may be necessary or expedient in connection with the aforesaid Related Party Transaction and to settle any difficulty or interpretation and to do all such acts, deeds, matters and things and to sign and execute all such documents, papers and writings as may be necessary, proper, expedient or incidental for giving effect to this resolution".

By Order of the Board of Directors
For AMJ Land Holdings Limited

Date: 19th September, 2026
Place: Pune

Surendra Kumar Bansal
Whole Time Director
(DIN: 00031115)

Notes:

1. The Explanatory Statement pursuant to the provisions of Section 102 read with Section 110 and other applicable provisions of the Companies Act, 2013 (the "Act"), setting out material facts and reasons for the proposed resolution is annexed hereto.

2. In Compliance with the aforesaid MCA Circulars, the Notice of Postal Ballot ("the Notice") containing instruction is being sent only through electronic mode (i.e. through e-mail) to those Members whose names appear on the Register of Members/List of Beneficial Owners as received from the Depositories i.e. National Securities Depository Limited ("NSDL") / Central Depository Services (India) Limited ("CDSL") as on Friday, 18th September, 2026 (hereinafter called as "Cut-off Date") and whose email addresses are registered with the Company/Depositories on the said date.

3. A copy of this Notice of Postal Ballot will also be available on the Company's website at www.amjland.com, and on the Website 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 KFin Technologies Limited ("KFintech / RTA") at https://evoting.kfintech.com.

4. Members whose name appearing on the Register of Members / List of Beneficial Owners as on the Cut-Off date shall be eligible for Remote e-voting. A person who is not member on Cut-Off date should treat this notice for information purpose only.

5. 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 admin@amjland.com for the same.

6. The Board of Directors of the Company has appointed Ms. Savita Jyoti (Membership No. FCS 3738 & Certificate of Practice No. 1796), Hyderabad, Practicing Company Secretary, as Scrutinizer for conducting the Postal Ballot process (through remote e-voting only) in a fair and transparent manner.

7. In compliance with provisions of Sections 108, 110 and other applicable provisions of the Act, read with the Companies (Management and Administration) Rules, 2014, as amended ("Rules"), and Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations"), the Company is providing Remote e-voting facility to enable Members of the Company to cast their votes electronically on the matters included in this Notice. The Company has appointed M/s. KFin Technologies Limited (hereinafter called as "KFintech" / "RTA") for facilitating Remote e-voting to enable the Members to cast their votes electronically instead of dispatching Postal Ballot Form.

8. The remote e-voting period commences from Wednesday, 23rd September, 2026 (09:00 a.m. IST) to Thursday, 22nd October, 2026 (05:00 p.m. IST). During this period, Members of the Company, holding shares either in physical form or in dematerialised form, as on the Cut-Off Date i.e., Friday, 18th September, 2026, may cast their vote electronically. The Remote e-voting module shall be disabled by KFintech for voting thereafter and the voting shall not be allowed beyond the said date and time.

9. The Resolution, if passed by the requisite majority, shall be deemed to be passed on the last date specified for e-voting, i.e. Thursday, 22nd October, 2026 and as if it has been passed at a General Meeting of the Members.

10. A Member cannot exercise his/her vote through proxy on Postal Ballot. However, Institutional Members / Corporate Members (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 vote through remote e-voting. 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 einward.ris@kfintech.com.

11. Upon completion of the scrutiny of electronic votes, the Scrutinizer will submit her report to the Chairman or Company Secretary of the Company. The result of the Postal Ballot will be announced on or before Saturday, 24th October, 2026. The said results would be displayed at the Registered Office of the Company and on its website at www.amjland.com and on the website of KFintech at https://evoting.kfintech.com and simultaneously communicated to the BSE Limited and National Stock Exchange of India Limited.

12. Members holding shares in dematerialised form are requested to register/update their KYC details including email address with their respective Depository Participants. Members holding shares in physical form are requested to register/update their KYC details including email address by submitting duly filled and signed Form ISR-1 alongwith such other documents prescribed in the Form ISR-1 to KFintech. Form ISR-1 is available on the website of the Company at www.amjland.com and on the website of KFintech at https://ris.kfintech.com/clientservices/isc/isrforms.aspx.

13. The process and manner for remote e-voting is as under:

    a. In compliance with the provisions of Section 108 of the Act, Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended from time to time, Regulation 44 of the SEBI LODR Regulations read with SEBI circular no. SEBI/HO/CFD/CMD/CIR/P/2020/242 dated 9th December, 2020 relating to 'e-voting Facility Provided by Listed Entities' ("SEBI e-voting Circular") the Members are provided with the facility to cast their vote electronically, through the remote e-voting services provided by KFin, on the resolution set forth in this Notice. The instructions for remote e-voting are given herein below.

    b. E-voting process has been enabled for all the individual demat account holders, by way of single login credential, through their demat accounts / websites of Depositories / DPs in order to increase the efficiency of the voting process.

    c. Individual demat account holders would be able to cast their vote without having to register again with the E-voting Service Provider ("ESP") thereby not only facilitating seamless authentication but also ease and convenience of participating in e-voting process. Members are advised to update their mobile number and e-mail ID with their DPs to access e-voting facility.

    d. The process and manner of remote e-voting is explained below:
        i. Access to Depositories e-voting system in case of individual Members holding shares in demat mode.

        ii. Access to KFin e-voting system in case of Members holding shares in physical and non-individual Members in demat mode.

I. Access to Depositories e-voting system in case of individual Members holding shares in demat mode.

Type of Member	Login
Individual Members 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 the company name or e-Voting service provider name and you will be re-directed to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.

2. **Existing Internet-based Demat Account Statement ("IDeAS") facility Users:**
   - i. Visit the e-services website of NSDL https://eservices.nsdl.com either on a personal computer or on a mobile.
   - ii. On the e-services home page click on the "Beneficial Owner" icon under "Login" which is available under 'IDeAS' section. Thereafter enter the existing user id and password.
   - iii. After successful authentication, Members will be able to see e-voting services under 'Value Added Services'. Please click on "Access to e-voting" under e-voting services, after which the e-voting page will be displayed.
   - iv. Click on company name i.e. 'AMJ Land Holdings Limited' or ESP i.e. KFin.
   - v. Members will be re-directed to KFin's website for casting their vote during the remote e-voting period.

3. **Those not registered under IDeAS:**
   - i. Visit https://eservices.nsdl.com for registering.
   - ii. Select "Register Online for IDeAS Portal" or click at https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp
   - iii. Visit the e-voting website of NSDL https://www.evoting.nsdl.com.
   - iv. 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.
   - v. Members will have to enter their User ID (i.e. the sixteen digit demat account number held with NSDL), password / OTP and a verification code as shown on the screen.
   - vi. After successful authentication, Members will be redirected to NSDL Depository site wherein they can see e-voting page.
   - vii. Click on company name i.e AMJ Land Holdings Limited or ESP name i.e KFin after which the Member will be redirected to ESP website for casting their vote during the remote e-voting period.
   - viii. Members can also download the 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

Type of Member	Login Method
Individual Members holding securities in demat mode with CDSL	**1. Existing user who have opted for Electronic Access To Securities Information ("Easi/ Easiest") facility:** i. Visit https://web.cdslindia.com/myeasitoken/Home/Login or www.cdslindia.com. ii. Click on New System Myeasi. iii. Login to Myeasi option under quick login. iv. Login with the registered user ID and password. v. Members will be able to view the e-voting Menu. vi. The Menu will have links of KFin e-voting portal and will be redirected to the e-voting page of KFin to cast their vote without any further authentication. **2. User not registered for Easi/ Easiest** i. Visit https://web.cdslindia.com/myeasitoken/Home/EasiestRegistration or https://web.cdslindia.com/myeasitoken/Home/EasiRegistration for registering. ii. Proceed to complete registration using the DP ID, Client ID (BO ID), etc. iii. After successful registration, please follow the steps given in point no. 1 above to cast your vote. **3. Alternatively, by directly accessing the e-voting website of CDSL** i. Visit www.cdslindia.com. ii. Provide demat account number and PAN. iii. System will authenticate user by sending OTP on registered mobile and email as recorded in the demat Account. iv. After successful authentication, please enter the e-voting module of CDSL. Click on the e-voting link available against the name of the Company, viz. 'AMJ Land Holdings Limited or select KFin. v. Members will be re-directed to the e-voting page of KFin to cast their vote without any further authentication.
Individual Members login through their demat accounts / website of DPs	i. Members can also login using the login credentials of their demat account through their DPs registered with the Depositories for e-voting facility. ii. Once logged-in, Members will be able to view e-voting option. iii. Upon clicking on e-voting option, Members will be redirected to the NSDL / CDSL website after successful authentication, wherein they will be able to view the e-voting feature. iv. Click on options available against 'AMJ Land Holdings Limited' or 'KFin'. v. Members will be redirected to e-voting website of KFin for casting their vote during the remote e-voting period without any further authentication.

***Important note:** Members who are unable to retrieve User ID / Password are advised to use Forgot user ID and Forgot Password option available at respective websites.*

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

Login type	**Helpdesk details**
Securities held with NSDL	Please contact NSDL helpdesk by sending a request at evoting@nsdl.co.in or call at toll free no.: **1800 102 0990** and **1800 22 4430**
Securities held with CDSL	Please contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at **022-62343625, 022-62343626, 022-62343259**

II. Access to KFin e-voting system in case of members holding shares in physical and non-individual members in demat mode.

Members whose e-mail IDs are registered with the Company / DPs, will receive an e-mail from KFin which will include details of E-Voting Event Number (EVEN), USER ID and password. They will have to follow the following process:

i. Launch internet browser by typing the URL: https://evoting.kfintech.com/.
ii. Enter the login credentials (i.e., User ID and password). In case of physical folio, User ID will be EVEN (E-Voting Event Number) xxxx, followed by folio number. In case of Demat account, User ID will be your DP ID and Client ID. However, if you are already registered with KFin for e-voting, you can use your existing User ID and password for casting the vote.
iii. After entering these details appropriately, click on “LOGIN”.
iv. You will now reach password change Menu wherein you are required to mandatorily change your password. The new password shall comprise of minimum 8 characters with at least one upper case (A- Z), one lower case (a-z), one numeric value (0-9) and a special character (@,#,$, etc.,). The system will prompt you to change your password and update your contact details like mobile number, e-mail ID etc. on first login. You may also enter a secret question and answer of your choice to retrieve your password in case you forget it. It is strongly recommended that you do not share your password with any other person and that you take utmost care to keep your password confidential.
v. You need to login again with the new credentials.
vi. On successful login, the system will prompt you to select the “EVEN” i.e., ‘AMJ Land Holdings Limited’ and click on “Submit”
vii. On the voting page, enter the number of shares (which represents the number of votes) as on the Cut-off Date under “FOR/AGAINST” or alternatively, you may partially enter any number in “FOR” and partially “AGAINST” but the total number in “FOR/ AGAINST” taken together shall not exceed your total shareholding as mentioned herein above. You may also choose the option “ABSTAIN”. If the Member does not indicate either “FOR” or “AGAINST” it will be treated as “ABSTAIN” and the shares held will not be counted under either head.
viii. Members holding multiple folios/demat accounts shall choose the voting process separately for each folio/ demat accounts.
ix. In case you do not desire to cast your vote, it will be treated as abstained.
x. You may then cast your vote by selecting an appropriate option and click on “Submit”.
xi. A confirmation box will be displayed. Click “OK” to confirm else “CANCEL” to modify. Once you have voted on the resolution, you will not be allowed to modify your vote. During the voting period, Members can login any number of times till they have voted on the resolution.

General Guidelines for Members:

In case of any query and/ or assistance required, Members may refer to the Help & Frequently Asked Questions ("FAQs") available at the download section of https://evoting.kfintech.com or contact KFin at the email ID evoting@kfintech.com or call KFin's toll free No.: 1800 309 4001 for any further clarifications/ technical assistance that may be required.

By Order of the Board of Directors
For AMJ Land Holdings Limited

Date: 19th September, 2026
Place: Pune

Surendra Kumar Bansal
Whole Time Director
(DIN: 00031115)

ANNEXURE TO THE NOTICE

The following explanatory statement sets out all the material facts relating to Item of business as mentioned in Item No. 1 in the accompanying Notice dated 19th September, 2026.

Item No. 1:

In terms of the provisions of Section 188 and other applicable provisions of the Companies Act, 2013 ("Act"), read with Rule 15 of the Companies (Meetings of Board and its Powers) Rules, 2014, and Regulation 23 and other applicable provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations"), approval of the Members is required for entering into Material Related Party Transactions (RPT) in accordance with the applicable provisions thereof.

The Company holds 6,75,011 equity shares, constituting 27.11% of the equity share capital of Biodegradable Products India Limited ("BPIL" or the "Borrower" and, in relation to the proposed mortgage, the "Mortgagor"). The other shareholders comprising promotor/promoter group of BPIL as on date are Mr. Arun Kumar Jatia, holding 11,38,983 equity shares representing 45.74% of the equity share capital, 3P Land Holdings Limited, holding 6,75,011 equity shares representing 27.11%, Chem Mach Private Limited, holding 1 equity share representing 0.00%, Thacker and Company Limited, holding 2 equity shares representing 0.00%, Yashvardhan Jatia Trust holding 991 equity shares representing 0.04% and Mr. Yashvardhan Jatia holding 1 equity share representing 0.00%.

Further BPIL has a valuable land of approximately 25 acres (of which approximately 22.93 acres is reflected in the 7/12 extract subject to certain canal reservation and record correction formalities) situated at Village Chande, Near Hinjewadi, Pune. Along with the Building and Plant & Machinery situated thereon the property is currently valued at approximately Rs. 152.81 Crores (Distress Value approximately Rs.122.25 Crores) as per the Valuation Report dated 23rd July, 2026 issued by the Registered Valuers M/s. A. D. Joshi Chartered Engineers & Valuers LLP. The property is considered to have continuous appreciation having regard to its location, development potential and growing proximity to urban limits. BPIL has been carrying on the business of floriculture and tissue culture at the said property and has since discontinued the business of floriculture.

The Company has been extending revolving Inter-Corporate Deposit(s) ("ICD") to BPIL, a related party of the Company, from time to time, subject to the condition that the aggregate principal amount outstanding under such ICD(s) at any point of time shall not exceed Rs.40 Crores. The existing ICD arrangement is presently unsecured.

It is proposed to modify the existing ICD arrangement by securing the Company's ICD exposure through creation, execution and/or registration, if required, of a mortgage, in such form and manner as may be legally permissible and as may be acceptable to the respective Boards of Directors of all the related-party lenders/mortgagees and BPIL, over the immovable property of BPIL. The revolving ICD arrangement is proposed to continue for a period covering five financial years, commencing from Financial Year 2026-27 and extending up to Financial Year 2030-31, subject to the aggregate principal amount outstanding due to the Company under the ICD(s) arrangement at any point of time does not exceed Rs.40 Crores or such higher amount as may be approved by the Members of the Company /or other approvals as may be applicable from time to time accordance with the prevailing law. The ICD(s) shall carry interest at a rate ranging from 9% per annum to 12% per annum, as may be determined in accordance with the terms of the ICD arrangement. The interest accruing on the ICD(s), together with all costs, charges, expenses and other amounts, as may be due and payable by BPIL to the Company under the ICD arrangement, shall be in addition to the aforesaid principal amount.

The proposed mortgage may also secure the Inter-Company Loans extended/to be extended by 3P Land Holdings Limited, Thacker and Company Limited, Chem Mach Private Limited and Suma Commercial Private Limited, being the other Mortgagees and related parties forming part of the promoter group of the Company, to BPIL.

The proposed mortgage, in such form and manner as may be legally permissible, shall secure the Inter-Company Loans extended/to be extended collectively by the Company and the other Mortgagees, with the aggregate amount of all obligations secured under the Mortgage Deed capped at Rs.200 Crores, inclusive of the principal amount of such Inter-Company Loans and all interest, costs, charges, expenses and other amounts, as may be due and payable by BPIL to the respective Mortgagees in respect thereof. Within the aforesaid overall secured amount of Rs.200 Crores, the principal amount of the Company's ICD current exposure does not exceed Rs.40 Crores. However, the principal amount outstanding under the ICD arrangement may be increased beyond Rs.40 Crores in future only subject to obtaining such further approvals and permissions, including approval of the Members of the Company, as may be applicable at the relevant time. The interest, costs, charges, expenses and other amounts, as may be due and payable by BPIL to the Company under the ICD arrangement, shall be secured in addition to such principal amount of Rs.40 Crores or such higher amount as may be approved by the Members of the Company /or other approvals as may be applicable from time to time, in accordance with the prevailing law, subject to the aforesaid overall cap of Rs.200 Crores applicable collectively to the Company and other related party lenders/Mortgagees.

The mortgage, in such form and manner as may be legally permissible, shall be created, executed and, if required, registered in favour of the Company, as Lead Mortgagee, and the other Mortgagees jointly, with the Company and the other Mortgagees ranking pari passu in respect of the security created thereunder, for securing the aforesaid Inter-Company Loans and all interest, costs, charges, expenses and other amounts, as may be due and payable by BPIL to the respective Mortgagees, subject to the overall secured amount under the Mortgage Deed being capped at Rs.200 Crores.

Accordingly, the approval of the Members is being sought for modification of the existing ICD arrangement with BPIL for securing the Company's ICD exposure together with all interest, costs, charges, expenses and other amounts, as may be due and payable by BPIL to the Company under the ICD arrangement, in addition to such principal amount, through creation, execution and if required, registration of the Mortgage Deed. The Mortgage Deed will also secure on pari passu basis the Inter-Company Loans of the other Mortgagees, with the aggregate amount of all obligations secured thereunder being capped at Rs.200 Crores, inclusive of principal, interest, costs, charges, expenses and other amounts secured thereunder.

The security proposed to be created pursuant to the proposed Mortgage Deed shall remain in force until satisfaction of the ICD arrangement and full discharge of all amounts and obligations secured under the Mortgage Deed, in accordance with the terms thereof.

The Audit Committee and the Board of Directors of the Company, at their respective meetings held on 19th September, 2026, considered, reviewed and approved the proposed transaction, subject to the approval of the Members of the Company.

The Audit Committee and the Board of Directors have also reviewed the certificate furnished by the Whole-Time Director and the Chief Financial Officer of the Company, as required under the Industry Standards on "Minimum information to be provided to the Audit Committee and Shareholders for approval of Related Party Transactions" (RPT Industry Standards) issued by the SEBI vide Circular No. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2025/93 dated 26th June, 2025, which, inter alia, confirms 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. The proposed transaction is in the ordinary course of business of the Company and is at arm's length basis.

Further, the requisite approval of the Members of the Company under Section 186 of the Companies Act, 2013 ("Act") was obtained pursuant to the Postal Ballot Notice dated 02nd June, 2014, the results of which were declared on 13th September, 2014. Subsequently, the requisite approval of the Members of the Company under Section 185 of the Act and the rules made thereunder was obtained at the 55th Annual General Meeting of the Company held on 20th August, 2020, the results of which were declared on 22nd August, 2020. It may be noted that the requisite approval of the Members of the Company in respect of the existing Inter-Corporate Deposit ("ICD") arrangement with BPIL was also obtained at the 61st Annual General Meeting of the Company held on 02nd September, 2026, the results of which were declared on 03rd September, 2026. The aforesaid proposed transaction is in continuation of and involves modification to the existing arrangement.

For the ease of reference of the Members and other stakeholders and to provide a concise overview of the principal commercial terms of the proposed transaction, the key terms are summarised below:

Particulars	**Key Terms**
Related Party / Borrower / Mortgagor	Biodegradable Products India Limited ("BPIL")
Nature of Transaction	Continuation and modification of the existing revolving Inter-Corporate Deposit(s)/Loan(s) arrangement and creation of joint Security over immovable property of BPIL to secure the repayment of principal amount and interest and other costs
Transaction Period	Five financial years from FY 2026-27 to FY 2030-31
Company's Principal ICD Limit	Aggregate principal amount outstanding under the Company's ICD(s) shall not exceed Rs. 40 Crores at any point of time, or such higher amount as may be approved from time to time by the Members of the Company in accordance with applicable law
Interest Rate	9% p.a. to 12% p.a., as determined in accordance with the terms of the ICD arrangement
Repayment of Each ICD	ICDs disbursed during the aforesaid period shall be repayable within 6 years from its respective date of disbursement; accordingly, its maturity may extend beyond FY 2030-31.
Interest Payment	Interest shall be paid annually within three months from the close of each financial year, in accordance with ICD arrangement
Existing Security	The existing ICD exposure is presently unsecured
Proposed Security	Joint mortgage over the immovable property of BPIL in favour of the Company and the other Mortgagees, securing the Inter-Company Loans extended/to be extended collectively by all the Mortgagees
Ranking of Security	Pari passu among the Company and the other Mortgagees; the Company shall act as Lead Mortgagee
Other Mortgagees / Related Parties / Promoter Group Companies	3P Land Holdings Limited, Thacker and Company Limited, Chem Mach Private Limited and Suma Commercial Private Limited
Interest, Costs and Other Amounts	Interest, costs, charges, expenses and other amounts due and payable by BPIL to the Company under the ICD arrangement shall be secured on pari passu basis, in addition to the Company's principal ICD exposure, subject to the overall mortgage cap Rs.200 Crores
Overall Mortgage Cap	Aggregate obligations secured under the Mortgage Deed shall not exceed Rs. 200 Crores, collectively for all Mortgagees, inclusive of principal, interest, costs, charges, expenses and other secured amounts
Purpose of ICD	Working capital, routine outgoings and general operational requirements of BPIL
Security/Mortgage Tenure	The security shall remain in force until full satisfaction and discharge of the ICD arrangement and all amounts secured under the Mortgage Deed

The disclosures as required under the Companies (Meetings of Board and its Powers) Rules, 2014 and SEBI Master Circular No. HO/49/14/14(7)2025-CFDPOD2/I/3762/2026 dated 30th January, 2026 read with SEBI Master Circular No. SEBI/HO/CFD/CFD-PoD-2/P/CIR/2025/93 dated 26th June, 2025, issued by the Securities and Exchange Board of India, are provided below:

Sr. No.	Particulars of the information	Information provided by the management
Part – A Minimum information of the proposed RPT, applicable to all RPTs		
A1–Basic details of the related party:		
1.	Name of the Related Party	Biodegradable Products India Limited (“BPIL” or the “Borrower” and, in relation to the proposed mortgage, the “Mortgagor”)
2.	Country of incorporation of the related party	India
3.	Nature of business of the related party	BPIL is primarily engaged in the business of Tissue culture lab, Plantation and Developing investment property etc
A2–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. • Mr. Surendra Kumar Bansal, Whole Time Director of the Company is also a Director of BPIL • The Promoter and Promoter Group collectively hold 2,70,35,005 equity shares, representing 65.94% of the total equity share capital of the Company. • Mr. Arun Kumar Jatia, Non-Executive Chairman and Promoter of the Company, is also a Director and Promoter of BPIL. • The equity shareholding of BPIL is as under: (i) Mr. Arun Kumar Jatia holds 11,38,983 equity shares, representing 45.74% of the equity share capital of BPIL. (ii) The Company holds 6,75,011 equity shares, representing 27.11% of the equity share capital of BPIL. (iii) 3P Land Holdings Limited holds 6,75,011 equity shares, representing 27.11% of the equity share capital of BPIL. (iv) Chem Mach Private Limited holds 1 equity share representing 0.00% of the equity share capital of BPIL. (v) Thacker and Company Limited holds 2 equity shares, representing 0.00% of the equity share capital of BPIL. (vi) Yashvardhan Jatia Trust holds 991 equity shares representing 0.04% of the equity share capital of BPIL. (vii) Mr. Yashvardhan Jatia holding 1 equity share representing 0.00% of the equity share capital of BPIL.

<table>
<tr><td colspan="3">A3–Details of previous transactions with the related party:</td></tr>
<tr><td>1.</td><td>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.</td><td>Rs. 537.57 Lakhs (ICD given + Interest)</td></tr>
<tr><td>2.</td><td>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.</td><td><table>
<tr><th>Particulars</th><th>Amount
Rs. In Lakhs</th></tr>
<tr><td>Opening Principal Outstanding as on 01.04.2026</td><td>985.87</td></tr>
<tr><td>ICD Given</td><td>404.75</td></tr>
<tr><td>Repayment Received</td><td>258.00</td></tr>
<tr><td>Balance Principal outstanding as on 30.06.2026</td><td>1,132.62</td></tr>
<tr><td>Interest accrued up to 30.06.2026</td><td>26.11</td></tr>
</table></td></tr>
<tr><td>3.</td><td>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.</td><td>No.</td></tr>
<tr><td colspan="3">A4–Amount of the proposed transaction(s):</td></tr>
<tr><td>1.</td><td>Amount of the proposed transactions being placed for approval in the meeting of the Audit Committee/ shareholders.</td><td>The proposed transaction comprises the continuation and modification of the existing revolving ICD arrangement with BPIL for a period of five financial years commencing from FY 2026-27 and ending with FY 2030-31, with the aggregate principal amount outstanding under the ICD(s) extended by the Company to BPIL at any point of time not exceeding Rs.40 Crores.

The ICD(s) shall carry interest at a rate ranging from 9% per annum to 12% per annum, as may be determined in accordance with the terms of the ICD arrangement. All interest, costs, charges, expenses and other amounts, as may be due and payable by BPIL to the Company under the ICD arrangement, shall be in addition to the aforesaid principal amount of Rs.40 Crores. The existing ICD exposure of the Company, together with the Inter-Company Loans extended/to be extended by the other Mortgagees, shall be secured by creation, execution and registration of a joint mortgage, in such form and manner as may be legally permissible, over the immovable property of BPIL. The Mortgage shall be on pari passu basis with other related party lenders/mortgagees.</td></tr>
</table>

<table>
<tr>
<td></td>
<td></td>
<td>The current principal outstanding amounts as at 30th June, 2026 due to the other related-party lenders/mortgagees from BPIL are set out below:

<table>
<tr><td>Sr. No.</td><td>Name of other Related-Party Lenders/Mortgagees</td><td>Amount (Rs. In Lakhs)</td></tr>
<tr><td>1.</td><td>3P Land Holdings Limited</td><td>2,198.71</td></tr>
<tr><td>2.</td><td>Chem Mach Private Limited</td><td>750.00</td></tr>
<tr><td>3.</td><td>Suma Commercial Private Limited</td><td>250.00</td></tr>
<tr><td>4.</td><td>Thacker and Company Limited</td><td>1,700.00</td></tr>
<tr><td></td><td>Total</td><td>4,898.71</td></tr>
</table>

The aggregate amount of all obligations towards all Mortgagees secured under the Mortgage Deed shall be capped at Rs.200 Crores, inclusive of the principal amount of the Inter-Company Loans and all interest, costs, charges, expenses and other amounts secured thereunder.</td>
</tr>
<tr>
<td>2.</td>
<td>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?</td>
<td>Yes</td>
</tr>
<tr>
<td>3.</td>
<td>Value of the proposed transactions as a percentage of the listed entity's annual consolidated turnover for the immediately preceding financial year</td>
<td>76.18%</td>
</tr>
<tr>
<td>4.</td>
<td>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)</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>5.</td>
<td>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.</td>
<td>260.61%</td>
</tr>
</table>

<table>
<tr><td>6.</td><td>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.</td><td>The financial Performance of BPIL is as under:
<table><tr><th>Particulars</th><th>FY-2025- 2026 (Rs. In Lakhs)</th></tr><tr><td>Turnover</td><td>0.26</td></tr><tr><td>Loss After Tax</td><td>460.26</td></tr><tr><td>Net Worth</td><td>(3,020.52)</td></tr></table></td></tr>
<tr><td colspan="3">A5–Basic details of the proposed transaction:</td></tr>
<tr><td>1.</td><td>Specific type of the proposed transaction (e.g. sale of goods/services, purchase of goods/services, giving loan, borrowing etc.)</td><td>Continuation and modification of the existing revolving Inter-Corporate Deposit(s)/Loan(s) arrangement with BPIL, whereby the Company may extend and/or disburse ICD(s) during the period from FY 2026-27 to FY 2030-31, with the aggregate principal amount outstanding under the Company’s ICD(s) not exceeding Rs.40 Crores at any point of time, together with all interest, costs, charges, expenses and other amounts payable thereunder, and creation, execution and registration, if required, of a joint mortgage, in such form and manner as may be legally permissible, over the immovable property of BPIL, ranking pari passu with the other related-party lenders/Mortgagees, to secure the Company’s ICD exposure and the Inter-Company Loans of the other Mortgagees, subject to an overall secured amount of Rs.200 Crores under the Mortgage Deed.</td></tr>
<tr><td>2.</td><td>Details of each type of the proposed transaction</td><td>The Company has been extending and proposes to continue extending revolving ICD(s) to BPIL from time to time, with the aggregate principal amount outstanding under the Company’s ICD(s) at any point of time not exceeding Rs.40 Crores.

The existing ICD arrangement is presently unsecured and is now proposed to be modified by securing the Company’s ICD exposure through a joint mortgage over the immovable property of BPIL, jointly with the other related party lenders/Mortgagees. The Company will act as Lead Mortgagee.

The proposed mortgage will secure the Inter-Company Loans extended/to be extended collectively by the Company and the other Mortgagees on pari passu basis, together with all interest, costs, charges, expenses and other amounts, as may be due and payable by BPIL to the respective Mortgagees, subject to an overall secured amount of Rs.200 Crores under the Mortgage Deed.</td></tr>
<tr><td>3.</td><td>Tenure of the proposed transaction (tenure in number of years or months to be specified)</td><td>The revolving ICD facility may be availed during the period from FY 2026-27 to FY 2030-31. The Company may lend and/or disburse ICD(s) to BPIL during the aforesaid period, subject to the applicable terms and conditions and the approved limits. Each ICD so disbursed during the aforesaid period shall be repayable within 6 years from the respective date of disbursement, in accordance with the repayment schedule and</td></tr>
</table>

		terms mutually agreed between the Company and BPIL and specified in the respective ICD documentation. Accordingly, the maturity of any ICD disbursed during the aforesaid period may extend beyond FY 2030-31. The security proposed to be created pursuant to the Mortgage Deed shall remain in force until full satisfaction and discharge of the ICD arrangement and full discharge of all amounts due and payable by BPIL to the Company and other secured lenders/Mortgagees thereunder.
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.	The aggregate principal amount outstanding under the revolving ICD(s) extended/to be extended by the Company to BPIL shall not exceed Rs.40 Crores at any point of time during each of FY 2026-27, FY 2027-28, FY 2028-29, FY 2029-30 and FY 2030-31. Interest, costs, charges, expenses and other amounts, as may be due and payable by BPIL to the Company under the ICD arrangement, shall be in addition to and over and above such principal amount. The joint mortgage shall secure on pari passu basis the Inter-Company Loans extended/to be extended collectively by the Company and the other Mortgagees, subject to an overall secured amount of Rs.200 Crores under the Mortgage Deed.
6.	Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	The proposed transaction is in the interest of the Company as it relates to modification of the existing revolving ICD arrangement with BPIL by securing the Company's present and future ICD exposure, which is presently unsecured, thereby enhancing the Company's security and protection in respect of the amounts outstanding under the ICD. The Company holds 27.11% of the equity share capital of BPIL, and the ICD supports the working capital and operational requirements of BPIL. The remaining equity shares of BPIL are held by Promoter and other Promoter Group Companies including listed Companies as stated earlier. BPIL holds approximately 22.93 acres of valuable land near Hinjewadi, Pune, which is proposed to be mortgaged as security for the Inter-Company Loans of the Company and of the other related parties as lenders and Mortgagees. The proposed mortgage will provide the Company, as Lead Mortgagee, with security over the said immovable property, ranking pari passu with the other Mortgagees.
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 and Mr. Surendra Kumar Bansal
	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 BPIL. Mr. Surendra Kumar Bansal doesn't hold any shares in BPIL.
8.	A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee	Yes. The valuation report is accessible on the website of the Company at www.amjland.com.
9.	Other information relevant for decision making.	BPIL holds approximately 22.93 acres of land at Village Chande, near Hinjewadi, Pune. While BPIL is currently loss-making and has a negative net worth, the said landholding provides potential for future growth and value creation. The proposed modification of the existing ICD arrangement by creation of a mortgage over the immovable property will provide security for the Company's existing revolving ICD exposure, which is presently unsecured. The mortgage will be created jointly in favour of the Company, as Lead Mortgagee, and the other Mortgagees, namely 3P Land Holdings Limited, Thacker and Company Limited, Chem Mach Private Limited and Suma Commercial Private Limited, ranking pari passu among the Mortgagees. The proposed transaction does not adversely affect or prejudice the interests of any other company involved in and connected with the proposed transaction. A draft of the proposed Mortgage Deed is available for inspection by the Members on the Company's website at www.amjland.com and may be subject to changes before its execution and, if required, registration.
PART–B - Information to be provided *only* if a specific type of RPT as mentioned below is proposed to be undertaken and is in addition to Part A.		
B–(2): 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	The Company is not incurring any financial indebtedness for extending the amount and proposed ICD(s), and the same are being funded from its own internal accruals.

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.*	N.A.
4.	Proposed interest rate to be charged by listed entity or its subsidiary from the related party.	Not less than 9% p.a. and up to 12% p.a., as may be determined by the Board of Directors of the Company in accordance with the terms of the ICD arrangement.
5.	Maturity / due date	The revolving ICD facility may be availed during the period from FY 2026-27 to FY 2030-31. Each ICD disbursed during the aforesaid period shall be repayable within 6 years from the respective date of disbursement, Accordingly, the maturity of any ICD disbursed during the aforesaid period may extend beyond FY 2030-31. The security shall remain in force until termination/satisfaction of the ICD arrangement and full discharge of all amounts secured under the Mortgage Deed.
6.	Repayment schedule & terms	The principal amount of each ICD shall be repayable within 6 years from the respective date of disbursement, in accordance with the repayment schedule mutually agreed between the Company and BPIL and specified in the respective ICD documentation. The repayment schedule may provide for annual instalments or such other instalment structure as may be mutually agreed between the Company and BPIL and specified in the respective ICD documentation. Interest shall be paid annually within three months from the close of each financial year, in accordance with the terms of the respective ICD documentation.
7.	Whether secured or unsecured?	Proposed to be secured. The existing ICD exposure is presently unsecured and is proposed to be secured by creation, execution and, if required, registration of a joint mortgage over the immovable property of BPIL in favour of the Company, as Lead Mortgagee, jointly with the other Mortgagees, ranking pari passu inter se the Mortgagees. The mortgage shall secure the principal amount of the Company's ICD exposure up to Rs.40 Crores or such higher amount as may be approved by the Members of the Company /or other approvals as may be applicable from time to time, in accordance with the prevailing law, together with all interest, costs, charges, expenses and other amounts, as may be due and payable by BPIL to the Company under the ICD arrangement, in

		addition to such principal amount, subject to the overall secured amount of Rs.200 Crores under the Mortgage Deed. **Details of Property Proposed to be Secured are as under:** ALL THAT piece and parcel of land bearing Survey No. 298 admeasuring 92,800 square metres equivalent to approximately 22.93 acres together with all structures, buildings, erections, fixtures and improvements standing and to stand thereon, and all easements, rights, appurtenances, and hereditaments thereunto belonging or in any way appertaining, situate, lying and being at Village Chande, Taluka Mulshi, District Pune, Maharashtra, India.
8.	If secured, the nature of security & security coverage ratio	**Nature of Security:** Joint mortgage over the immovable property of BPIL situated at Village Chande, Near Hinjewadi, Pune, to be created, executed and, if required, registered in favour of the Company, as Lead Mortgagee, jointly with the other Mortgagees, ranking *pari passu inter se* the Mortgagees. The mortgage shall secure the Inter-Company Loans extended/to be extended collectively by all the Mortgagees, together with all interest, costs, charges, expenses and other amounts payable by BPIL in respect thereof, subject to an overall secured amount of Rs.200 Crores under the Mortgage Deed. The Company's principal ICD exposure currently as permitted by shareholders shall not exceed Rs.40 Crores, together with all interest, costs, charges, expenses and other amounts payable by BPIL to the Company under the ICD arrangement. **Security coverage ratio:** <table><tr><th>Basis</th><th>Coverage</th></tr><tr><td>All outstanding borrowings by BPIL together with interest as on 31.03.2026</td><td>59.76 Crores</td></tr><tr><td>Book value of assets as on 31.03.2026</td><td>36.06 Crores</td></tr><tr><td>**Security Coverage Ratio**</td><td></td></tr><tr><td>i) at book value</td><td>0.60 times</td></tr><tr><td>ii) at distress value</td><td>2.04 times</td></tr></table> *Note: The amount of Rs.200 Crores represents the overall cap on the aggregate obligations secured under the joint Mortgage in respect of all the Mortgagees collectively and does not represent the amount of the Company's ICD exposure. The Company's principal ICD exposure shall not exceed Rs.40 Crores, with interest, costs, charges, expenses and other amounts due and payable by BPIL to the Company being secured in addition to such principal amount, subject to the overall Rs.200 Crores cap.*
9.	The purpose for which the funds will be utilized by the ultimate	To meet the working capital and outgoings and general operational requirements of BPIL.

	beneficiary of such funds pursuant to the transaction.	
PART–C - Information to be provided only if a specific type of RPT mentioned below proposed to be undertaken is a *material RPT* and is in addition to Part A and B		
C1–Transactions relating to any loans and advances (other than trade advance) or 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*	No credit rating has been availed by BPIL.
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 non-performing 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. FY2025-2026 FY2024-2025 FY2023-2024	There have been no defaults in borrowings by BPIL during FY 2025-26, FY 2024-25 and FY 2023-24. Further, the account of BPIL has not been classified as an NPA by any of its bankers, BPIL has not been declared a wilful defaulter, no insolvency resolution or liquidation proceedings are pending or subsisting against BPIL, and BPIL does not suffer from any of the disqualifications specified under Section 29A of the Insolvency and Bankruptcy Code, 2016.

The Resolution at Item No.1 of the Notice is recommended by the Board of Directors to be passed as an Ordinary Resolution.

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

By Order of the Board of Directors
For AMJ Land Holdings Limited

Date: 19th September, 2026
Place: Pune

Surendra Kumar Bansal
Whole Time Director
(DIN: 00031115)