

BALGOPAL COMMERCIAL LIMITED

CIN: L43299MH1982PLC368610

Date: 22.05.2026

To,
The Department of Corporate Services,
BSE Limited,
Phiroze Jeejeebhoy Towers
Dalal Street, Mumbai- 400001

Scrip Code: 539834

Respected Sir/Madam,

Sub: Intimation under Regulation 30 of the Securities Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations 2015- Execution of Joint Development Agreement

Pursuant to Regulation 30 (Listing Obligation and Disclosure Requirements) Regulations 2015, we wish to inform you that based on the recommendations of the Audit Committee and subsequent approval of the Board of Directors at its meeting held on 22.05.2026, Balgopal Commercial Limited ("the Company") has entered into a legally binding Joint Development Agreement (JDA) with M/s. Viraj Enterprises (Juhu) for joint redevelopment of a real estate project situated at Juhu, Mumbai under the Slum Rehabilitation Authority (SRA) Scheme.

Details as required under SEBI Circular No. SEBI HO/49/14/14(7)2025-CFDPD2/I/3762/2026 dated 30th January, 2026, is enclosed herewith as Annexure A.

This is for your information and records.

Thanking You,
Yours faithfully,
For Balgopal Commercial Ltd

Ankit Ladha
Company Secretary & Compliance Officer
ICSI Membership No: A74941

ADDRESS: 901, 9th Floor, Crescent Royale, CTS No. 720 / 42-46, Oshiwara Village,
Andheri (West), Near VIP Plaza, Off New Link Road, Mumbai - 400053
Website: www.bcommercial.org/ **Email ID:** info@bcommercial.org
Contact: 9324922533

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Annexure A

Disclosure of information pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circular No. SEBI HO/49/14/14(7)2025-CFDPOD2/I/3762/2026 dated 30th January, 2026.

Sl.No	Details of events that need to be informed	Information of such events
1.	Name of Company with whom agreement/ JV is signed	M/s. Viraj Enterprises (Juhu)
2.	Area of Agreement	Joint Development Agreement Joint redevelopment of a real estate project under the Slum Rehabilitation Authority (SRA) Scheme in respect of property situated at CTS No. 857 of Juhu Village, Juhu Tara Road, Juhu, Mumbai-400049, admeasuring approximately 1609.20 square meters.
3.	Domestic or International	Domestic
4.	Share Exchange Ratio / JV Ratio	Joint venture ratio between Balgopal Commercial Limited and Viraj Enterprises (Juhu) 85:15
5.	Scope of Business Operation of Agreement:	To jointly develop, construct and execute a real estate re-development project under the guidelines of the Slum Rehabilitation Authority (SRA) Scheme in Mumbai.
6.	Details of consideration paid/ JV/ received in agreement	As per the Joint Development Agreement, Balgopal Commercial Limited (Joint Developer) shall pay a refundable, interest-free Security Deposit of ₹15,00,00,000/- (Rupees Fifteen Crores Only) to Viraj Enterprises (Juhu) (Developer), refundable upon receipt of the Occupation Certificate (OC) for

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		the project as per the terms of the JDA.
7.	Significant terms and conditions of agreement / JV in brief;	<p>a) Commercial Ratio: The total Net Receivables arising from the sale proceeds of the premises in the Project shall be shared in the following ratio :</p> <p>- Joint Developer (Balgopal): 85%</p> <p>-Developer(Viraj Enterprises): 15%</p> <p>b) Security Deposit: The Company (Joint Developer) has paid a refundable, interest-free Security Deposit of ₹15,00,00,000/- (Rupees Fifteen Crores Only) to the Developer, refundable upon receipt of the Occupation Certificate (OC).</p> <p>c) Funding and Obligations: The Company (Joint Developer) shall arrange and fund the project cost in accordance with the terms of the JDA.</p>
8.	Whether the acquisition would fall within related party transactions and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at "arm's length";	<p>Yes.</p> <p>Mr. Vijay Laltaprasad Yadav promoter & Managing Director of Balgopal Commercial Limited is a Partner in M/s. Viraj Enterprise. Accordingly, the transaction qualifies as a related party transaction.</p> <p>The transaction is done at arms length basis in the ordinary course of business. Prior approval was obtained from the shareholders of the Company at the Extra-</p>

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		Ordinary General Meeting held on March 30, 2026.
9.	Size of the entity(ies);	Not Applicable
10.	Rationale and benefit expected.	The proposed Joint Development Agreement is expected to strengthen the Company's presence in the real estate redevelopment sector and provide long-term business opportunities. The Project is proposed to be developed under the Slum Rehabilitation Authority (SRA) Scheme, which offers potential benefits such as enhanced development rights, optimized utilization of land resources and improved commercial viability. The arrangement is expected to generate sustainable revenue and enhance shareholder value over the project period.

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