SUMIT™
GROUP
Creating Value. Building Trust.
BUILDERS & DEVELOPERS

31st July, 2026

To,
National Stock Exchange of India Limited
Exchange Plaza, 5thFloor, Plot No. C-1,
G Block, Bandra Kurla Complex,
Bandra (E), Mumbai 400051
Ref: Symbol: SUMIT

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

Dear Sir/Madam,

Pursuant to Regulations 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 please find attached copy of Postal Ballot Notice ("Notice") dated 31st July, 2026 which will be sent through e-mail to the shareholders of the Company, today for seeking their approval on the following resolutions:

No.	Particulars	Resolution
1.	To consider and approve material related party transactions under section 188 of the Companies Act, 2013 and Regulation 23 of the SEBI (listing Obligations and Disclosure Requirements) Regulations, 2015	Ordinary Resolution
2.	To Approve the Remuneration of Mr. Bhushan Nemlekar (DIN: 00043824), Chief Financial Officer & Whole-time Director of the Company.	Special Resolution
3.	To Approve the Remuneration of Mr. Mitaram Jangid (DIN: 00043757), Managing Director of the Company.	Special Resolution

Further, the schedule of events for Postal Ballot/ E-voting is as under: -

Sr. No.	Particulars (Activity)	Date
1	Benpose Date for Sending Notice	24th July, 2026
2	Date of Completion of Dispatch notice to Shareholders	31st July, 2026
3	Cut Off Date	24th July, 2026
4	E-voting commencement date and time	01st August, 2026 09:00 A.M.
5	Remote e-Voting End Date and time	30th August, 2026 05:00 P.M.
6	Mode of Approval	E-voting only
7	Submission of voting results	On or before Tuesday, 01st September,2026

The Notice of Postal Ballot is also available on the website of the Company at www.sumitwoods.com

Request you to kindly take this letter on record and acknowledge the receipt.
Thanking you.
Yours truly,
For Sumit Woods Limited

Rekha Jayesh Bagda
Digitally signed by Rekha Jayesh Bagda
Date: 2026.07.31 17:34:52 +05'30'

CIN No.: L 36101 MH1997PLC 152192

Rekha Bagda
Company Secretary
Membership No.- ACS61024

Sumit Woods Limited.
B - 1101, Express Zone, Diagonally Opp. to Oberoi Mall, W.E.Highway, Malad (East), Mumbai - 400 097.
Tel.: 022- 2874 9966 / 77 ● Fax : 022-2874 3377 ● Email : contact@sumitwoods.com ● www.sumitwoods.com
CIN No. : L36101MH1997PLC152192

SUMIT WOODS LIMITED
CIN:L36101MH1997PLC152192
Registered Office: - B-Wing, Office No-1101, Opp. Reliance Office, Express Zone, W.E.Highway, Malad-East
Mumbai 400097 **Tel**. **No**.: O22- 2874 9966 177 **Fax**:022-2874 3377
Email: contact@sumitwoods.com **Website:** www.sumitwoods.com

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NOTICE OF POSTAL BALLOT

Pursuant to Section 110 of the Companies Act, 2013 read with Companies (Management and Administration) Rules, 2014 and applicable Circulars issued by the Ministry of Corporate Affairs, Government of India, from time to time

Dear Members,
M/s. Sumit Woods Limited

Notice is hereby given to the Shareholders of **Sumit Woods Limited** ("the Company") pursuant to Section 110 of the Companies Act, 2013 ("the Act") read with Rule 20 and 22 of the Companies (Management and Administration) Rules, 2014 ("the Rules") and other applicable provisions of the Act and the Rules, General Circular No. 14/2020 dated April 08, 2020, 17/2020 dated April 13, 2020 and subsequent circulars issued in this regard with the latest being General Circular No. 09/2024 dated September 19, 2024, issued by the Ministry of Corporate Affairs (collectively 'MCA Circulars') and SEBI Circular No. SEBI/HO/CFD/ CMD1/CIR/ P/2020/79 dated May 12, 2020 and subsequent circulars issued in this regard with the latest being SEBI Circular No. SEBI/HO/ HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026, issued by the Securities and Exchange Board of India (collectively 'SEBI Circulars') and in compliance with the provisions of the Companies Act, 2013 ('the Act') and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI Listing Regulations'), Secretarial Standard on General Meetings ("SS-2") issued by the Institute of Company Secretaries of India and other applicable laws, rules and regulations (including any statutory modification or re-enactment thereof for the time being in force and as amended from time to time), to seek your consent for the resolutions as set out hereunder and proposed to be passed through postal ballot ("Postal Ballot") by way of remote electronic voting ("e-voting") Process.

No.	Particulars	Resolution
1.	To consider and approve material related party transactions under section 188 of the Companies Act, 2013 and Regulation 23 of the SEBI (listing Obligations and Disclosure Requirements) Regulations, 2015	Ordinary Resolution
2.	To Approve the Remuneration of Mr. Bhushan Nemlekar (DIN: 00043824), Chief Financial Officer & Whole-time Director of the Company.	Special Resolution
3.	To Approve the Remuneration of Mr. Mitaram Jangid (DIN: 00043757), Managing Director of the Company.	Special Resolution

In compliance with the MCA Circulars & SEBI Circulars, the hard copy of the Postal Ballot Notice along with Postal Ballot Forms and pre-paid business envelopes are not being sent to the members. Notice of the Postal Ballot is being sent only through electronic mode to those Members holding shares either in physical form or dematerialized form as on **Friday, 24th July, 2026 ("cut-off date")** and whose email addresses are registered with the Company/ Depositories/ Depositories participant.

The Company has engaged National Securities Depository Limited **("NSDL")**, an agency authorized by the Ministry of Corporate Affairs ("MCA") for providing Remote e-voting facility to all its members. **The Remote e-**

voting period commences from Saturday, 01st August, 2026 at 9:00 A.M. and ends on Sunday, 30th August, 2026 at 5:00 P.M.

An Explanatory Statement pursuant to Section 102, 110 and other applicable provisions of the Act read with the Rules, pertaining to the resolutions setting out the material facts and the reasons/ rationale thereof, is appended and forms part of the Notice. Pursuant to Rule 22(5) of the Rules, the Board of Directors ('Board') of the Company, vide resolution dated May 12, 2026, has appointed Mr. Vijay Yadav (Membership No. FCS11990), Partner of M/s. AVS & Associates, Practicing Company Secretaries, as a Scrutinizer to scrutinize the postal ballot process in a fair and transparent manner.

SPECIAL BUSINESS:

ITEM NO. 1
TO CONSIDER AND APPROVE MATERIAL RELATED PARTY TRANSACTIONS UNDER SECTION 188 OF THE COMPANIES ACT, 2013 AND REGULATION 23 OF THE SEBI(LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015.

To consider and if thought fit, to pass, with or without modification(s) the following resolution as a Ordinary Resolution:

"**RESOLVED THAT** pursuant to the provisions of Section 188 and other applicable provisions, if any, of the Companies Act, 2013 read with the Rules framed thereunder, Regulation 23 and other applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR"), including any statutory modification(s) or re-enactment(s) thereof for the time being in force, and pursuant to the approval and recommendation of the Audit Committee and Board of Directors of the Company, consent of the Members of the Company be and is hereby accorded for entering into and/or continuing the Related Party Transaction(s) and/or Material Related Party Transaction(s) with related parties of the Company including subsidiaries, LLPs, Directors, relatives of Directors and other related parties, as more particularly detailed in the Explanatory Statement annexed hereto, during the financial year 2026-27, in the ordinary course of business and/or on an arm's length basis."

RESOLVED FURTHER THAT the Board of Directors of the Company (hereinafter referred to as the "Board", which term shall be deemed to include any Committee thereof and/or any person(s) authorized by the Board) be and is hereby authorized to finalize, vary, amend, renew and/or revise the terms and conditions of the aforesaid Related Party Transaction(s), from time to time, within the overall limits approved by the Members and to do all such acts, deeds, matters and things as may be necessary, proper or expedient for the purpose of giving effect to this Resolution.

RESOLVED FURTHER THAT all related parties shall abstain from voting on this Resolution, whether the entity is a related party to the particular transaction or not, in accordance with Regulation 23 of the SEBI LODR and applicable provisions of the Companies Act, 2013.

RESOLVED FURTHER THAT all acts, deeds, matters and things done, executed or initiated by the Board in connection with or pursuant to the matters referred to or contemplated in the foregoing resolution(s) be and are hereby ratified, confirmed and approved in all respects."

ITEM NO. 2

TO APPROVE THE REMUNERATION OF MR. BHUSHAN NEMLEKAR (DIN: 00043824), CHIEF FINANCIAL OFFICER & WHOLE-TIME DIRECTOR OF THE COMPANY

To consider and if thought fit, to pass, with or without modification(s), the following resolution as a Special Resolution:

"**RESOLVED THAT** pursuant to the provisions of Sections 196, 197, 198, read with Schedule V and other applicable provisions of the Companies Act, 2013 (including statutory amendments or re-enactments thereof for the time being in force), the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, and such other rules, laws, regulations, guidelines or notifications as may be applicable and as per the Articles of Association of the Company, upon the recommendation of the Nomination and Remuneration Committee and with the approval of the Audit Committee, and in furtherance of the resolution passed by the Board of Directors at its meeting held on 09th February, 2026 and subject to such other approvals as may be necessary, the approval of the Members be and is hereby accorded for the remuneration payable to Mr. Bhushan Nemlekar (DIN: 00043824), Chief Financial Officer & Whole-time Director of the Company, to Rs. 3,00,00,000/- (Rupees Three Crores Only) per annum, with effect from 1st April, 2026 up to 25th May, 2028, being the remaining period of his existing tenure of Re-appointment."

RESOLVED FURTHER THAT all other terms and conditions of the appointment, as approved by the members vide Postal ballot by e-voting and not specifically modified by this resolution, shall remain unchanged and continue to be in full force and effect.

FURTHER RESOLVED THAT in the event the Company does not have profits or the profit of the Company is inadequate in any financial year during his tenure as referred above, the amount of Salary referred above shall be paid as minimum remuneration in terms of Section II of Part II of Schedule V to the Companies Act, 2013.

RESOLVED FURTHER THAT the Board of Directors of the Company (including any Committee thereof) be and is hereby authorised to do all such acts, deeds, matters and things and to execute all such documents, instruments and writings as may be considered necessary, desirable or expedient for the purpose of giving effect to this Resolution."

ITEM NO. 3

TO APPROVE THE REMUNERATION OF MR. MITARAM JANGID (DIN: 00043757), MANAGING DIRECTOR OF THE COMPANY:

To consider and if thought fit, to pass, with or without modification(s), the following resolution as a Special Resolution:

"**RESOLVED THAT** pursuant to the provisions of Sections 196, 197, 198, read with Schedule V and other applicable provisions of the Companies Act, 2013 (including statutory amendments or re-enactments thereof for the time being in force), the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, and such other rules, laws, regulations, guidelines or notifications as may be applicable and as per the Articles of Association of the Company, upon the recommendation of the Nomination and Remuneration Committee and with the approval of the Audit Committee, and in furtherance of the resolution passed by the Board of Directors at its meeting held 09th February, 2026 and subject to such other approvals as may be necessary, the approval of the Members be and is hereby accorded for the remuneration payable to Mr. Mitaram Jangid (DIN: 00043757), Managing Director of the Company, to Rs. 3,50,00,000/- (Rupees Three Crores Fifty Lakhs Only) per annum, with effect from 1st April, 2026 up to 25th May, 2028, being the remaining period of his existing tenure of Re-appointment."

RESOLVED FURTHER THAT all other terms and conditions of the appointment, as approved by the members vide Postal ballot by e-voting and not specifically modified by this resolution, shall remain unchanged and continue to be in full force and effect.

FURTHER RESOLVED THAT in the event the Company does not have profits or the profit of the Company is inadequate in any financial year during his tenure as referred above, the amount of Salary referred above shall be paid as minimum remuneration in terms of Section II of Part II of Schedule V to the Companies Act, 2013.

RESOLVED FURTHER THAT the Board of Directors of the Company (including any Committee thereof) be and is hereby authorised to do all such acts, deeds, matters and things and to execute all such documents, instruments and writings as may be considered necessary, desirable or expedient for the purpose of giving effect to this Resolution."

Place: Mumbai **Date: 28th May, 2026**	**For Sumit Woods Limited** **Sd/-** **Ms. Rekha Bagda** **Company Secretary & Compliance Officer**

Notes:

1. The Explanatory Statement pursuant to Section 102 of the Companies Act, 2013 read together with Rules made thereunder setting out material facts is annexed hereto.

2. The Board of Directors has appointed Mr. Vijay Yadav, Partner, M/s. AVS & Associates., Practicing Company Secretary as a Scrutinizer for conducting Postal Ballot process in a fair and transparent manner.

3. The Postal Ballot Notice is being sent to all the Members, whose names appear on the Register of Members/List of beneficial owners as received from National Securities Depository Limited (“NSDL”) / Central Depository Services (India) Limited (“CDSL”) as **on Friday, 24th July, 2026, the cut-off date.**

4. In line with the MCA Circulars, the Postal Ballot Notice is being sent only by electronic mode to those members whose e-mail addresses are registered with the Company, Registrar and Transfer Agent or Depositories and the communication of assent/ dissent of the Members will only take place through the E-voting system. In compliance with the requirements of the MCA Circulars, hard copy of Postal Ballot Notice along with Postal Ballot Forms and pre-paid business envelope will not be sent to the Members for this Postal Ballot. Necessary Explanatory Statement is attached with the Notice. You are advised to record your assent or dissent by means of E-Voting system only, provided by the Company.

5. Members may please note that the Postal Ballot Notice will also be available on the Company’s website at www.sumitwoods.com and on the website of NSDL www.evoting.nsdl.com. Also, members may please note that the Postal Ballot Notice will also be uploaded on the NSE-NEAPS Portal.

6. The Members whose email ids are not registered with the Company or Depository Participant(s) as on the Cut-off Date are requested to register their e-mail Ids by sending an e-mail citing subject line as “Sumit Woods Limited-Postal Ballot -Registration of e-mail addresses” to Registrar and Transfer Agent of the Company, i.e., Bigshare Services Private Limited at rajeshm@bigshareonline.com or to the Company at cs@sumitwoods.com with name of registered shareholder(s), folio number(s)/DP Id/Client Id and No. of equity shares held, from the email address they wish to register to enable them to exercise their vote on special business as set out in the Postal Ballot Notice through remote e-voting facility provided by NSDL.

7. In terms of Sections of Section 108, 110 and other applicable provisions of the Companies Act, 2013, read together with the Companies (Management and Administration) Rules, 2014, and in compliance with Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (LODR) (hereinafter referred to as the “Listing Regulations‟) as amended from time to time, the Company is pleased to provide e-voting facility for its Members to enable them to cast their votes on the resolutions electronically. The Company has appointed NSDL for facilitating e-voting to enable the members to cast their votes electronically (hereinafter referred to as the “Remote e-voting”).

8. The e-voting period commences on **Saturday, 01st August, 2026 at 9:00 A.M. and ends on Sunday, 30th August, 2026 at 5:00 P.M.** The remote e-voting module shall be disabled for voting thereafter. During this period, the members of the Company holding shares in physical form or in dematerialized form, as on the cut-off date, being Friday, March 27, 2026, may cast their vote by electronic means in the manner and process set out hereinabove. Once the vote on a resolution(s) is cast by the member, the member shall not be allowed to change it subsequently.

9. The Voting rights shall be reckoned on the paid-up value of shares registered in the name of the Member as on Friday, July 24, 2026. Members can vote for their entire voting rights as per their discretion.

10. In case of any query pertaining to e-voting, or any grievances or queries of the members of the Company connected with the electronic voting can be addressed to the Company's Registrar & Share Transfer Agents, Bigshare Services Private Limited at jibu@bigshareonline.com (e-mail) or may write to the Company Secretary of the company at cs@sumitwoods.com.

11. The Scrutinizer will submit the results to the Chairman of the Company or any authorised person of the Company after completion of the scrutiny of the e-voting, and the results of the voting by Postal Ballot will be announced on or before **Tuesday, 01st September, 2026.**

12. The result of the Postal Ballot along with the Scrutinizer's Report will also be displayed on the Company's website www.sumitwoods.com and shall be communicated to the Stock Exchanges where the Company's shares are listed. The result of the Postal Ballot will also be displayed at the Registered Office of the Company.

13. Resolution passed by the members through Postal Ballot are deemed to have been passed as if the same have been passed at a general meeting of the members convened in that behalf. The resolution, if approved by the requisite majority of members by means of Postal Ballot, shall be deemed to have been passed on the last date of voting, i.e. **Sunday, 30th August, 2026**.

14. A Member cannot exercise his / her / its vote by proxy on Postal Ballot / E- Voting

15. The instructions and other information relating to e-voting are as under:

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 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	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

demat mode with NSDL.	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. 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. 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. 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. 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.

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 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 user 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 on NSDL e-Voting system.

How to cast your vote electronically 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.

2. Select "EVEN" of company for which you wish to cast your vote during the remote e-Voting period.

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.

General Guidelines for shareholders

1. Institutional 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. with attested specimen signature of the duly authorized signatory(ies) who are authorized to vote, to the Scrutinizer by e-mail to vijay.yadav@avsassociates.co.in 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.

2. 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.

3. 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 Mr. Sagar S. Gudhate, Senior Manager 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 cs@sumitwoods.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 cs@sumitwoods.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 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

EXPLANATORY STATEMENT PURSUANT TO SECTION 102(1) OF THE COMPANIES ACT, 2013 (“The Act”)

ITEM NO. 01: TO CONSIDER AND APPROVE MATERIAL RELATED PARTY TRANSACTIONS UNDER SECTION 188 OF THE COMPANIES ACT, 2013 AND REGULATION 23 OF THE SEBI(LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015.

Pursuant to Regulation 23 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”), read with the applicable provisions of the Companies Act, 2013 (“the Act”), the rules made thereunder and the Company’s Policy on Related Party Transactions, approval of the Members by way of an Ordinary Resolution is required for material related party transactions proposed to be entered into by the Company.

Further, in terms of Regulation 23 of the SEBI Listing Regulations, all material related party transactions require prior approval of the shareholders of the Company by way of an Ordinary Resolution, irrespective of whether such transactions are entered into in the ordinary course of business and/or on an arm’s length basis.

Further in terms of Regulation 23 of the SEBI Listing Regulations and the aforesaid Policy, a transaction with a related party shall be considered 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 SEBI Listing Regulations. Further as per Schedule XII of SEBI Listing Regulations, where the annual consolidated turnover of the Company is up to Rs. 20,000 Crore, a related party transaction is considered material if the transaction(s) to be entered into individually or taken together with previous transactions during a financial year exceeds 10% (ten percent) of the annual consolidated turnover of the Company as per its last audited financial statements. Considering that the annual consolidated turnover of the Company as on March 31, 2026 was Rs. 94.88 Crore (Rupees Ninety Four Crores Eighty Eight Lakhs Only), the materiality threshold for seeking shareholders’ approval for related party transactions of the Company is Rs.9.48 crore (Rupees Nine Crores Forty Eight Lakhs Only) (“**Materiality Threshold**”). The said limit is applicable even if the transactions are in the ordinary course of business and at an arm’s length basis.

In the ordinary course of business and to meet business requirements, the Company proposes to enter into certain transactions with related parties during the financial year 2026–27. These transactions may include purchase and sale of goods/material, availing or rendering of services, reimbursement of expenses, loans/inter-corporate deposits, transfer of resources, obligations or other transactions of similar nature, in the ordinary course of business and on arm’s length basis, wherever applicable.

The estimated aggregate value of such transactions with single related parties, as more particularly set out in the Explanatory statement, is expected to be up to Rs. **1000 Crores (Rupees One Thousand Crores Only)** during the financial year 2026–27. Since the aggregate value is likely to exceed the materiality threshold prescribed under Regulation 23 of the SEBI Listing Regulations, prior approval of the Members is being sought by way of Ordinary Resolution through Postal Ballot.

The Audit Committee and the Board of Directors of the Company have reviewed the proposed transactions and are of the opinion that these transactions are in the ordinary course of business of the Company and on arm’s length basis and are in the best interests of the Company and its shareholders.

Accordingly, the Board recommends the Ordinary Resolution set out at Item No. 1 of the Notice for approval of the Members.

Mr. Mitaram Jangid, Managing Director and Mr. Bhushan Nemlekar, Whole Time Director and Mrs. Kavita Nemlekar and their relatives are deemed to be concerned/ interested in the above transaction, save and except the above, none of the other Directors, Key Managerial Personnel and/ or their relatives, is/ are interested or concerned, financially or otherwise in this resolution.

The members may further note that the RPT Industry Standards, effective from September 01, 2025, along with disclosures required under SEBI Circular and the provisions of the Act are enclosed as **"Annexure-1"** to this Notice.

“Annexure-1”

1)Sumit Abode Private Limited

A1) Basic details of the related party

No.	Particulars of the information	Information provided by the management
1	Name of the related party	SUMIT ABODE PRIVATE LIMITED
2	Country of incorporation of the related party	INDIA
3	Nature of business of the related party	REAL ESTATE

A2) Relationship and ownership of the related party

No.	Particulars of the information	Information provided by the management
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: a) **Shareholding** of the listed entity/ subsidiary (in case of transaction involving the subsidiary), whether direct or indirect, in the related party. b) 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). c) Shareholding of the related party, whether direct or indirect, in the listed entity/ subsidiary (in case of transaction involving the subsidiary).	1)a) 64% b) NA c)Nil

A3) Details of previous transactions with the related party

No.		Particulars of the information	Information provided by the management
1.		Total amount of all the transactions undertaken by the listed entity or subsidiary with the related party during the last financial year.	

No.	Nature of Transactions	*FY 2025-2026 (INR)*
1	Interest received	661000
2	Sale of Goods	71000
	Acquisition of Shares	249696000
3	Purchase of Goods	948000
4	Project Advance	1544000

No.		Particulars of the information	Information provided by the management
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.	252920000
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.	NA

A4) Amount of the proposed transaction(s)

No.		Particulars of the information	Information provided by the management
1.		Amount of the proposed transactions being placed for approval in the meeting of the Audit Committee/ shareholders.	Rs.1000 Crores (excluding 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	*1054%*

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.	*380344.12%*
6.		Financial performance of the related party for the immediately preceding financial year:	

No.	Particulars	*FY 2025-2026 (INR)*	
1	Turnover	26,29,198	
2	Profit After Tax	-2,81,006	
3	Net worth	-38,06,510	

A5) Basic details of the proposed transaction

No.	Particulars of the information	Information provided by the management									
1.	Specific type of the proposed transaction (e.g. sale of goods/services, purchase of goods/services, giving loan, borrowing etc.)	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
2.	Details of each type of the proposed transaction	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
3.	Tenure of the proposed transaction (tenure in number of years or months to be specified)	1 year	1 year	1 year	1 year	1 year	1 Year	1 year	1 year	1 year	1 year
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.	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores
6.	Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	The proposed Related Party Transactions are undertaken to facilitate the Company's business operations and real estate development activities. Such transactions enable the Company to leverage the operational expertise, resources, infrastructure, and business synergies available within the group. The arrangements are expected to result in efficient utilization of resources, cost optimization, timely execution of projects, and enhanced operational effectiveness. The transactions are in the ordinary course of business, are proposed to be carried out on an arm's length basis, and are in the best interests of the Company and its stakeholders. The funds may also be utilized for general corporate purposes and other business-related expenses									
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.	1)Mitaram Jangid 2) Bhushan Nemlekar are interested in all the above transactions									
	a. Name of the director / KMP	1)Mitaram Jangid 2) Bhushan nemlekar 3) Mr.Dharmendra Roliya 4)Mr. Subodh Nemlekar									
	b. Shareholding of the director / KMP, whether direct or indirect, in the related party	Mr. Dharmendra Roliya - 18%									
8.	A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
9.	Other information relevant for decision making.	Nil	Nil	Nil	Nil	Nil	NA	Nil	Nil	Nil	Nil

B-1) Disclosure only in case of transactions relating to sale, purchase or supply of goods or services or any other similar business transaction and trade advances (Along with A1 to A5)

No.	Particulars of the information		Information provided by the management
1.	Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services.		As per quotation
2.	Basis of determination of price.		All transactions with the related parties are

			undertaken on an arm's length basis. The value of the related party transactions is determined with reference to prevailing market prices of the relevant goods, materials, or services, wherever available.
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		Nil
	b. Tenure		Nil
	c. Whether same is self-liquidating?		Nil

B-2) 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to give loan, inter- corporate deposit or advance, specify the following:	
	a. Nature of indebtedness	Nil
	b. Total cost of borrowing	Nil
	c. Tenure	Nil
	d. Other details	Nil
3.	Rate of interest at which the listed entity or its subsidiary is borrowing from its bankers/ other lenders.	12%
4.	Proposed interest rate to be charged by listed entity or its subsidiary from the related party.	12%
5.	Maturity / due date	3 years
6.	Repayment schedule & terms	As per agreement/ contract/ MOU
7.	Whether secured or unsecured?	unsecured
8.	If secured, the nature of security & security coverage ratio	NA
9.	The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction.	Business expansion

B-3) Disclosure only in case of transactions relating to investment made by the listed entity or its subsidiary (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to make investment, specify the following:	
	a. Nature of indebtedness	Nil
	b. Total cost of borrowing	Nil
	c. Tenure	Nil
	d. Other details	Nil
3.	Purpose for which funds shall be utilized by the investee company.	Business purpose
4.	Material terms of the proposed transaction	As per MOU

B-4) 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	(a) Rationale for giving guarantee, surety, indemnity or comfort letter	To facilitate the availing of banking and financial facilities necessary for meeting the operational and business requirements.
	(b) Whether it will create a legally binding obligation on listed entity?	*Yes*

2.	Material covenants of the proposed transaction including: (i) commission, if any to be received by the listed entity or its subsidiary; (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.	As per guarantee, surety, indemnity or comfort letter
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.	100 cr

B-5) Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with A1 to A5)

Particulars of the information	**Information provided by the management**
Material covenants of the proposed transaction	As per Loan document/agreement
Interest rate (*in terms of numerical value or base rate and applicable spread*)	12%
Cost of borrowing	Nil
Maturity / due date	3 years
Repayment schedule & terms	As per Loan document/agreement
Whether secured or unsecured	Unsecured
If secured, the nature of security & security coverage ratio	NA
The purpose for which the funds will be utilized by the listed entity / subsidiary	Business expansion

C1) 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) along with details of A1 to A5 and B2 for Audit Committee Approval

No.	**Particulars of the information**	**Information provided by the management**
1	Latest credit rating of the related party	No credit rating available for the related party
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.	No Default

C2) Disclosure only in case of transactions relating to any investment made by the listed entity or its subsidiary (Along with details of A1 to A5 and B3 for Audit Committee Approval)

No.	**Particulars of the information**	**Information provided by the management**
1	Latest credit rating of the related party b. This shall be applicable in case of investment in debt securities.	No credit rating available for the related party
2	Whether any regulatory approval is required. If yes, whether the same has been obtained.	Not Applicable

C3) 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 (Along with details of A1 to A5 and B4 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
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	NIL
2	Details of solvency status and going concern status of the related party during the last three financial years.	Solvent
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.	100 crores
4	Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person.	No default
	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;	NO
b)	Whether the related party has been declared a "wilful defaulter" by any of its bankers and whether such status is currently subsisting;	NO
c)	Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation;	NO
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.	NO

C4. Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with details of A1 to A5 and B5 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Debt to Equity Ratio of the listed entity or its subsidiary based on last audited financial statements a. Before transaction b. After transaction	a)0.53 times b) As per amount of transaction to be taken place
2	Debt Service Coverage Ratio of the listed entity or its subsidiary based on last audited financial statements: a. Before transaction b. After transaction.	a)0.67 times b) As per amount of transaction to be taken place

2)Sumit Star Land Developers LLP

A1) Basic details of the related party

No.	**Particulars of the information**	**Information provided by the management**
1	Name of the related party	SUMIT STAR LAND DEVELOPERS LLP
2	Country of incorporation of the related party	INDIA
3	Nature of business of the related party	REAL ESTATE

A2) Relationship and ownership of the related party

No.	**Particulars of the information**	**Information provided by the management**
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:	1)a) 25%
	a) Shareholding of the listed entity/ subsidiary (in case of transaction involving the subsidiary), whether direct or indirect, in the related party.	b) NA
	b) 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).	c) Nil
	c) Shareholding of the related party, whether direct or indirect, in the listed entity/ subsidiary (in case of transaction involving the subsidiary).	

A3) Details of previous transactions with the related party

No.	**Particulars of the information**	**Information provided by the management**
1.	Total amount of all the transactions undertaken by the listed entity or subsidiary with the related party during the last financial year.	

No.	**Nature of Transactions**	***FY 2025-2026 (INR)***
1	Sale of Goods	53,16,000

No.	Particulars of the information	Information provided by the management
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.	27,00,000
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.	NA

A4) Amount of the proposed transaction(s)

No.	**Particulars of the information**	**Information provided by the management**
1.	Amount of the proposed transactions being placed for approval in the meeting of the Audit Committee/ shareholders.	Rs.1000 Crores
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	*1054%*
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)	*NA*
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.	*2732240437.11%*
6.	Financial performance of the related party for the immediately preceding financial year:	

No.	Particulars	*FY 2025-2026 (INR)*
1	Turnover	366
2	Profit After Tax	-4,02,927
3	Net worth	27,34,55,309

A5) Basic details of the proposed transaction

No.	Particulars of the information	Information provided by the management									
1.	Specific type of the proposed transaction (e.g. sale of goods/services, purchase of goods/services, giving loan, borrowing etc.)	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Borrowings	Investment	Guarantee	Project advances	Securities sale	Securities purchase
2.	Details of each type of the proposed transaction	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Borrowings	Investment	Guarantee	Project advances	Securities sale	Securities purchase
3.	Tenure of the proposed transaction (tenure in number of years or months to be specified)	1 year	1 year	1 year	1 year	1 Year	1 year	1 year	1 year	1 year	1 year
4.	Whether omnibus approval is being sought?	*Yes*	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	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.	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores
6.	Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	The proposed Related Party Transactions are undertaken to facilitate the Company's business operations and real estate development activities. Such transactions enable the Company to leverage the operational expertise, resources, infrastructure, and business synergies available within the group. The arrangements are expected to result in efficient utilization of resources, cost optimization, timely execution of projects, and enhanced operational effectiveness. The transactions are in the ordinary course of business, are proposed to be carried out on an arm's length basis, and are in the best interests of the Company and its stakeholders. The funds may also be utilized for general corporate purposes and other business-related expenses									
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.	1) Bhushan nemlekar - Designated Partner									
	a. Name of the director / KMP	1. Bhushan nemlekar 2.Sanjay Patel									
	b. Shareholding of the director / KMP, whether direct or indirect, in the related party	Bhushan nemlekar - 25% ; Sanjay Patel - 22%									
8.	A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
9.	Other information relevant for decision making.	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

B-1: Disclosure only in case of transactions relating to sale, purchase or supply of goods or services or any other similar business transaction and trade advances (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services.	As per quotation
2.	Basis of determination of price.	All transactions with the related parties are undertaken on an arm's length basis. The value of the related party transactions is determined with reference to prevailing market prices of the relevant goods, materials, or services, wherever available.
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	Nil
	b. Tenure	Nil
	c. Whether same is self-liquidating?	Nil

B-2: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to give loan, inter- corporate deposit or advance, specify the following:	
	a. Nature of indebtedness	nil
	b. Total cost of borrowing	nil
	c. Tenure	nil
	d. Other details	nil
3.	Rate of interest at which the listed entity or its subsidiary is borrowing from its bankers/ other lenders.	12%
4.	Proposed interest rate to be charged by listed entity or its subsidiary from the related party.	12%
5.	Maturity / due date	3 years
6.	Repayment schedule & terms	As per agreement/ contract/ MOU
7.	Whether secured or unsecured?	unsecured
8.	If secured, the nature of security & security coverage ratio	NA
9.	The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction.	Business expansion

B-3: Disclosure only in case of transactions relating to investment made by the listed entity or its subsidiary (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to make investment, specify the following:	
	a. Nature of indebtedness	Nil
	b. Total cost of borrowing	Nil
	c. Tenure	Nil
	d. Other details	Nil
3.	Purpose for which funds shall be utilized by the investee company.	Business purpose
4.	Material terms of the proposed transaction	As per MOU

B-4: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	(a) Rationale for giving guarantee, surety, indemnity or comfort letter	To facilitate the availing of banking and financial facilities necessary for meeting the operational and business requirements.
	(b) Whether it will create a legally binding obligation on listed entity?	*Yes*
2.	Material covenants of the proposed transaction including: (i) commission, if any to be received by the listed entity or its subsidiary; (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.	As per guarantee, surety, indemnity or comfort letter
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	100 cr

	specified.	

B-5: Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Material covenants of the proposed transaction	As per Loan document/agreement
2.	Interest rate (*in terms of numerical value or base rate and applicable spread*)	12%
3.	Cost of borrowing	Nil
4.	Maturity / due date	3 years
5.	Repayment schedule & terms	As per Loan document/agreement
6.	Whether secured or unsecured	Unsecured
7.	If secured, the nature of security & security coverage ratio	NA
8.	The purpose for which the funds will be utilized by the listed entity / subsidiary	Business expansion

C1) 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) along with details of A1 to A5 and B2 for Audit Committee Approval

No.	Particulars of the information	Information provided by the management
1	Latest credit rating of the related party	No credit rating available for the related party
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.	No Default

C2) Disclosure only in case of transactions relating to any investment made by the listed entity or its subsidiary (Along with details of A1 to A5 and B3 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Latest credit rating of the related party b. This shall be applicable in case of investment in debt securities.	Not Applicable
2	Whether any regulatory approval is required. If yes, whether the same has been obtained.	Not Applicable

C3) 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 (Along with details of A1 to A5 and B4 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management

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	NIL
2	Details of solvency status and going concern status of the related party during the last three financial years.	Solvent
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.	100 crores
4	Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person.	No default
	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;	NO
b)	Whether the related party has been declared a “wilful defaulter” by any of its bankers and whether such status is currently subsisting;	NO
c)	Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation;	NO
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.	NO

C4. Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with details of A1 to A5 and B5 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Debt to Equity Ratio of the listed entity or its subsidiary based on last audited financial statements a. Before transaction b. After transaction	a)0.53 times b) As per amount of transaction to be taken place
2	Debt Service Coverage Ratio of the listed entity or its subsidiary based on last audited financial statements: a. Before transaction b. After transaction.	a)0.67 times b) As per amount of transaction to be taken place

3)Sumit Pragati Ventures LLP

A1) Basic details of the related party		
No.	**Particulars of the information**	**Information provided by the management**
1	Name of the related party	SUMIT PRAGATI VENTURES LLP
2	Country of incorporation of the related party	INDIA
3	Nature of business of the related party	REAL ESTATE

A2) Relationship and ownership of the related party		
No.	**Particulars of the information**	**Information provided by the management**
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:	1)a) 98% b) NA c) Nil
	a) Shareholding of the listed entity/ subsidiary (in case of transaction involving the subsidiary), whether direct or indirect, in the related party.	
	b) 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).	
	c) Shareholding of the related party, whether direct or indirect, in the listed entity/ subsidiary (in case of transaction involving the subsidiary).	

<table>
<tr><th colspan="3">A3) Details of previous transactions with the related party</th></tr>
<tr><th>No.</th><th>Particulars of the information</th><th>Information provided by the management</th></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.
<table>
<tr><th>No.</th><th>Nature of Transactions</th><th>FY 2025-2026 (INR)</th></tr>
<tr><td>2</td><td>Sale of Goods
Interest Received
Loan Given
Loan received back
Sale of Goods from Mitasu Developers Pvt. ltd</td><td>26,000
24,32,967
7,53,49,967
4,89,65,000
12,95,825</td></tr>
</table>
</td><td></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>Rs.12,80,43,759</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>NA</td></tr>
</table>

A4) Amount of the proposed transaction(s)		
No.	**Particulars of the information**	**Information provided by the management**
1.	Amount of the proposed transactions being placed for approval in the meeting of the Audit Committee/ shareholders.	1000 Crores
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	*1054%*
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)	*NA*

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.	*4364068%*
6.	Financial performance of the related party for the immediately preceding financial year:	

No.	Particulars	*FY 2025-2026 (INR)*
1	Turnover	229144
2	Profit After Tax	-1024327
3	Net worth	41336613

A5) Basic details of the proposed transaction

No.	Particulars of the information	Information provided by the management									
1.	Specific type of the proposed transaction (e.g. sale of goods/services, purchase of goods/services, giving loan, borrowing etc.)	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
2.	Details of each type of the proposed transaction	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
3.	Tenure of the proposed transaction (tenure in number of years or months to be specified)	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year
4.	Whether omnibus approval is being sought?	*Yes*	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	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.	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores
6.	Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	The proposed Related Party Transactions are undertaken to facilitate the Company's business operations and real estate development activities. Such transactions enable the Company to leverage the operational expertise, resources, infrastructure, and business synergies available within the group. The arrangements are expected to result in efficient utilization of resources, cost optimization, timely execution of projects, and enhanced operational effectiveness. The transactions are in the ordinary course of business, are proposed to be carried out on an arm's length basis, and are in the best interests of the Company and its stakeholders. The funds may also be utilized for general corporate purposes and other business-related expenses.									
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.	1) Mr. Mitaram Jangid and Mr. Bhushan Nemlekar are Promoters of the Company and are associated with Sumit Pragati Shelters LLP in the capacity of Designated Partners.									
	a. Name of the director / KMP	1)Mitaram Jangid 2) Bhushan nemlekar 3) Ms. Amruta Jangid									
	b. Shareholding of the director / KMP, whether direct or indirect, in the related party	1)Bhushan nemlekar - 1% 2) Ms. Amruta Jangid - 1%									
8.	A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee.	NA									
9.	Other information relevant for decision making.	Nil									

B-1: Disclosure only in case of transactions relating to sale, purchase or supply of goods or services or any other similar business transaction and trade advances (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services.	As per quotation
2.	Basis of determination of price.	All transactions with the related parties are undertaken on an arm's length basis. The value of the related party

		transactions is determined with reference to prevailing market prices of the relevant goods, materials, or services, wherever available.
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	Nil
	b. Tenure	Nil
	c. Whether same is self-liquidating?	Nil

B-2: 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 (Along with A1 to A5)

No.	**Particulars of the information**	**Information provided by the management**
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to give loan, inter- corporate deposit or advance, specify the following:	
	a. Nature of indebtedness	nil
	b. Total cost of borrowing	nil
	c. Tenure	nil
	d. Other details	nil
3.	Rate of interest at which the listed entity or its subsidiary is borrowing from its bankers/ other lenders.	12%
4.	Proposed interest rate to be charged by listed entity or its subsidiary from the related party.	12%
5.	Maturity / due date	3 years
6.	Repayment schedule & terms	As per agreement/ contract/ MOU
7.	Whether secured or unsecured?	unsecured
8.	If secured, the nature of security & security coverage ratio	NA
9.	The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction.	Business expansion

B-3: Disclosure only in case of transactions relating to investment made by the listed entity or its subsidiary (Along with A1 to A5)

No.	**Particulars of the information**	**Information provided by the management**
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to make investment, specify the following:	
	a. Nature of indebtedness	Nil
	b. Total cost of borrowing	Nil
	c. Tenure	Nil
	d. Other details	Nil
3.	Purpose for which funds shall be utilized by the investee company.	Business purpose
4.	Material terms of the proposed transaction	As per MOU

B-4:

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 (Along with A1 to A5)

No.	**Particulars of the information**	**Information provided by the management**
1.	(a) Rationale for giving guarantee, surety, indemnity or comfort letter	To facilitate the availing of banking and financial facilities necessary for meeting the operational and business requirements.
	(b) Whether it will create a legally binding obligation on listed entity?	*Yes*

2.	Material covenants of the proposed transaction including: (i) commission, if any to be received by the listed entity or its subsidiary; (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.	As per guarantee, surety, indemnity or comfort letter
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.	100 Cr.

B-5: Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Material covenants of the proposed transaction	As per Loan document/agreement
2.	Interest rate (*in terms of numerical value or base rate and applicable spread*)	12%
3.	Cost of borrowing	Nil
4.	Maturity / due date	3 years
5.	Repayment schedule & terms	As per Loan document/agreement
6.	Whether secured or unsecured	Unsecured
7.	If secured, the nature of security & security coverage ratio	NA
8.	The purpose for which the funds will be utilized by the listed entity / subsidiary	Business expansion

C1. 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) along with details of A1 to A5 and B2 for Audit Committee Approval

No.	Particulars of the information	Information provided by the management
1	Latest credit rating of the related party	Not Applicable
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.	No Default

C2. Disclosure only in case of transactions relating to any investment made by the listed entity or its subsidiary (Along with details of A1 to A5 and B3 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Latest credit rating of the related party b. This shall be applicable in case of investment in debt securities.	Not Applicable
2	Whether any regulatory approval is required. If yes, whether the same has been obtained.	Not Applicable

C3. 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 (Along with details of A1 to A5 and B4 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
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	NIL
2	Details of solvency status and going concern status of the related party during the last three financial years.	Solvent
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.	100 crores
4	Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person	No default
	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;	NO
b)	Whether the related party has been declared a "wilful defaulter" by any of its bankers and whether such status is currently subsisting;	NO
c)	Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation;	NO
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	NO

C4. Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with details of A1 to A5 and B5 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Debt to Equity Ratio of the listed entity or its subsidiary based on last audited financial statements a. Before transaction b. After transaction	a)0.53 times b)As per amount of transaction to be taken place
2	Debt Service Coverage Ratio of the listed entity or its subsidiary based on last audited financial statements: a. Before transaction b. After transaction.	a)0.67 times b) As per amount of transaction to be taken place

4) **Sumit Matunga Builders Private Limited**

A1) Basic details of the related party

No.	Particulars of the information	Information provided by the management
1	Name of the related party	SUMIT MATUNGA BUILDERS PVT LTD
2	Country of incorporation of the related party	INDIA
3	Nature of business of the related party	REAL ESTATE

A2) Relationship and ownership of the related party

No.	Particulars of the information	Information provided by the management
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:	1)a) 80% b) NA c) Nil
	a) Shareholding of the listed entity/ subsidiary (in case of transaction involving the subsidiary), whether direct or indirect, in the related party.	
	b) 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).	
	c) Shareholding of the related party, whether direct or indirect, in the listed entity/ subsidiary (in case of transaction involving the subsidiary).	

A3) Details of previous transactions with the related party

No.	Particulars of the information	Information provided by the management
1.	Total amount of all the transactions undertaken by the listed entity or subsidiary with the related party during the last financial year.	
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.	Rs.16,94,96,963
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.	NA

No.	Nature of Transactions	*FY 2025-2026 (INR)*
2	Sale of Goods Loan Taken Loan Repaid Interest paid	10000 103990140 65470140 36683

A4) Amount of the proposed transaction(s)

No.	**Particulars of the information**	**Information provided by the management**
1.	Amount of the proposed transactions being placed for approval in the meeting of the Audit Committee/ shareholders.	Rs. 1000 Crores
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	*1054%*
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)	*NA*
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.	*138173.9%*
6.	Financial performance of the related party for the immediately preceding financial year:	

No.	Particulars	*FY 2025-2026 (INR)*
1	Turnover	7237256
2	Profit After Tax	-954202
3	Net worth	96967027

A5) Basic details of the proposed transaction

No.	**Particulars of the information**	**Information provided by the management**									
1.	Specific type of the proposed transaction (e.g. sale of goods/services, purchase of goods/services, giving loan, borrowing etc.)	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
2.	Details of each type of the proposed transaction	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
3.	Tenure of the proposed transaction (tenure in number of years or months to be specified)	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year
4.	Whether omnibus approval is being sought?	*Yes*	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	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.	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores
6.	Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	The proposed Related Party Transactions are undertaken to facilitate the Company's business operations and real estate development activities. Such transactions enable the Company to leverage the operational expertise, resources, infrastructure, and business synergies available within the group. The arrangements are expected to result in efficient utilization of resources, cost optimization, timely execution of projects, and enhanced operational effectiveness. The transactions are in the ordinary course of business, are proposed to be carried out on an arm's length basis, and are in the best interests of the Company and its stakeholders. The funds may also be utilized for general corporate purposes and other business-related expenses.									
	Details of the promoter(s)/ director(s) / key managerial personnel of the listed entity who have interest in the transaction, whether directly or indirectly.	Mitaram Jangid 2) Bhushan nemlekar									

7.	a. Name of the director / KMP	1)Mitaram Jangid 2) Bhushan nemlekar 3) Mr. Subodh Nemlekar 4) Mr. Ashish Hendre 5) Mr. Vineshkumar Singhal									
	b. Shareholding of the director / KMP, whether direct or indirect, in the related party	Mr. Ashish Hendre - 20%									
8.	A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
9.	Other information relevant for decision making.	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

B-1: Disclosure only in case of transactions relating to sale, purchase or supply of goods or services or any other similar business transaction and trade advances (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services.	As per quotation
2.	Basis of determination of price.	All transactions with the related parties are undertaken on an arm's length basis. The value of the related party transactions is determined with reference to prevailing market prices of the relevant goods, materials, or services, wherever available.
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	Nil
	b. Tenure	Nil
	c. Whether same is self-liquidating?	Nil

B-2: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to give loan, inter- corporate deposit or advance, specify the following:	
	a. Nature of indebtedness	nil
	b. Total cost of borrowing	nil
	c. Tenure	nil
	d. Other details	nil
3.	Rate of interest at which the listed entity or its subsidiary is borrowing from its bankers/ other lenders.	12%
4.	Proposed interest rate to be charged by listed entity or its subsidiary from the related party.	12%
5.	Maturity / due date	3 years
6.	Repayment schedule & terms	As per agreement/ contract/ MOU
7.	Whether secured or unsecured?	unsecured
8.	If secured, the nature of security & security coverage ratio	NA
9.	The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction.	Business expansion

B-3: Disclosure only in case of transactions relating to investment made by the listed entity or its subsidiary (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds

2.	Where any financial indebtedness is incurred to make investment, specify the following:	
	a. Nature of indebtedness	nil
	b. Total cost of borrowing	nil
	c. Tenure	nil
	d. Other details	nil
3.	Purpose for which funds shall be utilized by the investee company.	Business purpose
4.	Material terms of the proposed transaction	As per MOU

B-4: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	(a) Rationale for giving guarantee, surety, indemnity or comfort letter	To facilitate the availing of banking and financial facilities necessary for meeting the operational and business requirements.
	(b) Whether it will create a legally binding obligation on listed entity?	*Yes*
2.	Material covenants of the proposed transaction including: (i) commission, if any to be received by the listed entity or its subsidiary; (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.	As per guarantee, surety, indemnity or comfort letter
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.	100 cr

B-5: Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Material covenants of the proposed transaction	As per Loan document/agreement
2.	Interest rate (*in terms of numerical value or base rate and applicable spread*)	12%
3.	Cost of borrowing	Nil
4.	Maturity / due date	3 years
5.	Repayment schedule & terms	As per Loan document/agreement
6.	Whether secured or unsecured	Unsecured
7.	If secured, the nature of security & security coverage ratio	NA
8.	The purpose for which the funds will be utilized by the listed entity / subsidiary	Business expansion

C1) 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) along with details of A1 to A5 and B2 for Audit Committee Approval

No.	Particulars of the information	Information provided by the management
1	Latest credit rating of the related party	Not Applicable

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	No Default

C2) Disclosure only in case of transactions relating to any investment made by the listed entity or its subsidiary (Along with details of A1 to A5 and B3 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Latest credit rating of the related party b. This shall be applicable in case of investment in debt securities.	Not Applicable
2	Whether any regulatory approval is required. If yes, whether the same has been obtained.	Not Applicable

C3) 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 (Along with details of A1 to A5 and B4 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
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	NIL
2	Details of solvency status and going concern status of the related party during the last three financial years.	Solvent
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.	100 crores
4	Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person.	No default
	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;	NO
b)	Whether the related party has been declared a “wilful defaulter” by any of its bankers and whether such status is currently subsisting;	NO

c)	Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation;	NO

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.	NO

C4) Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with details of A1 to A5 and B5 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Debt to Equity Ratio of the listed entity or its subsidiary based on last audited financial statements a. Before transaction b. After transaction	a)0.53 times b) As per amount of transaction to be taken place
2	Debt Service Coverage Ratio of the listed entity or its subsidiary based on last audited financial statements: a. Before transaction b. After transaction.	a)0.67 times b) As per amount of transaction to be taken place

5) Sumit Hills Private Limited

A1) Basic details of the related party

No.	Particulars of the information	Information provided by the management
1	Name of the related party	SUMIT HILLS PVT LTD
2	Country of incorporation of the related party	INDIA
3	Nature of business of the related party	REAL ESTATE

A2) Relationship and ownership of the related party

No.	Particulars of the information	Information provided by the management
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:	1)a) 72.5% b) NA c) Nil
	a) Shareholding of the listed entity/ subsidiary (in case of transaction involving the subsidiary), whether direct or indirect, in the related party.	
	b) 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).	
	c) Shareholding of the related party, whether direct or indirect, in the listed entity/ subsidiary (in case of transaction involving the subsidiary).	

A3) Details of previous transactions with the related party

No.	Particulars of the information	Information provided by the management
1.	Total amount of all the transactions undertaken by the listed entity or subsidiary with the related party during the last financial year.	

No.	Nature of Transactions	*FY 2025-2026 (INR)*
1	Loan Given Loan received back	3,01,66,000 1,98,000
2	Interest received	1,23,37,863

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.	Rs.2,46,12,863
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.	NA

A4) Amount of the proposed transaction(s)

No.	**Particulars of the information**	**Information provided by the management**
1.	Amount of the proposed transactions being placed for approval in the meeting of the Audit Committee/ shareholders.	Rs. 1000 Crores
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	*1054%*
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)	*NA*
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%*
6.	Financial performance of the related party for the immediately preceding financial year:	

No.	Particulars	*FY 2025-2026 (INR)*
1	Turnover	0
2	Profit After Tax	-102027
3	Net worth	-430075

A5) Basic details of the proposed transaction

N o.	**Particulars of the information**	**Information provided by the management**									
1.	Specific type of the proposed transaction (e.g. sale of goods/services, purchase of goods/services, giving loan, borrowing etc.)	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
2.	Details of each type of the proposed transaction	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
3.	Tenure of the proposed transaction (tenure in number of years or months to be specified)	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year
4.	Whether omnibus approval is being sought?	*Yes*	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	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.	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores
6.	Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	The proposed Related Party Transactions are undertaken to facilitate the Company's business operations and real estate development activities. Such transactions enable the Company to leverage the operational expertise, resources, infrastructure, and business synergies available within the group. The arrangements are expected to result in efficient utilization of resources, cost optimization, timely execution of projects, and enhanced operational effectiveness. The transactions are in the ordinary course of business, are proposed to be carried out on an arm's length basis, and are in the best interests of the Company and its stakeholders. The funds may also be utilized for general corporate purposes and other business-related expenses									

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.	1) Mitaram Jangid 2) Bhushan nemlekar									
	a. Name of the director / KMP	1)Mitaram Jangid 2) Bhushan nemlekar 3) Mr. Rajesh Shah									
	b. Shareholding of the director / KMP, whether direct or indirect, in the related party	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
8.	A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
9.	Other information relevant for decision making.	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

B-1: Disclosure only in case of transactions relating to sale, purchase or supply of goods or services or any other similar business transaction and trade advances (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services.	As per quotation
2.	Basis of determination of price.	All transactions with the related parties are undertaken on an arm’s length basis. The value of the related party transactions is determined with reference to prevailing market prices of the relevant goods, materials, or services, wherever available.
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	Nil
	b. Tenure	Nil
	c. Whether same is self-liquidating?	Nil

B-2: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to give loan, inter- corporate deposit or advance, specify the following:	
	a. Nature of indebtedness	nil
	b. Total cost of borrowing	nil
	c. Tenure	nil
	d. Other details	nil
3.	Rate of interest at which the listed entity or its subsidiary is borrowing from its bankers/ other lenders	12%
4.	Proposed interest rate to be charged by listed entity or its subsidiary from the related party.	12%
5.	Maturity / due date	3 years
6.	Repayment schedule & terms	As per agreement/ contract/ MOU
7.	Whether secured or unsecured?	unsecured
8.	If secured, the nature of security & security coverage ratio	NA
9.	The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction.	Business expansion

B-3: Disclosure only in case of transactions relating to investment made by the listed entity or its subsidiary (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to make investment, specify the following:	
	a. Nature of indebtedness	nil
	b. Total cost of borrowing	nil
	c. Tenure	nil
	d. Other details	nil
3.	Purpose for which funds shall be utilized by the investee company.	Business purpose
4.	Material terms of the proposed transaction	As per MOU

B-4: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	(a) Rationale for giving guarantee, surety, indemnity or comfort letter	To facilitate the availing of banking and financial facilities necessary for meeting the operational and business requirements.
	(b) Whether it will create a legally binding obligation on listed entity?	*Yes*
2.	Material covenants of the proposed transaction including: (i) commission, if any to be received by the listed entity or its subsidiary; (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.	As per guarantee, surety, indemnity or comfort letter
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.	100 cr

B-5: Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Material covenants of the proposed transaction	As per Loan document/agreement
2.	Interest rate (*in terms of numerical value or base rate and applicable spread*)	12%
3.	Cost of borrowing	Nil
4.	Maturity / due date	3 years
5.	Repayment schedule & terms	As per Loan document/agreement
6.	Whether secured or unsecured	Unsecured
7.	If secured, the nature of security & security coverage ratio	NA
8.	The purpose for which the funds will be utilized by the listed entity / subsidiary	Business expansion

C1. 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) along with details of A1 to A5 and B2 for Audit Committee Approval

No.	Particulars of the information	Information provided by the management

1	Latest credit rating of the related party	Not Applicable
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.	No Default

C2. Disclosure only in case of transactions relating to any investment made by the listed entity or its subsidiary (Along with details of A1 to A5 and B3 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Latest credit rating of the related party b. This shall be applicable in case of investment in debt securties.	Not Applicable
2	Whether any regulatory approval is required. If yes, whether the same has been obtained.	Not Applicable

C3. 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 (Along with details of A1 to A5 and B4 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
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	NIL
2	Details of solvency status and going concern status of the related party during the last three financial years.	Solvent
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.	100 crores
4	Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person.	No default
	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;	NO
b)	Whether the related party has been declared a "wilful defaulter" by any of its bankers and whether such status is currently subsisting;	NO
c)	Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation;	NO

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	NO

C4. Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with details of A1 to A5 and B5 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Debt to Equity Ratio of the listed entity or its subsidiary based on last audited financial statements a. Before transaction b. After transaction	a)0.53 times b)As per amount of transaction to be taken place
2	Debt Service Coverage Ratio of the listed entity or its subsidiary based on last audited financial statements: a. Before transaction b. After transaction.	a)0.67 times b) As per amount of transaction to be taken place

6) Sumit Gajraj Builders LLP

A1) Basic details of the related party

No.	Particulars of the information	Information provided by the management
1	Name of the related party	SUMIT GAJRAJ BUILDERS LLP
2	Country of incorporation of the related party	INDIA
3	Nature of business of the related party	REAL ESTATE

A2) Relationship and ownership of the related party

No.	Particulars of the information	Information provided by the management
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: a) Shareholding of the listed entity/ subsidiary (in case of transaction involving the subsidiary), whether direct or indirect, in the related party. b) 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). c) Shareholding of the related party, whether direct or indirect, in the listed entity/ subsidiary (in case of transaction involving the subsidiary).	1)a) 78% b) NA c) Nil

A3) Details of previous transactions with the related party

No.	Particulars of the information	Information provided by the management
1.	Total amount of all the transactions undertaken by the listed entity or subsidiary with the related party during the last financial year.	
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.	NA

No.	Nature of Transactions	*FY 2025-2026 (INR)*
	No Transaction	

A4) Amount of the proposed transaction(s)

No.	**Particulars of the information**	**Information provided by the management**
1.	Amount of the proposed transactions being placed for approval in the meeting of the Audit Committee/ shareholders.	Rs.1000 Crores
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	*1054%*
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)	*NA*
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%*
6.	Financial performance of the related party for the immediately preceding financial year:	

No.	Particulars	*FY 2025-2026 (INR)*
1	Turnover	0
2	Profit After Tax	-448792
3	Net worth	25502409

A5) Basic details of the proposed transaction

N o.	**Particulars of the information**	**Information provided by the management**									
1.	Specific type of the proposed transaction (e.g. sale of goods/services, purchase of goods/services, giving loan, borrowing etc.)	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
2.	Details of each type of the proposed transaction	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
3.	Tenure of the proposed transaction (tenure in number of years or months to be specified)	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year
4.	Whether omnibus approval is being sought?	*Yes*	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	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.	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores
6.	Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	The proposed Related Party Transactions are undertaken to facilitate the Company's business operations and real estate development activities. Such transactions enable the Company to leverage the operational expertise, resources, infrastructure, and business synergies available within the group. The arrangements are expected to result in efficient utilization of resources, cost optimization, timely execution of projects, and enhanced operational effectiveness. The transactions are in the ordinary course of business, are proposed to be carried out on an arm's length basis, and are in the best interests of the Company and its stakeholders. The funds may also be utilized for general corporate purposes and other business-related expenses									
	Details of the promoter(s)/ director(s) / key managerial personnel of the listed entity who have interest in the transaction, whether directly or indirectly.	1) Bhushan nemlekar									

7.	a. Name of the director / KMP	1) Bhushan Nemlekar 2) Mr. Rajesh Shah 3) Mr. Kushal Shah									
	b. Shareholding of the director / KMP, whether direct or indirect, in the related party	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
8.	A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
9.	Other information relevant for decision making.	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

B-1: Disclosure only in case of transactions relating to sale, purchase or supply of goods or services or any other similar business transaction and trade advances (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services.	As per quotation
2.	Basis of determination of price.	All transactions with the related parties are undertaken on an arm's length basis. The value of the related party transactions is determined with reference to prevailing market prices of the relevant goods, materials, or services, wherever available.
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	Nil
	b. Tenure	Nil
	c. Whether same is self-liquidating?	Nil

B-2: 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 (Along with A1 to A5)

No.	**Particulars of the information**	**Information provided by the management**
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to give loan, inter- corporate deposit or advance, specify the following:	
	a. Nature of indebtedness	nil
	b. Total cost of borrowing	nil
	c. Tenure	nil
	d. Other details	nil
3.	Rate of interest at which the listed entity or its subsidiary is borrowing from its bankers/ other lenders.	12%
4.	Proposed interest rate to be charged by listed entity or its subsidiary from the related party.	12%
5.	Maturity / due date	3 years
6.	Repayment schedule & terms	As per agreement/ contract/ MOU
7.	Whether secured or unsecured?	unsecured
8.	If secured, the nature of security & security coverage ratio	NA
9.	The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction.	Business expansion

B-3: Disclosure only in case of transactions relating to investment made by the listed entity or its subsidiary (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management

1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to make investment, specify the following:	
	a. Nature of indebtedness	nil
	b. Total cost of borrowing	nil
	c. Tenure	nil
	d. Other details	nil
3.	Purpose for which funds shall be utilized by the investee company.	Business purpose
4.	Material terms of the proposed transaction	As per MOU

B-4: 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 (Along with A1 to A5)

No.	**Particulars of the information**	**Information provided by the management**
1.	(a) Rationale for giving guarantee, surety, indemnity or comfort letter	To facilitate the availing of banking and financial facilities necessary for meeting the operational and business requirements.
	(b) Whether it will create a legally binding obligation on listed entity?	*Yes*
2.	Material covenants of the proposed transaction including: (i) commission, if any to be received by the listed entity or its subsidiary; (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.	As per guarantee, surety, indemnity or comfort letter
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.	Rs.100 cr

B-5: Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with A1 to A5)

No.	**Particulars of the information**	**Information provided by the management**
1.	Material covenants of the proposed transaction	As per Loan document/agreement
2.	Interest rate (*in terms of numerical value or base rate and applicable spread*)	12%
3.	Cost of borrowing	Nil
4.	Maturity / due date	3 years
5.	Repayment schedule & terms	As per Loan document/agreement
6.	Whether secured or unsecured	Unsecured
7.	If secured, the nature of security & security coverage ratio	NA
8.	The purpose for which the funds will be utilized by the listed entity / subsidiary	Business expansion

C1. 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) along with details of A1 to A5 and B2 for Audit Committee Approval

No.	**Particulars of the information**	**Information provided by the management**
1	Latest credit rating of the related party	Not Applicable

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.	No Default

C2. Disclosure only in case of transactions relating to any investment made by the listed entity or its subsidiary (Along with details of A1 to A5 and B3 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Latest credit rating of the related party b. This shall be applicable in case of investment in debt securities.	Not Applicable
2	Whether any regulatory approval is required. If yes, whether the same has been obtained.	Not Applicable

C3. 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 (Along with details of A1 to A5 and B4 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
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	NIL
2	Details of solvency status and going concern status of the related party during the last three financial years.	Solvent
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.	Rs.100 crores
4	Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person.	No default
	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;	No
b)	Whether the related party has been declared a “wilful defaulter” by any of its bankers and whether such status is currently subsisting;	No
c)	Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation;	No

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.	No

C4) Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with details of A1 to A5 and B5 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Debt to Equity Ratio of the listed entity or its subsidiary based on last audited financial statements a. Before transaction b. After transaction	a)0.53 times b)As per amount of transaction to be taken place
2	Debt Service Coverage Ratio of the listed entity or its subsidiary based on last audited financial statements: a. Before transaction b. After transaction.	a)0.67 times b) As per amount of transaction to be taken place

7) Nakshatra Sumit Developers LLP

A1) Basic details of the related party

No.	Particulars of the information	Information provided by the management
1	Name of the related party	NAKSHATRA SUMIT DEVELOPERS LLP
2	Country of incorporation of the related party	INDIA
3	Nature of business of the related party	REAL ESTATE

A2) Relationship and ownership of the related party

No.	Particulars of the information	Information provided by the management
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: a) Shareholding of the listed entity/ subsidiary (in case of transaction involving the subsidiary), whether direct or indirect, in the related party. b) 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). c) Shareholding of the related party, whether direct or indirect, in the listed entity/ subsidiary (in case of transaction involving the subsidiary).	1)a) 20% b) NA c)Nil

A3) Details of previous transactions with the related party

No.	Particulars of the information	Information provided by the management
1.	Total amount of all the transactions undertaken by the listed entity or subsidiary with the related party during the last financial year.	
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.	NA

No.	Nature of Transactions	*FY 2025-2026 (INR)*
	No transactions	

A4) Amount of the proposed transaction(s)

No.	**Particulars of the information**	**Information provided by the management**
1.	Amount of the proposed transactions being placed for approval in the meeting of the Audit Committee/ shareholders.	Rs.1000 Crores
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	*1054%*
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)	*NA*
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%*
6.	Financial performance of the related party for the immediately preceding financial year:	

No.	Particulars	*FY 2025-2026 (INR)*
1	Turnover	0
2	Profit After Tax	-965614
3	Net worth	14634386

A5) Basic details of the proposed transaction

No.	**Particulars of the information**		**Information provided by the management**								
1.	Specific type of the proposed transaction (e.g. sale of goods/services, purchase of goods/services, giving loan, borrowing etc.)	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
2.	Details of each type of the proposed transaction	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
3.	Tenure of the proposed transaction (tenure in number of years or months to be specified)	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year
4.	Whether omnibus approval is being sought?	*Yes*	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	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.	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores
6.	Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	The proposed Related Party Transactions are undertaken to facilitate the Company's business operations and real estate development activities. Such transactions enable the Company to leverage the operational expertise, resources, infrastructure, and business synergies available within the group. The arrangements are expected to result in efficient utilization of resources, cost optimization, timely execution of projects, and enhanced operational effectiveness. The transactions are in the ordinary course of business, are proposed to be carried out on an arm's length basis, and are in the best interests of the Company and its stakeholders. The funds may also be utilized for general corporate purposes and other business-related expenses									
	Details of the promoter(s)/ director(s) / key managerial personnel of the listed entity who have interest in the transaction, whether directly or indirectly.	1) Bhushan nemlekar									
	a. Name of the director / KMP	1) Bhushan Nemlekar 2)Mrs. Jyoti Gangar 3) Mr. Sanjay Morakhia									

7.	b. Shareholding of the director / KMP, whether direct or indirect, in the related party	1)Mrs. Jyoti Gangar - 60% 2) Mr. Sanjay Morakhia - 20									
8.	A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
9.	Other information relevant for decision making.	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

B-1: Disclosure only in case of transactions relating to sale, purchase or supply of goods or services or any other similar business transaction and trade advances (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services.	As per quotation
2.	Basis of determination of price.	All transactions with the related parties are undertaken on an arm's length basis. The value of the related party transactions is determined with reference to prevailing market prices of the relevant goods, materials, or services, wherever available.
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	Nil
	b. Tenure	Nil
	c. Whether same is self-liquidating?	Nil

B-2: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to give loan, inter- corporate deposit or advance, specify the following:	
	a. Nature of indebtedness	nil
	b. Total cost of borrowing	nil
	c. Tenure	nil
	d. Other details	nil
3.	Rate of interest at which the listed entity or its subsidiary is borrowing from its bankers/ other lenders.	12%
4.	Proposed interest rate to be charged by listed entity or its subsidiary from the related party.	12%
5.	Maturity / due date	3 years
6.	Repayment schedule & terms	As per agreement/ contract/ MOU
7.	Whether secured or unsecured?	unsecured
8.	If secured, the nature of security & security coverage ratio	NA
9.	The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction.	Business expansion

B-3: Disclosure only in case of transactions relating to investment made by the listed entity or its subsidiary (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
	Where any financial indebtedness is incurred to make investment, specify the following:	
	a. Nature of indebtedness	nil

2.	b. Total cost of borrowing	nil
	c. Tenure	nil
	d. Other details	nil
3.	Purpose for which funds shall be utilized by the investee company.	Business purpose
4.	Material terms of the proposed transaction	As per MOU

B-4: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	(a) Rationale for giving guarantee, surety, indemnity or comfort letter	To facilitate the availing of banking and financial facilities necessary for meeting the operational and business requirements.
	(b) Whether it will create a legally binding obligation on listed entity?	*Yes*
2.	Material covenants of the proposed transaction including: (i) commission, if any to be received by the listed entity or its subsidiary; (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.	As per guarantee, surety, indemnity or comfort letter
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.	100 cr

B-5: Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Material covenants of the proposed transaction	As per Loan document/agreement
2.	Interest rate (*in terms of numerical value or base rate and applicable spread*)	12%
3.	Cost of borrowing	Nil
4.	Maturity / due date	3 years
5.	Repayment schedule & terms	As per Loan document/agreement
6.	Whether secured or unsecured	Unsecured
7.	If secured, the nature of security & security coverage ratio	NA
8.	The purpose for which the funds will be utilized by the listed entity / subsidiary	Business expansion

C1. 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) along with details of A1 to A5 and B2 for Audit Committee Approval

No.	Particulars of the information	Information provided by the management
1	Latest credit rating of the related party	Not Applicable
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.	No Default

C2. Disclosure only in case of transactions relating to any investment made by the listed entity or its subsidiary (Along with details of A1 to A5 and B3 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Latest credit rating of the related party b. This shall be applicable in case of investment in debt securities.	Not Applicable
2	Whether any regulatory approval is required. If yes, whether the same has been obtained.	Not Applicable

C3. 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 (Along with details of A1 to A5 and B4 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
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	NIL
2	Details of solvency status and going concern status of the related party during the last three financial years.	Solvent
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.	100 crores
4	Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person.	No default
	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;	NO
b)	Whether the related party has been declared a “wilful defaulter” by any of its bankers and whether such status is currently subsisting;	NO
c)	Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation;	NO
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	NO

C4. Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with details of A1 to A5 and B5 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Debt to Equity Ratio of the listed entity or its subsidiary based on last audited financial statement a. Before transaction b. After transaction	a)0.53 times b) As per amount of transaction to be taken place
2	Debt Service Coverage Ratio of the listed entity or its subsidiary based on last audited financial statements: a. Before transaction b. After transaction.	a)0.67 times b) As per amount of transaction to be taken place

8) Shreegajraj Nirman Housing Private Limited

A1) Basic details of the related party

No.	Particulars of the information	Information provided by the management
1	Name of the related party	SHREEGAJRAJ NIRMAN HOUSING PRIVATE LIMITED
2	Country of incorporation of the related party	INDIA
3	Nature of business of the related party	REAL ESTATE

A2) Relationship and ownership of the related party

No.	Particulars of the information	Information provided by the management
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: a) Shareholding of the listed entity/ subsidiary (in case of transaction involving the subsidiary), whether direct or indirect, in the related party. b) 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). c) Shareholding of the related party, whether direct or indirect, in the listed entity/ subsidiary (in case of transaction involving the subsidiary).	1)a) 0% b) NA c)Nil

A3) Details of previous transactions with the related party

<table>
<tr><th>No.</th><th>Particulars of the information</th><th>Information provided by the management</th></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.
<table>
<tr><th>No.</th><th>Nature of Transactions</th><th>FY 2025-2026 (INR)</th></tr>
<tr><td>1</td><td>Interest Paid by Sumit Hills Private Limited(Subsidiary)
Loan Taken from Sumit Hills Private Limited(Subsidiary)</td><td>11515312
18000000</td></tr>
</table>
</td><td></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>24035312</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>NA</td></tr>
</table>

A4) Amount of the proposed transaction(s)

No.	**Particulars of the information**	**Information provided by the management**
1.	Amount of the proposed transactions being placed for approval in the meeting of the Audit Committee/ shareholders.	1000 Crores
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	*1054%*
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)	*NA*
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.	*9982.4%*
6.	Financial performance of the related party for the immediately preceding financial year:	

No.	**Particulars**	***FY 2025-2026 (INR)***
1	Turnover	100175876
2	Profit After Tax	100652750
3	Net worth	1738131143

A5) Basic details of the proposed transaction

N o.	**Particulars of the information**		**Information provided by the management**								
1.	Specific type of the proposed transaction (e.g. sale of goods/services, purchase of goods/services, giving loan, borrowing etc.)	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
2.	Details of each type of the proposed transaction	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
3.	Tenure of the proposed transaction (tenure in number of years or months to be specified)	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year
4.	Whether omnibus approval is being sought?	*Yes*	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	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.	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores
6.	Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	The proposed Related Party Transactions are undertaken to facilitate the Company's business operations and real estate development activities. Such transactions enable the Company to leverage the operational expertise, resources, infrastructure, and business synergies available within the group. The arrangements are expected to result in efficient utilization of resources, cost optimization, timely execution of projects, and enhanced operational effectiveness. The transactions are in the ordinary course of business, are proposed to be carried out on an arm's length basis, and are in the best interests of the Company and its stakeholders. The funds may also be utilized for general corporate purposes and other business-related expenses									
	Details of the promoter(s)/ director(s) / key managerial personnel of the listed entity who have interest in the transaction, whether directly or indirectly.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	a. Name of the director / KMP	1) RAJESH SHAH 2) HITESH SHAH 3) Jayesh Shah 4) Kavin Shah									

7.		5) Kushal Shah									
	b. Shareholding of the director / KMP, whether direct or indirect, in the related party	RAJESH SHAH – 22.34% HITESH SHAH – 22.34% Jayesh Shah – 22.34% Kavin Shah – 1.26% Kushal Shah – 1.26%									
8.	A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
9.	Other information relevant for decision making.	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

B-1: Disclosure only in case of transactions relating to sale, purchase or supply of goods or services or any other similar business transaction and trade advances (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services.	As per quotation
2.	Basis of determination of price.	All transactions with the related parties are undertaken on an arm's length basis. The value of the related party transactions is determined with reference to prevailing market prices of the relevant goods, materials, or services, wherever available.
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	Nil
	b. Tenure	Nil
	c. Whether same is self-liquidating?	Nil

B-2: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to give loan, inter- corporate deposit or advance, specify the following:	
	a. Nature of indebtedness	nil
	b. Total cost of borrowing	nil
	c. Tenure	nil
	d. Other details	nil
3.	Rate of interest at which the listed entity or its subsidiary is borrowing from its bankers/ other lenders.	12%
4.	Proposed interest rate to be charged by listed entity or its subsidiary from the related party.	12%
5.	Maturity / due date	3 years
6.	Repayment schedule & terms	As per agreement/ contract/ MOU
7.	Whether secured or unsecured?	unsecured
8.	If secured, the nature of security & security coverage ratio	NA
9.	The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction.	Business expansion

B-3: Disclosure only in case of transactions relating to investment made by the listed entity or its subsidiary (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds

2.	Where any financial indebtedness is incurred to make investment, specify the following:	
	a. Nature of indebtedness	nil
	b. Total cost of borrowing	nil
	c. Tenure	nil
	d. Other details	nil
3.	Purpose for which funds shall be utilized by the investee company.	Business purpose
4.	Material terms of the proposed transaction	As per MOU

B-4: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	(a) Rationale for giving guarantee, surety, indemnity or comfort letter	To facilitate the availing of banking and financial facilities necessary for meeting the operational and business requirements.
	(b) Whether it will create a legally binding obligation on listed entity?	*Yes*
2.	Material covenants of the proposed transaction including: (i) commission, if any to be received by the listed entity or its subsidiary; (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.	As per guarantee, surety, indemnity or comfort letter
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.	100 cr

B-5: Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Material covenants of the proposed transaction	As per Loan document/agreement
2.	Interest rate (*in terms of numerical value or base rate and applicable spread*)	12%
3.	Cost of borrowing	Nil
4.	Maturity / due date	3 years
5.	Repayment schedule & terms	As per Loan document/agreement
6.	Whether secured or unsecured	Unsecured
7.	If secured, the nature of security & security coverage ratio	NA
8.	The purpose for which the funds will be utilized by the listed entity / subsidiary	Business expansion

C1. 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) along with details of A1 to A5 and B2 for Audit Committee Approval

No.	Particulars of the information	Information provided by the management
1	Latest credit rating of the related party	Not Applicable
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.	No Default

C2. Disclosure only in case of transactions relating to any investment made by the listed entity or its subsidiary (Along with details of A1 to A5 and B3 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Latest credit rating of the related party b. This shall be applicable in case of investment in debt securities.	Not Applicable
2	Whether any regulatory approval is required. If yes, whether the same has been obtained.	Not Applicable

C3. 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 (Along with details of A1 to A5 and B4 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
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	NIL
2	Details of solvency status and going concern status of the related party during the last three financial years.	Solvent
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.	100 crores
4	Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person.	No default
	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;	NO
b)	Whether the related party has been declared a "wilful defaulter" by any of its bankers and whether such status is currently subsisting;	NO
c)	Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation;	NO
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.	NO

C4. Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with details of A1 to A5 and B5 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Debt to Equity Ratio of the listed entity or its subsidiary based on last audited financial statement a. Before transaction b. After transaction	a)0.53 times b)As per amount of transaction to be taken place
2	Debt Service Coverage Ratio of the listed entity or its subsidiary based on last audited financial statements a. Before transaction b. After transaction.	a)0.67 times b) As per amount of transaction to be taken place

9) Prarubi Tradevest Private Limited

A1) Basic details of the related party

No.	Particulars of the information	Information provided by the management
1	Name of the related party	PRARUBI TRADEVEST PRIVATE LIMITED
2	Country of incorporation of the related party	INDIA
3	Nature of business of the related party	REAL ESTATE

A2) Relationship and ownership of the related party

No.	Particulars of the information	Information provided by the management
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: a) Shareholding of the listed entity/ subsidiary (in case of transaction involving the subsidiary), whether direct or indirect, in the related party. b) 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). c) Shareholding of the related party, whether direct or indirect, in the listed entity/ subsidiary (in case of transaction involving the subsidiary).	1)a) 0% b) NA c) Nil

A3) Details of previous transactions with the related party

No.	Particulars of the information	Information provided by the management
1.	Total amount of all the transactions undertaken by the listed entity or subsidiary with the related party during the last financial year.	
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.	Rs.72,61,650
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.	NA

No.	Nature of Transactions	*FY 2025-2026 (INR)*
1	Interest paid	16569650
2	Loan Repaid	2300000

A4) Amount of the proposed transaction(s)

No.	**Particulars of the information**	**Information provided by the management**
1.	Amount of the proposed transactions being placed for approval in the meeting of the Audit Committee/ shareholders.	Rs.1000 Crores
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	*1054%*
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)	*NA*
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%*
6.	Financial performance of the related party for the immediately preceding financial year:	

No.	Particulars	*FY 2025-2026 (INR)*
1	Turnover	0
2	Profit After Tax	-256698
3	Net worth	-39796203

A5) Basic details of the proposed transaction

No.	**Particulars of the information**	**Information provided by the management**									
1.	Specific type of the proposed transaction (e.g. sale of goods/services, purchase of goods/services, giving loan, borrowing etc.)	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
2.	Details of each type of the proposed transaction	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
3.	Tenure of the proposed transaction (tenure in number of years or months to be specified)	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year
4.	Whether omnibus approval is being sought?	*Yes*	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	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.	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores
6.	Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	The proposed Related Party Transactions are undertaken to facilitate the Company's business operations and real estate development activities. Such transactions enable the Company to leverage the operational expertise, resources, infrastructure, and business synergies available within the group. The arrangements are expected to result in efficient utilization of resources, cost optimization, timely execution of projects, and enhanced operational effectiveness. The transactions are in the ordinary course of business, are proposed to be carried out on an arm's length basis, and are in the best interests of the Company and its stakeholders. The funds may also be utilized for general corporate purposes and other business-related expenses									
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.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	a. Name of the director / KMP	1) Yash Shah 2) Bimal Shah									
	b. Shareholding of the director / KMP, whether direct or indirect, in the related party	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
8.	A copy of the valuation or other external	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

	party report, if any, shall be placed before the Audit Committee.										
9.	Other information relevant for decision making.	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

B-1: Disclosure only in case of transactions relating to sale, purchase or supply of goods or services or any other similar business transaction and trade advances (Along with A1 to A5)

No.	**Particulars of the information**	**Information provided by the management**
1.	Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services.	As per quotation
2.	Basis of determination of price.	Arms length basis All transactions with the related parties are undertaken on an arm's length basis. The value of the related party transactions is determined with reference to prevailing market prices of the relevant goods, materials, or services, wherever available.
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	Nil
	b. Tenure	Nil
	c. Whether same is self-liquidating?	Nil

B-2: 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 (Along with A1 to A5)

No.	**Particulars of the information**	**Information provided by the management**
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to give loan, inter- corporate deposit or advance, specify the following:	
	a. Nature of indebtedness	nil
	b. Total cost of borrowing	nil
	c. Tenure	nil
	d. Other details	nil
3.	Rate of interest at which the listed entity or its subsidiary is borrowing from its bankers/ other lenders.	12%
4.	Proposed interest rate to be charged by listed entity or its subsidiary from the related party.	12%
5.	Maturity / due date	3 years
6.	Repayment schedule & terms	As per agreement/ contract/ MOU
7.	Whether secured or unsecured?	unsecured
8.	If secured, the nature of security & security coverage ratio	NA
9.	The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction.	Business expansion

B-3: Disclosure only in case of transactions relating to investment made by the listed entity or its subsidiary (Along with A1 to A5)

No.	**Particulars of the information**	**Information provided by the management**
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to make investment, specify the following:	
	a. Nature of indebtedness	nil
	b. Total cost of borrowing	nil
	c. Tenure	nil
	d. Other details	nil

3.	Purpose for which funds shall be utilized by the investee company.	Business purpose
4.	Material terms of the proposed transaction	As per MOU

B-4: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	(a) Rationale for giving guarantee, surety, indemnity or comfort letter	To facilitate the availing of banking and financial facilities necessary for meeting the operational and business requirements.
	(b) Whether it will create a legally binding obligation on listed entity?	*Yes*
2.	Material covenants of the proposed transaction including: (i) commission, if any to be received by the listed entity or its subsidiary; (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.	As per guarantee, surety, indemnity or comfort letter
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.	100 cr

B-5: Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Material covenants of the proposed transaction	As per Loan document/agreement
2.	Interest rate (*in terms of numerical value or base rate and applicable spread*)	12%
3.	Cost of borrowing	Nil
4.	Maturity / due date	3 years
5.	Repayment schedule & terms	As per Loan document/agreement
6.	Whether secured or unsecured	Unsecured
7.	If secured, the nature of security & security coverage ratio	NA
8.	The purpose for which the funds will be utilized by the listed entity / subsidiary	Business expansion

C1. 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) along with details of A1 to A5 and B2 for Audit Committee Approval

No.	Particulars of the information	Information provided by the management
1	Latest credit rating of the related party	Not Applicable
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.	No Default

C2. Disclosure only in case of transactions relating to any investment made by the listed entity or its subsidiary (Along with details of A1 to A5 and B3 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Latest credit rating of the related party b. This shall be applicable in case of investment in debt securities.	Not Applicable
2	Whether any regulatory approval is required. If yes, whether the same has been obtained.	Not Applicable

C3. 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 (Along with details of A1 to A5 and B4 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
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 part	NIL
2	Details of solvency status and going concern status of the related party during the last three financial years.	Solvent
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.	100 crores
4	Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person.	No default
	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;	NO
b)	Whether the related party has been declared a "wilful defaulter" by any of its bankers and whether such status is currently subsisting;	NO
c)	Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation;	NO
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.	NO

C4. Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with details of A1 to A5 and B5 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Debt to Equity Ratio of the listed entity or its subsidiary based on last audited financial statements a. Before transaction b. After transaction	a)0.53 times b)As per amount of transaction to be taken place

2	Debt Service Coverage Ratio of the listed entity or its subsidiary based on last audited financial statements: a. Before transaction b. After transaction.	a)0.67 times b) As per amount of transaction to be taken place

10) Bhushan Nemlekar

A1) Basic details of the related party

No.	**Particulars of the information**	**Information provided by the management**
1	Name of the related party	BHUSHAN NEMLEKAR
2	Country of incorporation of the related party	NA
3	Nature of business of the related party	NA

A2) Relationship and ownership of the related party

No.	**Particulars of the information**	**Information provided by the management**
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:	Whole TimeDirector and Promoter of the Company
	a) Shareholding of the listed entity/ subsidiary (in case of transaction involving the subsidiary), whether direct or indirect, in the related party.	1)a)Not Applicable
	b) 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).	b) Not Applicable
	c) Shareholding of the related party, whether direct or indirect, in the listed entity/ subsidiary (in case of transaction involving the subsidiary).	c) 25.93% along with his relative

A3) Details of previous transactions with the related party

<table>
<tr><th>No.</th><th>Particulars of the information</th><th>Information provided by the management</th></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.
<table>
<tr><th>No.</th><th>Nature of Transactions</th><th>FY 2025-2026 (INR)</th></tr>
<tr><td>1</td><td>Remuneration</td><td>22500000</td></tr>
<tr><td>2</td><td>Loan Repaid
Loan taken</td><td>54398087
72634812</td></tr>
<tr><td>3</td><td>Remuneration from Subsidiary Company</td><td>6100000</td></tr>
<tr><td>4</td><td>Interest paid</td><td>54400</td></tr>
</table>
</td><td></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>13,06,44,299</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>NA</td></tr>
</table>

A4) Amount of the proposed transaction(s)

No.	**Particulars of the information**	**Information provided by the management**
1.	Amount of the proposed transactions being placed for approval in the meeting of the Audit Committee/ shareholders.	300 Crores
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	*315.79%*
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)	*NA*
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.	*NA*
6.	Financial performance of the related party for the immediately preceding financial year:	

No.	Particulars	*FY 2025-2026 (INR)*
1	Turnover	NA
2	Profit After Tax	NA
3	Net worth	NA

A5) Basic details of the proposed transaction

No.	Particulars of the information			
1.	Specific type of the proposed transaction (e.g. sale of goods/services, purchase of goods/services, giving loan, borrowing etc.)	Sale of Goods/services	Puchase of Good/services	Loan taken
2.	Details of each type of the proposed transaction	Sale of Goods/services	Puchase of Good/services	Loan taken
3.	Tenure of the proposed transaction (tenure in number of years or months to be specified)	1 year	1 year	1 year
4.	Whether omnibus approval is being sought?	*Yes*	Yes	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.	100 crores	100 crores	100 crores
6.	Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	The proposed transaction with the Promoter and/or Director is in the ordinary course of business and on an arm's length basis. The transaction is commercially beneficial, supports the Company's business requirements, and is in the best interest of the Company and its stakeholders.		
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. Bhushan Nemlekar and Mrs. Kavita Nemlekar and Mr. Subodh Nemlekar		
	a. Name of the director / KMP	Mr. Bhushan Nemlekar and Mrs. Kavita Nemlekar		
	b. Shareholding of the director / KMP, whether direct or indirect, in the related party	Not applicable, as the related party is an individual, however, the related party along with his relatives holds 25.93% of the shareholding of the Company.		
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 relevant / important information forms part of the Explanatory Statement setting out material facts pursuant to Section 102(1) of the Companies Act, 2013		

B-1: Disclosure only in case of transactions relating to sale, purchase or supply of goods or services or any other similar business transaction and trade advances (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services.	As per quotation
2.	Basis of determination of price.	All transactions with the related parties are undertaken on an arm's length basis. The value of the related party transactions is determined with

		reference to prevailing market prices of the relevant goods, materials, or services, wherever available
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	Nil
	b. Tenure	Nil
	c. Whether same is self-liquidating?	Nil

B-5: Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with A1 to A5)

Particulars of the information	**Information provided by the management**
Material covenants of the proposed transaction	As per Loan document/agreement
Interest rate (*in terms of numerical value or base rate and applicable spread*)	12%
Cost of borrowing	Nil
Maturity / due date	3 years
Repayment schedule & terms	As per Loan document/agreement
Whether secured or unsecured	Unsecured
If secured, the nature of security & security coverage ratio	NA
The purpose for which the funds will be utilized by the listed entity / subsidiary	To support business expansion and working capital requirements.

C4. Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with details of A1 to A5 and B5 for Audit Committee Approval)

No.	**Particulars of the information**	**Information provided by the management**
1	Debt to Equity Ratio of the listed entity or its subsidiary based on last audited financial statements a. Before transaction b. After transaction	a)0.53 times b)As per amount of transaction to be taken place
2	Debt Service Coverage Ratio of the listed entity or its subsidiary based on last audited financial statements: a. Before transaction b. After transaction.	a)0.67 times b) As per amount of transaction to be taken place

11) Subodh Nemlekar

A1) Basic details of the related party

No.	**Particulars of the information**	**Information provided by the management**
1	Name of the related party	SUBODH NEMLEKAR
2	Country of incorporation of the related party	NA
3	Nature of business of the related party	NA

A2) Relationship and ownership of the related party

No.	**Particulars of the information**	**Information provided by the management**
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:	Promoter of the Company
	a) Shareholding of the listed entity/ subsidiary (in case of transaction involving the subsidiary), whether direct or indirect, in the related party.	
	b) Where the related party is a partnership firm or a sole proprietorship concern or a body corporate without share capital, then capital contribution, if	

<table>
<tr><td></td><td>any, made by the listed entity/ subsidiary (in case of transaction involving the subsidiary).</td><td rowspan="3">1)a) NA
b) NA
c)25.93%</td></tr>
<tr><td></td><td>c) Shareholding of the related party, whether direct or indirect, in the listed entity/ subsidiary (in case of transaction involving the subsidiary).</td></tr>
<tr><td></td><td></td></tr>
</table>

A3) Details of previous transactions with the related party

<table>
<tr><th>No.</th><th>Particulars of the information</th><th>Information provided by the management</th></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.
<table>
<tr><th>No.</th><th>Nature of Transactions</th><th>FY 2025-2026 (INR)</th></tr>
<tr><td>1</td><td>Remuneration</td><td>2000000</td></tr>
<tr><td>2</td><td>Remuneration from Subsidiary Company</td><td>1600000</td></tr>
</table></td><td></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>Rs.1800000</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>NA</td></tr>
</table>

A4) Amount of the proposed transaction(s)

<table>
<tr><th>No.</th><th>Particulars of the information</th><th>Information provided by the management</th></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>Rs.1000 Crores</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>1054%</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>NA</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>NA</td></tr>
<tr><td>6.</td><td>Financial performance of the related party for the immediately preceding financial year:
<table>
<tr><th>No.</th><th>Particulars</th><th>FY 2025-2026 (INR)</th></tr>
<tr><td>1</td><td>Turnover</td><td>NA</td></tr>
<tr><td>2</td><td>Profit After Tax</td><td>NA</td></tr>
<tr><td>3</td><td>Net worth</td><td>NA</td></tr>
</table></td><td></td></tr>
</table>

A5) Basic details of the proposed transaction

No.	Particulars of the information	Information provided by the management									
1.	Specific type of the proposed transaction (e.g. sale of goods/services, purchase of goods/services, giving loan, borrowing etc.)	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
2.	Details of each type of the proposed transaction	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
3.	Tenure of the proposed transaction (tenure in number of	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year

	years or months to be specified)										
4.	Whether omnibus approval is being sought?	*Yes*	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	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.	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores
6.	Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	The proposed Related Party Transactions are undertaken to facilitate the Company's business operations and real estate development activities. Such transactions enable the Company to leverage the operational expertise, resources, infrastructure, and business synergies available within the group. The arrangements are expected to result in efficient utilization of resources, cost optimization, timely execution of projects, and enhanced operational effectiveness. The transactions are in the ordinary course of business, are proposed to be carried out on an arm's length basis, and are in the best interests of the Company and its stakeholders. The funds may also be utilized for general corporate purposes and other business-related expenses									
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.	1) Bhushan nemlekar, 2) Kavita Nemlekar, 3) Subodh Nemlekar									
	a. Name of the director / KMP	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	b. Shareholding of the director / KMP, whether direct or indirect, in the related party	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
8.	A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
9.	Other information relevant for decision making.	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

B-1: Disclosure only in case of transactions relating to sale, purchase or supply of goods or services or any other similar business transaction and trade advances (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services.	As per quotation
2.	Basis of determination of price.	All transactions with the related parties are undertaken on an arm's length basis. The value of the related party transactions is determined with reference to prevailing market prices of the relevant goods, materials, or services, wherever available.
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	Nil
	b. Tenure	Nil
	c. Whether same is self-liquidating?	Nil

B-2: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to give loan, inter- corporate deposit or advance, specify the following:	
	a. Nature of indebtedness	Nil
	b. Total cost of borrowing	Nil
	c. Tenure	Nil
	d. Other details	Nil
3.	Rate of interest at which the listed entity or its subsidiary is borrowing from its bankers/ other lenders.	12%

4.	Proposed interest rate to be charged by listed entity or its subsidiary from the related party.	12%
5.	Maturity / due date	3 years
6.	Repayment schedule & terms	As per agreement/ contract/ MOU
7.	Whether secured or unsecured?	unsecured
8.	If secured, the nature of security & security coverage ratio	NA
9.	The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction.	Business expansion

B-4: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	(a) Rationale for giving guarantee, surety, indemnity or comfort letter	To facilitate the availing of banking and financial facilities necessary for meeting the operational and business requirements.
	(b) Whether it will create a legally binding obligation on listed entity?	*Yes*
2.	Material covenants of the proposed transaction including: (iii)commission, if any to be received by the listed entity or its subsidiary; (iv)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.	As per guarantee, surety, indemnity or comfort letter
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.	100 cr

B-5: Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Material covenants of the proposed transaction	As per Loan document/agreement
2.	Interest rate (*in terms of numerical value or base rate and applicable spread*)	12%
3.	Cost of borrowing	Nil
4.	Maturity / due date	3 years
5.	Repayment schedule & terms	As per Loan document/agreement
6.	Whether secured or unsecured	Unsecured
7.	If secured, the nature of security & security coverage ratio	NA
8.	The purpose for which the funds will be utilized by the listed entity / subsidiary	Business expansion

C1. 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) along with details of A1 to A5 and B2 for Audit Committee Approval

No.	Particulars of the information	Information provided by the management
1	Latest credit rating of the related party	Not Applicable

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.	No Default

C3. 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 (Along with details of A1 to A5 and B4 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
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	NIL
2	Details of solvency status and going concern status of the related party during the last three financial years.	Solvent
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.	100 crores
4	Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person.	No default
	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;	NO
b)	Whether the related party has been declared a "wilful defaulter" by any of its bankers and whether such status is currently subsisting;	NO
c)	Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation;	NO
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.	NO

C4. Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with details of A1 to A5 and B5 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management

1	Debt to Equity Ratio of the listed entity or its subsidiary based on last audited financial statements a. Before transaction b. After transaction	a)0.53 times b)As per amount of transaction to be taken place
2	Debt Service Coverage Ratio of the listed entity or its subsidiary based on last audited financial statements: a. Before transaction b. After transaction.	a)0.67 times b) As per amount of transaction to be taken place

12) Mitaram Jangid

A1) Basic details of the related party

No.	Particulars of the information	Information provided by the management
1	Name of the related party	MITARAM JANGID
2	Country of incorporation of the related party	NA
3	Nature of business of the related party	NA

A2) Relationship and ownership of the related party

No.	Particulars of the information	Information provided by the management
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: a) Shareholding of the listed entity/ subsidiary (in case of transaction involving the subsidiary), whether direct or indirect, in the related party. b) 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). c) Shareholding of the related party, whether direct or indirect, in the listed entity/ subsidiary (in case of transaction involving the subsidiary).	1)a) 0% b) NA c)28.11%

A3) Details of previous transactions with the related party

No.	Particulars of the information	Information provided by the management
1.	Total amount of all the transactions undertaken by the listed entity or subsidiary with the related party during the last financial year.	
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.	Rs.11,87,35,481
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.	NA

No.	Nature of Transactions	*FY 2025-2026 (INR)*
	Remuneration	24600000
	Loan repaid Loan taken	48743262 68238564
	Remuneration from Subsidiary Company	4000000
	Interest paid	1216655

A4) Amount of the proposed transaction(s)

No.	Particulars of the information	Information provided by the management
1.	Amount of the proposed transactions being placed for approval in the meeting of the Audit Committee/ shareholders.	Rs.300 Cr

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	*315.79%*
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)	*NA*
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.	*NA*
6.	Financial performance of the related party for the immediately preceding financial year:	

No.	Particulars	*FY 2025-2026 (INR)*
1	Turnover	NA
2	Profit After Tax	NA
3	Net worth	NA

A5) Basic details of proposed transactions:

No.	**Particulars of the information**			
1.	Specific type of the proposed transaction (e.g. sale of goods/services, purchase of goods/services, giving loan, borrowing etc.)	Sale of Goods/services	Puchase of Good/services	Loan taken
2.	Details of each type of the proposed transaction	Sale of Goods/services	Puchase of Good/services	Loan taken
3.	Tenure of the proposed transaction (tenure in number of years or months to be specified)	1 year	1 year	1 year
4.	Whether omnibus approval is being sought?	*Yes*	Yes	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.	100 crores	100 crores	100 crores
6.	Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	The proposed Related Party Transactions are undertaken to facilitate the Company's business operations and real estate development activities. Such transactions enable the Company to leverage the operational expertise, resources, infrastructure, and business synergies available within the group. The arrangements are expected to result in efficient utilization of resources, cost optimization, timely execution of projects, and enhanced operational effectiveness. The transactions are in the ordinary course of business, are proposed to be carried out on an arm's length basis, and are in the best interests of the Company and its stakeholders. The funds may also be utilized for general corporate purposes and other business-related expenses		
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.	1)Mitaram Jangid		
	a. Name of the director / KMP	NA	NA	NA
	b. Shareholding of the director / KMP, whether direct or	NA	NA	NA
8.	A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee.	NA	NA	NA
9.	Other information relevant for decision making.	Nil	Nil	Nil

B-1: Disclosure only in case of transactions relating to sale, purchase or supply of

goods or services or any other similar business transaction and trade advances (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services.	As per quotation
2.	Basis of determination of price.	All transactions with the related parties are undertaken on an arm's length basis. The value of the related party transactions is determined with reference to prevailing market prices of the relevant goods, materials, or services, wherever available.
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	Nil
	b. Tenure	Nil
	c. Whether same is self-liquidating?	Nil

B-5: Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Material covenants of the proposed transaction	As per Loan document/agreement
2.	Interest rate (*in terms of numerical value or base rate and applicable spread*)	12%
3.	Cost of borrowing	Nil
4.	Maturity / due date	3 years
5.	Repayment schedule & terms	As per Loan document/agreement
6.	Whether secured or unsecured	Unsecured
7.	If secured, the nature of security & security coverage ratio	NA
8.	The purpose for which the funds will be utilized by the listed entity / subsidiary	Business expansion

C4. Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with details of A1 to A5 and B5 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Debt to Equity Ratio of the listed entity or its subsidiary based on last audited financial statements c. Before transaction d. After transaction	a)0.53 times b)As per amount of transaction to be taken place
2	Debt Service Coverage Ratio of the listed entity or its subsidiary based on last audited financial statements: c. Before transaction d. After transaction.	a)0.67 times b) As per amount of transaction to be taken place

13) Yash Shah

A1) Basic details of the related party

No.	Particulars of the information	Information provided by the management
1	Name of the related party	YASH SHAH
2	Country of incorporation of the related party	NA
3	Nature of business of the related party	NA

A2) Relationship and ownership of the related party

No.	Particulars of the information	Information provided by the management
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:	1)a) NA b) NA c) 0.0014%
	a) Shareholding of the listed entity/ subsidiary (in case of transaction involving the subsidiary), whether direct or indirect, in the related party.	
	b) 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).	
	c) Shareholding of the related party, whether direct or indirect, in the listed entity/ subsidiary (in case of transaction involving the subsidiary).	

A3) Details of previous transactions with the related party

<table>
<tr><th>No.</th><th>Particulars of the information</th><th>Information provided by the management</th></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.
<table>
<tr><th>No.</th><th>Nature of Transactions</th><th>FY 2025-2026 (INR)</th></tr>
<tr><td>1</td><td>Remuneration</td><td>664728</td></tr>
</table></td><td></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>332364</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>NA</td></tr>
</table>

A4) Amount of the proposed transaction(s)

<table>
<tr><th>No.</th><th>Particulars of the information</th><th>Information provided by the management</th></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>1000 Crores</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>1054%</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>NA</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>NA</td></tr>
<tr><td>6.</td><td>Financial performance of the related party for the immediately preceding financial year:
<table>
<tr><th>No.</th><th>Particulars</th><th>FY 2025-2026 (INR)</th></tr>
<tr><td>1</td><td>Turnover</td><td>NA</td></tr>
<tr><td>2</td><td>Profit After Tax</td><td>NA</td></tr>
<tr><td>3</td><td>Net worth</td><td>NA</td></tr>
</table></td><td></td></tr>
</table>

A5) Basic details of the proposed transaction

No.	Particulars of the information	Information provided by the management									
1.	Specific type of the proposed transaction (e.g. sale of	Sale of Goods/ser	Puchase of	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advanc	Securities sale	Securities

	goods/services, purchase of goods/services, giving loan, borrowing etc.)	vices	Good/services						es		purchase
2.	Details of each type of the proposed transaction	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
3.	Tenure of the proposed transaction (tenure in number of years or months to be specified)	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year
4.	Whether omnibus approval is being sought?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	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.	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores
6.	Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	The proposed Related Party Transactions are undertaken to facilitate the Company's business operations and real estate development activities. Such transactions enable the Company to leverage the operational expertise, resources, infrastructure, and business synergies available within the group. The arrangements are expected to result in efficient utilization of resources, cost optimization, timely execution of projects, and enhanced operational effectiveness. The transactions are in the ordinary course of business, are proposed to be carried out on an arm's length basis, and are in the best interests of the Company and its stakeholders. The funds may also be utilized for general corporate purposes and other business-related expenses									
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.	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
	a. Name of the director / KMP	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	b. Shareholding of the director / KMP, whether direct or indirect, in the related party	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
8.	A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
9.	Other information relevant for decision making.	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

B-1: Disclosure only in case of transactions relating to sale, purchase or supply of goods or services or any other similar business transaction and trade advances (Along with A1 to A5)

No.	**Particulars of the information**	**Information provided by the management**
1.	Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services.	As per quotation
2.	Basis of determination of price.	All transactions with the related parties are undertaken on an arm's length basis. The value of the related party transactions is determined with reference to prevailing market prices of the relevant goods, materials, or services, wherever available
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	Nil
	b. Tenure	Nil
	c. Whether same is self-liquidating?	Nil

B-2: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to give loan, inter- corporate deposit or advance, specify the following:	
	a. Nature of indebtedness	Nil
	b. Total cost of borrowing	Nil
	c. Tenure	Nil
	d. Other details	Nil
3.	Rate of interest at which the listed entity or its subsidiary is borrowing from its bankers/ other lenders.	12%
4.	Proposed interest rate to be charged by listed entity or its subsidiary from the related party.	12%
5.	Maturity / due date	3 years
6.	Repayment schedule & terms	As per agreement/ contract/ MOU
7.	Whether secured or unsecured?	unsecured
8.	If secured, the nature of security & security coverage ratio	NA
9.	The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction.	Business expansion

B-4: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	(a) Rationale for giving guarantee, surety, indemnity or comfort letter	To facilitate the availing of banking and financial facilities necessary for meeting the operational and business requirements.
	(b) Whether it will create a legally binding obligation on listed entity?	*Yes*
2.	Material covenants of the proposed transaction including: (v) commission, if any to be received by the listed entity or its subsidiary; (vi)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.	As per guarantee, surety, indemnity or comfort letter
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.	100 cr

B-5: Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Material covenants of the proposed transaction	As per Loan document/agreement
2.	Interest rate (*in terms of numerical value or base rate and applicable spread*)	12%
3.	Cost of borrowing	Nil
4.	Maturity / due date	3 years
5.	Repayment schedule & terms	As per Loan document/agreement
6.	Whether secured or unsecured	Unsecured
7.	If secured, the nature of security & security coverage ratio	NA
8.	The purpose for which the funds will be utilized by the listed entity / subsidiary	Business expansion

C1. 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) along with details of A1 to A5 and B2 for Audit Committee Approval

No.	Particulars of the information	Information provided by the management
1	Latest credit rating of the related party	Not Applicable
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.	No Default

C2. Disclosure only in case of transactions relating to any investment made by the listed entity or its subsidiary (Along with details of A1 to A5 and B3 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Latest credit rating of the related party b. This shall be applicable in case of investment in debt securities.	Not Applicable
2	Whether any regulatory approval is required. If yes, whether the same has been obtained.	Not Applicable

C3. 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 (Along with details of A1 to A5 and B4 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
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	NIL
2	Details of solvency status and going concern status of the related party during the last three financial years.	Solvent
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.	100 crores
4	Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person.	No default
	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;	NO

b)	Whether the related party has been declared a “wilful defaulter” by any of its bankers and whether such status is currently subsisting;	NO
c)	Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation;	NO

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.	NO

C4. Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with details of A1 to A5 and B5 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Debt to Equity Ratio of the listed entity or its subsidiary based on last audited financial statement a. Before transaction b. After transaction	a) 0.53 times b) As per amount of transaction to be taken place
2	Debt Service Coverage Ratio of the listed entity or its subsidiary based on last audited financial statements a. Before transaction b. After transaction.	a) 0.67 times b) As per amount of transaction to be taken place

14) Hendre Realty Solutions Pvt Ltd

A1) Basic details of the related party

No.	Particulars of the information	Information provided by the management
1	Name of the related party	HENDRE REALTY SOLUTIONS PVT LTD
2	Country of incorporation of the related party	INDIA
3	Nature of business of the related party	REAL ESTATE

A2) Relationship and ownership of the related party

No.	Particulars of the information	Information provided by the management
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:	1)a) 0% b) NA c) Nil
	a) Shareholding of the listed entity/ subsidiary (in case of transaction involving the subsidiary), whether direct or indirect, in the related party.	
	b) 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).	
	c) Shareholding of the related party, whether direct or indirect, in the listed entity/ subsidiary (in case of transaction involving the subsidiary).	

A3) Details of previous transactions with the related party

No.	Particulars of the information	Information provided by the management
	Total amount of all the transactions undertaken by the listed entity or subsidiary with the related party during the last financial year.	

1.	**No.**	**Nature of Transactions**	***FY 2025-2026 (INR)***	
	1	Interest paid	299589	
	2	Purchase of Goods/services	4500000	
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.			2749589
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.			NA

A4) Amount of the proposed transaction(s)

No.	**Particulars of the information**			**Information provided by the management**
1.	Amount of the proposed transactions being placed for approval in the meeting of the Audit Committee/ shareholders.			1000 Crores
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			*1054%*
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)			*NA*
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.			*384615.4 %*
6.	Financial performance of the related party for the immediately preceding financial year:			
	No.	Particulars	*FY 2025-2026 (INR)*	
	1	Turnover	2600000	
	2	Profit After Tax	1595040	
	3	Net worth	2507762	

A5) Basic details of the proposed transaction

No.	**Particulars of the information**		**Information provided by the management**								
1.	Specific type of the proposed transaction (e.g. sale of goods/services, purchase of goods/services, giving loan, borrowing etc.)	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
2.	Details of each type of the proposed transaction	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
3.	Tenure of the proposed transaction (tenure in number of years or months to be specified)	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year
4.	Whether omnibus approval is being sought?	*Yes*	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	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.	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores
6.	Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	The proposed Related Party Transactions are undertaken to facilitate the Company's business operations and real estate development activities. Such transactions enable the Company to leverage the operational expertise, resources, infrastructure, and business synergies available within the group. The arrangements are expected to result in efficient utilization of resources, cost optimization, timely execution of projects, and enhanced operational effectiveness. The									

		transactions are in the ordinary course of business, are proposed to be carried out on an arm's length basis, and are in the best interests of the Company and its stakeholders. The funds may also be utilized for general corporate purposes and other business-related expenses									
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.	NA									
	a. Name of the director / KMP	1) Ashish Hendre 2)Aparrna Hendre									
	b. Shareholding of the director / KMP, whether direct or indirect, in the related party	1. Ashish Hendre – 50% 2. Aparrna Hendre -50%									
8.	A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
9.	Other information relevant for decision making.	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

B-1: Disclosure only in case of transactions relating to sale, purchase or supply of goods or services or any other similar business transaction and trade advances (Along with A1 to A5)

No.	**Particulars of the information**	**Information provided by the management**
1.	Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services.	As per quotation
2.	Basis of determination of price.	All transactions with the related parties are undertaken on an arm's length basis. The value of the related party transactions is determined with reference to prevailing market prices of the relevant goods, materials, or services, wherever available.
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	Nil
	b. Tenure	Nil
	c. Whether same is self-liquidating?	Nil

B-2: 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 (Along with A1 to A5)

No.	**Particulars of the information**	**Information provided by the management**
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to give loan, inter- corporate deposit or advance, specify the following:	
	a. Nature of indebtedness	Nil
	b. Total cost of borrowing	Nil
	c. Tenure	Nil
	d. Other details	Nil
3.	Rate of interest at which the listed entity or its subsidiary is borrowing from its bankers/ other lenders.	12%
4.	Proposed interest rate to be charged by listed entity or its subsidiary from the related party.	12%
5.	Maturity / due date	3 years
6.	Repayment schedule & terms	As per agreement/ contract/ MOU
7.	Whether secured or unsecured?	unsecured
8.	If secured, the nature of security & security coverage ratio	NA
9.	The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction.	Business expansion

B-3: Disclosure only in case of transactions relating to investment made by the listed entity or its subsidiary (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to make investment, specify the following:	
	a. Nature of indebtedness	Nil
	b. Total cost of borrowing	Nil
	c. Tenure	Nil
	d. Other details	Nil
3.	Purpose for which funds shall be utilized by the investee company.	Business purpose
4.	Material terms of the proposed transaction	As per MOU

B-4: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	(a) Rationale for giving guarantee, surety, indemnity or comfort letter	To facilitate the availing of banking and financial facilities necessary for meeting the operational and business requirements.
	(b) Whether it will create a legally binding obligation on listed entity?	*Yes*
2.	Material covenants of the proposed transaction including: (i) commission, if any to be received by the listed entity or its subsidiary; (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.	As per guarantee, surety, indemnity or comfort letter
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.	Rs.100 cr

B-5: Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Material covenants of the proposed transaction	As per Loan document/agreement
2.	Interest rate (*in terms of numerical value or base rate and applicable spread*)	12%
3.	Cost of borrowing	Nil
4.	Maturity / due date	3 years
5.	Repayment schedule & terms	As per Loan document/agreement
6.	Whether secured or unsecured	Unsecured
7.	If secured, the nature of security & security coverage ratio	NA
8.	The purpose for which the funds will be utilized by the listed entity / subsidiary	Business expansion

C1. 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) along with details of A1 to A5 and B2 for Audit Committee Approval

No.	Particulars of the information	Information provided by the management

1	Latest credit rating of the related party	Not Applicable
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.	No Default

C2. Disclosure only in case of transactions relating to any investment made by the listed entity or its subsidiary (Along with details of A1 to A5 and B3 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Latest credit rating of the related party b. This shall be applicable in case of investment in debt securities.	Not Applicable
2	Whether any regulatory approval is required. If yes, whether the same has been obtained.	Not Applicable

C3. 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 (Along with details of A1 to A5 and B4 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
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	NIL
2	Details of solvency status and going concern status of the related party during the last three financial years.	Solvent
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.	100 crores
4	Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person.	No default
	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;	NO
b)	Whether the related party has been declared a “wilful defaulter” by any of its bankers and whether such status is currently subsisting;	NO
c)	Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation;	NO

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.	NO

C4. Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with details of A1 to A5 and B5 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Debt to Equity Ratio of the listed entity or its subsidiary based on last audited financial statements a. Before transaction b. After transaction	a)0.53 times b)As per amount of transaction to be taken place
2	Debt Service Coverage Ratio of the listed entity or its subsidiary based on last audited financial statements: a. Before transaction b. After transaction.	a)0.67 times b) As per amount of transaction to be taken place

15) Sun Sumit Venture

A1) Basic details of the related party

No.	Particulars of the information	Information provided by the management
1	Name of the related party	SUN SUMIT VENTURE
2	Country of incorporation of the related party	INDIA
3	Nature of business of the related party	REAL ESTATE

A2) Relationship and ownership of the related party

No.	Particulars of the information	Information provided by the management
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: a) Shareholding of the listed entity/ subsidiary (in case of transaction involving the subsidiary), whether direct or indirect, in the related party. b) 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). c) Shareholding of the related party, whether direct or indirect, in the listed entity/ subsidiary (in case of transaction involving the subsidiary).	1)a) 25% b) NA c) Nil

A3) Details of previous transactions with the related party

No.	Particulars of the information	Information provided by the management
1.	Total amount of all the transactions undertaken by the listed entity or subsidiary with the related party during the last financial year.	
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.	NA

No.	Nature of Transactions	FY 2025-2026 (INR)
	No Transactions	

A4) Amount of the proposed transaction(s)

No.	**Particulars of the information**	**Information provided by the management**
1.	Amount of the proposed transactions being placed for approval in the meeting of the Audit Committee/ shareholders.	1000 Crores
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	1054%
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)	NA
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.	3665.41%
6.	Financial performance of the related party for the immediately preceding financial year:	

No.	Particulars	FY 2025-2026 (INR)
1	Turnover	27,28,20,458
2	Profit After Tax	1,94,02,518.28
3	Net worth	8,43,95,007.15

A5) Basic details of the proposed transaction

No.	**Particulars of the information**	**Information provided by the management**									
1.	Specific type of the proposed transaction (e.g. sale of goods/services, purchase of goods/services, giving loan, borrowing etc.)	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
2.	Details of each type of the proposed transaction	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
3.	Tenure of the proposed transaction (tenure in number of years or months to be specified)	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year
4.	Whether omnibus approval is being sought?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	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.	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores
6.	Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	The proposed Related Party Transactions are undertaken to facilitate the Company's business operations and real estate development activities. Such transactions enable the Company to leverage the operational expertise, resources, infrastructure, and business synergies available within the group. The arrangements are expected to result in efficient utilization of resources, cost optimization, timely execution of projects, and enhanced operational effectiveness. The transactions are in the ordinary course of business, are proposed to be carried out on an arm's length basis, and are in the best interests of the Company and its stakeholders. The funds may also be utilized for general corporate purposes and other business-related expenses.									
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.	1) Mitaram Jangid 2) Bhushan nemlekar									
	a. Name of the director / KMP	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	b. Shareholding of the director / KMP, whether direct or indirect, in the related party	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
8.	A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
9.	Other information relevant for decision making.	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

B-1: Disclosure only in case of transactions relating to sale, purchase or supply of goods or services or any other similar business transaction and trade advances (Along with A1 to A5)

No.	**Particulars of the information**	**Information provided by the management**
1.	Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services.	As per quotation
2.	Basis of determination of price.	All transactions with the related parties are undertaken on an arm’s length basis. The value of the related party transactions is determined with reference to prevailing market prices of the relevant goods, materials, or services, wherever available.
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	Nil
	b. Tenure	Nil
	c. Whether same is self-liquidating?	Nil

B-2: 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 (Along with A1 to A5)

No.	**Particulars of the information**	**Information provided by the management**
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to give loan, inter- corporate deposit or advance, specify the following:	
	a. Nature of indebtedness	Nil
	b. Total cost of borrowing	Nil
	c. Tenure	Nil
	d. Other details	Nil
3.	Rate of interest at which the listed entity or its subsidiary is borrowing from its bankers/ other lenders.	12%
4.	Proposed interest rate to be charged by listed entity or its subsidiary from the related party.	12%
5.	Maturity / due date	3 years
6.	Repayment schedule & terms	As per agreement/ contract/ MOU
7.	Whether secured or unsecured?	unsecured
8.	If secured, the nature of security & security coverage ratio	NA
9.	The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction.	Business expansion

B-3: Disclosure only in case of transactions relating to investment made by the listed entity or its subsidiary (Along with A1 to A5)

No.	**Particulars of the information**	**Information provided by the management**
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to make investment, specify the following:	
	a. Nature of indebtedness	Nil
	b. Total cost of borrowing	Nil
	c. Tenure	Nil
	d. Other details	Nil
3.	Purpose for which funds shall be utilized by the investee company.	Business purpose
4.	Material terms of the proposed transaction	As per MOU

B-4: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	(a) Rationale for giving guarantee, surety, indemnity or comfort letter	To facilitate the availing of banking and financial facilities necessary for meeting the operational and business requirements.
	(b) Whether it will create a legally binding obligation on listed entity?	*Yes*
2.	Material covenants of the proposed transaction including: (i) commission, if any to be received by the listed entity or its subsidiary; (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.	As per guarantee, surety, indemnity or comfort letter
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.	100 cr

B-5: Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Material covenants of the proposed transaction	As per Loan document/agreement
2.	Interest rate (*in terms of numerical value or base rate and applicable spread*)	12%
3.	Cost of borrowing	Nil
4.	Maturity / due date	3 years
5.	Repayment schedule & terms	As per Loan document/agreement
6.	Whether secured or unsecured	Unsecured
7.	If secured, the nature of security & security coverage ratio	NA
8.	The purpose for which the funds will be utilized by the listed entity / subsidiary	Business expansion

C1. 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) along with details of A1 to A5 and B2 for Audit Committee Approval

No.	Particulars of the information	Information provided by the management
1	Latest credit rating of the related party	Not Applicable
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.	No Default

C2. Disclosure only in case of transactions relating to any investment made by the listed entity or its subsidiary (Along with details of A1 to A5 and B3 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management

1	Latest credit rating of the related party b. This shall be applicable in case of investment in debt securities.	Not Applicable
2	Whether any regulatory approval is required. If yes, whether the same has been obtained.	Not Applicable

C3. 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 (Along with details of A1 to A5 and B4 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
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	NIL
2	Details of solvency status and going concern status of the related party during the last three financial years.	Solvent
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.	100 crores
4	Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person.	No default
	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;	NO
b)	Whether the related party has been declared a “wilful defaulter” by any of its bankers and whether such status is currently subsisting;	NO
c)	Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation;	NO
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.	NO

C4. Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with details of A1 to A5 and B5 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management

1	Debt to Equity Ratio of the listed entity or its subsidiary based on last audited financial statements a. Before transaction b. After transaction	a)0.53 times b)As per amount of transaction to be taken place
2	Debt Service Coverage Ratio of the listed entity or its subsidiary based on last audited financial statements: a. Before transaction b. After transaction.	a)0.67 times b) As per amount of transaction to be taken place

16) JSN Realtors LLP

A1) Basic details of the related party		
No.	**Particulars of the information**	**Information provided by the management**
1	Name of the related party	JSN REALTORS LLP
2	Country of incorporation of the related party	INDIA
3	Nature of business of the related party	REAL ESTATE

A2) Relationship and ownership of the related party		
No.	**Particulars of the information**	**Information provided by the management**
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: a) Shareholding of the listed entity/ subsidiary (in case of transaction involving the subsidiary), whether direct or indirect, in the related party. b) 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). c) Shareholding of the related party, whether direct or indirect, in the listed entity/ subsidiary (in case of transaction involving the subsidiary).	1)a) 0% b) NA c)Nil

<table>
<tr><th colspan="3">A3) Details of previous transactions with the related party</th></tr>
<tr><th>No.</th><th>Particulars of the information</th><th>Information provided by the management</th></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.
<table>
<tr><th>No.</th><th>Nature of Transactions</th><th><i>FY 2025-2026 (INR)</i></th></tr>
<tr><td></td><td>Sale of Goods
Loan given from Subsidiary
Loan received back from Subsidiary
Interest paid from Subsidiary</td><td>3000000
54620960
13000000

869610</td></tr>
</table></td><td></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>71490570</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>NA</td></tr>
</table>

A4) Amount of the proposed transaction(s)		
No.	**Particulars of the information**	**Information provided by the management**

1.	Amount of the proposed transactions being placed for approval in the meeting of the Audit Committee/ shareholders.	1000 Crores
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	*1054%*
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)	*NA*
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.	*29411764.7%*
6.	Financial performance of the related party for the immediately preceding financial year:	

No.	Particulars	*FY 2025-2026 (INR)*
1	Turnover	34000
2	Profit After Tax	-1419744
3	Net worth	20174602

A5) Basic details of the proposed transaction

N o.	**Particulars of the information**		**Information provided by the management**								
1.	Specific type of the proposed transaction (e.g. sale of goods/services, purchase of goods/services, giving loan, borrowing etc.)	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
2.	Details of each type of the proposed transaction	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
3.	Tenure of the proposed transaction (tenure in number of years or months to be specified)	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year
4.	Whether omnibus approval is being sought?	*Yes*	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	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.	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores
6.	Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	The proposed Related Party Transactions are undertaken to facilitate the Company's business operations and real estate development activities. Such transactions enable the Company to leverage the operational expertise, resources, infrastructure, and business synergies available within the group. The arrangements are expected to result in efficient utilization of resources, cost optimization, timely execution of projects, and enhanced operational effectiveness. The transactions are in the ordinary course of business, are proposed to be carried out on an arm's length basis, and are in the best interests of the Company and its stakeholders. The funds may also be utilized for general corporate purposes and other business-related expenses									
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.	1)Mitaram Jangid are interested in all transactions.									
	a. Name of the director / KMP	1)Mitaram Jangid 2) Sachindra Sharma									
	b. Shareholding of the director / KMP, whether direct or indirect, in the related party	Mr. Sachindra Sharma - 13.4%									
8.	A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
9.	Other information relevant for decision making.	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

B-1: Disclosure only in case of transactions relating to sale, purchase or supply of goods or services or any other similar business transaction and trade advances (Along with A1 to A5)

No.	**Particulars of the information**	**Information provided by the management**
1.	Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services.	As per quotation
2.	Basis of determination of price.	All transactions with the related parties are undertaken on an arm's length basis. The value of the related party transactions is determined with reference to prevailing market prices of the relevant goods, materials, or services, wherever available.
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	Nil
	b. Tenure	Nil
	c. Whether same is self-liquidating?	Nil

B-2: 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 (Along with A1 to A5)

No.	**Particulars of the information**	**Information provided by the management**
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to give loan, inter- corporate deposit or advance, specify the following:	
	a. Nature of indebtedness	Nil
	b. Total cost of borrowing	Nil
	c. Tenure	Nil
	d. Other details	Nil
3.	Rate of interest at which the listed entity or its subsidiary is borrowing from its bankers/ other lenders	12%
4.	Proposed interest rate to be charged by listed entity or its subsidiary from the related party.	12%
5.	Maturity / due date	3 years
6.	Repayment schedule & terms	As per agreement/ contract/ MOU
7.	Whether secured or unsecured?	unsecured
8.	If secured, the nature of security & security coverage ratio	NA
9.	The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction.	Business expansion

B-3: Disclosure only in case of transactions relating to investment made by the listed entity or its subsidiary (Along with A1 to A5)

No.	**Particulars of the information**	**Information provided by the management**
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to make investment, specify the following:	
	a. Nature of indebtedness	Nil
	b. Total cost of borrowing	Nil
	c. Tenure	Nil
	d. Other details	Nil
3.	Purpose for which funds shall be utilized by the investee company.	Business purpose
4.	Material terms of the proposed transaction	As per MOU

B-4: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	(a) Rationale for giving guarantee, surety, indemnity or comfort letter	To facilitate the availing of banking and financial facilities necessary for meeting the operational and business requirements.
	(b) Whether it will create a legally binding obligation on listed entity?	*Yes*
2.	Material covenants of the proposed transaction including: (i) commission, if any to be received by the listed entity or its subsidiary; (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.	As per guarantee, surety, indemnity or comfort letter
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.	100 cr

B-5: Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Material covenants of the proposed transaction	As per Loan document/agreement
2.	Interest rate (*in terms of numerical value or base rate and applicable spread*)	12%
3.	Cost of borrowing	Nil
4.	Maturity / due date	3 years
5.	Repayment schedule & terms	As per Loan document/agreement
6.	Whether secured or unsecured	Unsecured
7.	If secured, the nature of security & security coverage ratio	NA
8.	The purpose for which the funds will be utilized by the listed entity / subsidiary	Business expansion

C1. 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) along with details of A1 to A5 and B2 for Audit Committee Approval

No.	Particulars of the information	Information provided by the management
1	Latest credit rating of the related party	Not Applicable
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.	No Default

C2. Disclosure only in case of transactions relating to any investment made by the listed entity or its subsidiary (Along with details of A1 to A5 and B3 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management

1	Latest credit rating of the related party b. This shall be applicable in case of investment in debt securities.	Not Applicable
2	Whether any regulatory approval is required. If yes, whether the same has been obtained.	Not Applicable

C3. 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 (Along with details of A1 to A5 and B4 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
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	NIL
2	Details of solvency status and going concern status of the related party during the last three financial years.	Solvent
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.	100 crores
4	Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person.	No default
	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;	NO
b)	Whether the related party has been declared a "wilful defaulter" by any of its bankers and whether such status is currently subsisting;	NO
c)	Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation;	NO
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.	NO

C4. Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with details of A1 to A5 and B5 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Debt to Equity Ratio of the listed entity or its subsidiary based on last audited financial statements a. Before transaction b. After transaction	a)0.53 times b)As per amount of transaction to be taken place
2	Debt Service Coverage Ratio of the listed entity or its subsidiary based on last audited financial statements: a. Before transaction b. After transaction.	a)0.67 times b) As per amount of transaction to be taken place

17) Sachindra Sharma

A1) Basic details of the related party

No.	Particulars of the information	Information provided by the management
1	Name of the related party	Sachindra Sharma
2	Country of incorporation of the related party	Not Applicable
3	Nature of business of the related party	Not Applicable

A2) Relationship and ownership of the related party

No.	Particulars of the information	Information provided by the management
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: a) Shareholding of the listed entity/ subsidiary (in case of transaction involving the subsidiary), whether direct or indirect, in the related party. b) 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). c) Shareholding of the related party, whether direct or indirect, in the listed entity/ subsidiary (in case of transaction involving the subsidiary).	1)a) NA b) NA c)Nil

A3) Details of previous transactions with the related party

No.	Particulars of the information	Information provided by the management
1.	Total amount of all the transactions undertaken by the listed entity or subsidiary with the related party during the last financial year.	
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.	NA

No.	Nature of Transactions	*FY 2025-2026 (INR)*
	No Transactions	

A4) Amount of the proposed transaction(s)

No.	Particulars of the information	Information provided by the management
1.	Amount of the proposed transactions being placed for approval in the meeting of the Audit Committee/ shareholders.	1000 Crores
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	*1054%*
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)	*NA*
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.	*NA*
6.	Financial performance of the related party for the immediately preceding financial year:	

No.	Particulars	*FY 2025-2026 (INR)*
1	Turnover	NA
2	Profit After Tax	NA
3	Net worth	NA

A5) Basic details of the proposed transaction

No.	**Particulars of the information**	**Information provided by the management**									
1.	Specific type of the proposed transaction (e.g. sale of goods/services, purchase of goods/services, giving loan, borrowing etc.)	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
2.	Details of each type of the proposed transaction	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
3.	Tenure of the proposed transaction (tenure in number of years or months to be specified)	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year
4.	Whether omnibus approval is being sought?	*Yes*	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	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.	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores
6.	Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	The proposed Related Party Transactions are undertaken to facilitate the Company's business operations and real estate development activities. Such transactions enable the Company to leverage the operational expertise, resources, infrastructure, and business synergies available within the group. The arrangements are expected to result in efficient utilization of resources, cost optimization, timely execution of projects, and enhanced operational effectiveness. The transactions are in the ordinary course of business, are proposed to be carried out on an arm's length basis, and are in the best interests of the Company and its stakeholders. The funds may also be utilized for general corporate purposes and other business-related expenses									
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.	NA									
	a. Name of the director / KMP	NA									
	b. Shareholding of the director / KMP, whether direct or indirect, in the related party	NA									
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.	Nil									

B-1: Disclosure only in case of transactions relating to sale, purchase or supply of goods or services or any other similar business transaction and trade advances (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services.	As per quotation
2.	Basis of determination of price.	All transactions with the related parties are undertaken on an arm's length basis. The value of the related party transactions is determined with reference to prevailing market prices of the relevant goods, materials, or services, wherever available.
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	Nil
	b. Tenure	Nil
	c. Whether same is self-liquidating?	Nil

B-2: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to give loan, inter- corporate deposit or advance, specify the following:	
	a. Nature of indebtedness	Nil
	b. Total cost of borrowing	Nil
	c. Tenure	Nil
	d. Other details	Nil
3.	Rate of interest at which the listed entity or its subsidiary is borrowing from its bankers/ other lenders	12%
4.	Proposed interest rate to be charged by listed entity or its subsidiary from the related party.	12%
5.	Maturity / due date	3 years
6.	Repayment schedule & terms	As per agreement/ contract/ MOU
7.	Whether secured or unsecured?	unsecured
8.	If secured, the nature of security & security coverage ratio	NA
9.	The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction.	Business expansion

B-4: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	(a) Rationale for giving guarantee, surety, indemnity or comfort letter	To facilitate the availing of banking and financial facilities necessary for meeting the operational and business requirements.
	(b) Whether it will create a legally binding obligation on listed entity?	*Yes*
2.	Material covenants of the proposed transaction including: (iii)commission, if any to be received by the listed entity or its subsidiary; (iv)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.	As per guarantee, surety, indemnity or comfort letter
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.	100 cr

B-5: Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with A1 to A5)

No.	**Particulars of the information**	**Information provided by the management**
1.	Material covenants of the proposed transaction	As per Loan document/agreement
2.	Interest rate (*in terms of numerical value or base rate and applicable spread*)	12%
3.	Cost of borrowing	Nil
4.	Maturity / due date	3 years
5.	Repayment schedule & terms	As per Loan document/agreement
6.	Whether secured or unsecured	Unsecured
7.	If secured, the nature of security & security coverage ratio	NA
8.	The purpose for which the funds will be utilized by the listed entity / subsidiary	Business expansion

C1. 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) along with details of A1 to A5 and B2 for Audit Committee Approval

No.	**Particulars of the information**	**Information provided by the management**
1	Latest credit rating of the related party	Not Applicable
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.	No Default

C3. 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 (Along with details of A1 to A5 and B4 for Audit Committee Approval)

No.	**Particulars of the information**	**Information provided by the management**
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	NIL
2	Details of solvency status and going concern status of the related party during the last three financial years.	Solvent
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.	100 crores
4	Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person.	No default
	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;	NO

b)	Whether the related party has been declared a “wilful defaulter” by any of its bankers and whether such status is currently subsisting;	NO
c)	Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation;	NO
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.	NO

C4. Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with details of A1 to A5 and B5 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Debt to Equity Ratio of the listed entity or its subsidiary based on last audited financial statements a. Before transaction b. After transaction	a)0.53 times b)As per amount of transaction to be taken place
2	Debt Service Coverage Ratio of the listed entity or its subsidiary based on last audited financial statements: a. Before transaction b. After transaction.	a)0.67 times b) As per amount of transaction to be taken place

18) Jitendra Sharma

A1) Basic details of the related party

No.	Particulars of the information	Information provided by the management
1	Name of the related party	Jitendra Sharma
2	Country of incorporation of the related party	Not Applicable
3	Nature of business of the related party	Not Applicable

A2) Relationship and ownership of the related party

No.	Particulars of the information	Information provided by the management
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: a) Shareholding of the listed entity/ subsidiary (in case of transaction involving the subsidiary), whether direct or indirect, in the related party. b) 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). c) Shareholding of the related party, whether direct or indirect, in the listed entity/ subsidiary (in case of transaction involving the subsidiary).	1)a) NA b) NA c)Nil

A3) Details of previous transactions with the related party

No.	Particulars of the information				Information provided by the management
1.	Total amount of all the transactions undertaken by the listed entity or subsidiary with the related party during the last financial year.				
	No.	Nature of Transactions	*FY 2025-2026 (INR)*		

	No Transactions			

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.	NA

A4) Amount of the proposed transaction(s)

No.	**Particulars of the information**	**Information provided by the management**
1.	Amount of the proposed transactions being placed for approval in the meeting of the Audit Committee/ shareholders.	Rs.1000 Crores
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	*1054%*
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)	*NA*
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.	*NA*
6.	Financial performance of the related party for the immediately preceding financial year:	

No.	Particulars	*FY 2025-2026 (INR)*
1	Turnover	NA
2	Profit After Tax	NA
3	Net worth	NA

A5) Basic details of the proposed transaction

No.	**Particulars of the information**	**Information provided by the management**									
1.	Specific type of the proposed transaction (e.g. sale of goods/services, purchase of goods/services, giving loan, borrowing etc.)	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
2.	Details of each type of the proposed transaction	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
3.	Tenure of the proposed transaction (tenure in number of years or months to be specified)	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year
4.	Whether omnibus approval is being sought?	*Yes*	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	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.	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores
6.	Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	The proposed Related Party Transactions are undertaken to facilitate the Company's business operations and real estate development activities. Such transactions enable the Company to leverage the operational expertise, resources, infrastructure, and business synergies available within the group. The arrangements are expected to result in efficient utilization of resources, cost optimization, timely execution of projects, and enhanced operational effectiveness. The transactions are in the ordinary course of business, are proposed to be carried out on an arm's length basis, and are in the best interests of the Company and its stakeholders. The funds may also be utilized for general corporate purposes and other business-related expenses									

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.	NA									
	a. Name of the director / KMP	NA									
	b. Shareholding of the director / KMP, whether direct or indirect, in the related party	NA									
8.	A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
9.	Other information relevant for decision making.	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

B-1: Disclosure only in case of transactions relating to sale, purchase or supply of goods or services or any other similar business transaction and trade advances (Along with A1 to A5)

No.	**Particulars of the information**	**Information provided by the management**
1.	Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services.	As per quotation
2.	Basis of determination of price.	All transactions with the related parties are undertaken on an arm's length basis. The value of the related party transactions is determined with reference to prevailing market prices of the relevant goods, materials, or services, wherever available.
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	Nil
	b. Tenure	Nil
	c. Whether same is self-liquidating?	Nil

B-2: 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 (Along with A1 to A5)

No.	**Particulars of the information**	**Information provided by the management**
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to give loan, inter- corporate deposit or advance, specify the following:	
	a. Nature of indebtedness	Nil
	b. Total cost of borrowing	Nil
	c. Tenure	Nil
	d. Other details	Nil
3.	Rate of interest at which the listed entity or its subsidiary is borrowing from its bankers/ other lenders	12%
4.	Proposed interest rate to be charged by listed entity or its subsidiary from the related party.	12%
5.	Maturity / due date	3 years
6.	Repayment schedule & terms	As per agreement/ contract/ MOU
7.	Whether secured or unsecured?	unsecured
8.	If secured, the nature of security & security coverage ratio	NA
9.	The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction.	Business expansion

B-4: 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 (Along with A1 to A5)

No.	**Particulars of the information**	**Information provided by the management**
1.	(a) Rationale for giving guarantee, surety, indemnity or comfort letter	To facilitate the availing of banking and financial facilities necessary for meeting the operational and business requirements.
	(b) Whether it will create a legally binding obligation on listed entity?	*Yes*
2.	Material covenants of the proposed transaction including: (v) commission, if any to be received by the listed entity or its subsidiary; (vi)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.	As per guarantee, surety, indemnity or comfort letter
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.	100 cr

B-5: Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with A1 to A5)

No.	**Particulars of the information**	**Information provided by the management**
1.	Material covenants of the proposed transaction	As per Loan document/agreement
2.	Interest rate (*in terms of numerical value or base rate and applicable spread*)	12%
3.	Cost of borrowing	Nil
4.	Maturity / due date	3 years
5.	Repayment schedule & terms	As per Loan document/agreement
6.	Whether secured or unsecured	Unsecured
7.	If secured, the nature of security & security coverage ratio	NA
8.	The purpose for which the funds will be utilized by the listed entity / subsidiary	Business expansion

C1. 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) along with details of A1 to A5 and B2 for Audit Committee Approval

No.	**Particulars of the information**	**Information provided by the management**
1	Latest credit rating of the related party	Not Applicable
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.	No Default

C3. 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 (Along with details of A1 to A5 and B4 for Audit Committee Approval)

No.	**Particulars of the information**	**Information provided by the management**

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	NIL
2	Details of solvency status and going concern status of the related party during the last three financial years.	Solvent
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.	100 crores
4	Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person.	No default
	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;	NO
b)	Whether the related party has been declared a "wilful defaulter" by any of its bankers and whether such status is currently subsisting;	NO
c)	Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation;	NO
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.	NO

C4. Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with details of A1 to A5 and B5 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Debt to Equity Ratio of the listed entity or its subsidiary based on last audited financial statements c. Before transaction d. After transaction	a)0.53 times b)As per amount of transaction to be taken place
2	Debt Service Coverage Ratio of the listed entity or its subsidiary based on last audited financial statements: c. Before transaction d. After transaction.	a)0.67 times b) As per amount of transaction to be taken place

19) Ashish Hendre

A1) Basic details of the related party

No.	Particulars of the information	Information provided by the management
1	Name of the related party	ASHISH HENDRE
2	Country of incorporation of the related party	
3	Nature of business of the related party	

A2) Relationship and ownership of the related party

No.	Particulars of the information	Information provided by the management
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: a) Shareholding of the listed entity/ subsidiary (in case of transaction involving the subsidiary), whether direct or indirect, in the related party. b) 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). c) Shareholding of the related party, whether direct or indirect, in the listed entity/ subsidiary (in case of transaction involving the subsidiary).	1)a) 0 b) NA C) 0.00002%

A3) Details of previous transactions with the related party

<table>
<tr><th>No.</th><th>Particulars of the information</th><th>Information provided by the management</th></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.
<table>
<tr><th>No.</th><th>Nature of Transactions</th><th>FY 2025-2026 (INR)</th></tr>
<tr><td>1</td><td>Remuneration from Subsidiary</td><td>2400000</td></tr>
</table></td><td></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>1200000</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>NA</td></tr>
</table>

A4) Amount of the proposed transaction(s)

<table>
<tr><th>No.</th><th>Particulars of the information</th><th>Information provided by the management</th></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>1000 Crores</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>1054%</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>NA</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>NA</td></tr>
<tr><td>6.</td><td>Financial performance of the related party for the immediately preceding financial year:
<table>
<tr><th>No.</th><th>Particulars</th><th>FY 2025-2026 (INR)</th></tr>
<tr><td>1</td><td>Turnover</td><td>NA</td></tr>
<tr><td>2</td><td>Profit After Tax</td><td>NA</td></tr>
<tr><td>3</td><td>Net worth</td><td>NA</td></tr>
</table></td><td></td></tr>
</table>

A5) Basic details of the proposed transaction

Particulars of the information	**Information provided by the management**									
Specific type of the proposed transaction (e.g. sale of goods/services, purchase of goods/services, giving loan, borrowing etc.)	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
Details of each type of the proposed transaction	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
Tenure of the proposed transaction (tenure in number of years or months to be specified)	1 year	1 year	1 year	1 year	1 year	1 Year	1 year	1 year	1 year	1 year
Whether omnibus approval is being sought?	*Yes*									
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.	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores
Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	The proposed Related Party Transactions are undertaken to facilitate the Company's business operations and real estate development activities. Such transactions enable the Company to leverage the operational expertise, resources, infrastructure, and business synergies available within the group. The arrangements are expected to result in efficient utilization of resources, cost optimization, timely execution of projects, and enhanced operational effectiveness. The transactions are in the ordinary course of business, are proposed to be carried out on an arm's length basis, and are in the best interests of the Company and its stakeholders. The funds may also be utilized for general corporate purposes and other business-related expenses									
Details of the promoter(s)/ director(s) / key managerial personnel of the listed entity who have interest in the transaction, whether directly or indirectly.	NA									
a. Name of the director / KMP	NA									
b. Shareholding of the director / KMP, whether direct or indirect, in the related party	NA									
A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Other information relevant for decision making.	Nil	Nil	Nil	Nil	Nil	NA	Nil	Nil	Nil	Nil

B-1: Disclosure only in case of transactions relating to sale, purchase or supply of goods or services or any other similar business transaction and trade advances (Along with A1 to A5)

No.	**Particulars of the information**	**Information provided by the management**
1.	Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services.	As per quotation
2.	Basis of determination of price.	All transactions with the related parties are undertaken on an arm's length basis. The value of the related party transactions is determined with reference to prevailing market prices of the relevant goods, materials, or services, wherever available.
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	Nil
	b. Tenure	Nil
	c. Whether same is self-liquidating?	Nil

B-2: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to give loan, inter- corporate deposit or advance, specify the following:	
	a. Nature of indebtedness	nil
	b. Total cost of borrowing	nil
	c. Tenure	nil
	d. Other details	nil
3.	Rate of interest at which the listed entity or its subsidiary is borrowing from its bankers/ other lenders.	12%
4.	Proposed interest rate to be charged by listed entity or its subsidiary from the related party.	12%
5.	Maturity / due date	3 years
6.	Repayment schedule & terms	As per agreement/ contract/ MOU
7.	Whether secured or unsecured?	unsecured
8.	If secured, the nature of security & security coverage ratio	NA
9.	The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction.	Business expansion

B-4: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	(a) Rationale for giving guarantee, surety, indemnity or comfort letter	To facilitate the availing of banking and financial facilities necessary for meeting the operational and business requirements.
	(b) Whether it will create a legally binding obligation on listed entity?	*Yes*
2.	Material covenants of the proposed transaction including: commission, if any to be received by the listed entity or its subsidiary; 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.	As per guarantee, surety, indemnity or comfort letter
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.	100 cr

B-5: Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Material covenants of the proposed transaction	As per Loan document/agreement
2.	Interest rate (*in terms of numerical value or base rate and applicable spread*)	12%
3.	Cost of borrowing	Nil
4.	Maturity / due date	3 years
5.	Repayment schedule & terms	As per Loan document/agreement
6.	Whether secured or unsecured	Unsecured
7.	If secured, the nature of security & security coverage ratio	NA

8.	The purpose for which the funds will be utilized by the listed entity / subsidiary	Business expansion

C1. 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) along with details of A1 to A5 and B2 for Audit Committee Approval

No.	Particulars of the information	Information provided by the management
1	Latest credit rating of the related party	Not Applicable
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.	No Default

C3. 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 (Along with details of A1 to A5 and B4 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
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	NIL
2	Details of solvency status and going concern status of the related party during the last three financial years.	Solvent
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.	100 crores
4	Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person.	No default
	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;	NO
b)	Whether the related party has been declared a “wilful defaulter” by any of its bankers and whether such status is currently subsisting;	NO
c)	Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation;	NO

C4. Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with details of A1 to A5 and B5 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management

1	Debt to Equity Ratio of the listed entity or its subsidiary based on last audited financial statements a. Before transaction b. After transaction	a)0.53 times b)As per amount of transaction to be taken place
2	Debt Service Coverage Ratio of the listed entity or its subsidiary based on last audited financial statements: a. Before transaction b. After transaction.	a)0.67 times b) As per amount of transaction to be taken place

20) Sumit Borivali Developers LLP

A1) Basic details of the related party

No.	Particulars of the information	Information provided by the management
1	Name of the related party	SUMIT BORIVALI DEVELOPERS LLP
2	Country of incorporation of the related party	INDIA
3	Nature of business of the related party	REAL ESTATE

A2) Relationship and ownership of the related party

No.	Particulars of the information	Information provided by the management
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: a) Shareholding of the listed entity/ subsidiary (in case of transaction involving the subsidiary), whether direct or indirect, in the related party. b) 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). c) Shareholding of the related party, whether direct or indirect, in the listed entity/ subsidiary (in case of transaction involving the subsidiary).	1)a) 99% b) NA c) Nil

A3) Details of previous transactions with the related party

No.	Particulars of the information	Information provided by the management
1.	Total amount of all the transactions undertaken by the listed entity or subsidiary with the related party during the last financial year. No. | Nature of Transactions | *FY 2025-2026 (INR)* | No transactions |	
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.	NA

A4) Amount of the proposed transaction(s)

No.	Particulars of the information	Information provided by the management
1.	Amount of the proposed transactions being placed for approval in the meeting of the Audit Committee/ shareholders.	Rs. 1,000 Crores
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	*1054%*
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)	*NA*
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%*
6.	Financial performance of the related party for the immediately preceding financial year:	

No.	Particulars	*FY 2025-2026 (INR)*
1	Turnover	0
2	Profit After Tax	0
3	Net worth	0

A5) Basic details of the proposed transaction

No.	Particulars of the information	Information provided by the management									
1.	Specific type of the proposed transaction (e.g. sale of goods/services, purchase of goods/services, giving loan, borrowing etc.)	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
2.	Details of each type of the proposed transaction	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
3.	Tenure of the proposed transaction (tenure in number of years or months to be specified)	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year
4.	Whether omnibus approval is being sought?	*Yes*	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	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.	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores
6.	Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	The proposed Related Party Transactions are undertaken to facilitate the Company's business operations and real estate development activities. Such transactions enable the Company to leverage the operational expertise, resources, infrastructure, and business synergies available within the group. The arrangements are expected to result in efficient utilization of resources, cost optimization, timely execution of projects, and enhanced operational effectiveness. The transactions are in the ordinary course of business, are proposed to be carried out on an arm's length basis, and are in the best interests of the Company and its stakeholders. The funds may also be utilized for general corporate purposes and other business-related expenses									
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.	1) Mitaram Jangid 2) Bhushan Nemlekar									
	a. Name of the director / KMP	1)Mitaram Jangid 2) Bhushan nemlekar									
	b. Shareholding of the director / KMP, whether direct or indirect, in the related party	1)Mitaram Jangid - 1%									
8.	A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
9.	Other information relevant for decision making.	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

B-1: Disclosure only in case of transactions relating to sale, purchase or supply of goods or services or any other similar business transaction and trade advances (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management

1.	Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services.	As per quotation
2.	Basis of determination of price.	All transactions with the related parties are undertaken on an arm's length basis. The value of the related party transactions is determined with reference to prevailing market prices of the relevant goods, materials, or services, wherever available.
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	Nil
	b. Tenure	Nil
	c. Whether same is self-liquidating?	Nil

B-2: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to give loan, inter- corporate deposit or advance, specify the following:	
	a. Nature of indebtedness	Nil
	b. Total cost of borrowing	Nil
	c. Tenure	Nil
	d. Other details	Nil
3.	Rate of interest at which the listed entity or its subsidiary is borrowing from its bankers/ other lenders.	12%
4.	Proposed interest rate to be charged by listed entity or its subsidiary from the related party.	12%
5.	Maturity / due date	3 years
6.	Repayment schedule & terms	As per agreement/ contract/ MOU
7.	Whether secured or unsecured?	unsecured
8.	If secured, the nature of security & security coverage ratio	NA
9.	The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction.	Business expansion

B-3: Disclosure only in case of transactions relating to investment made by the listed entity or its subsidiary (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to make investment, specify the following:	
	a. Nature of indebtedness	Nil
	b. Total cost of borrowing	Nil
	c. Tenure	Nil
	d. Other details	Nil
3.	Purpose for which funds shall be utilized by the investee company.	Business purpose
4.	Material terms of the proposed transaction	As per MOU

B-4: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	(a) Rationale for giving guarantee, surety, indemnity or comfort letter	To facilitate the availing of banking and financial facilities necessary for meeting the operational and business requirements.

	(b) Whether it will create a legally binding obligation on listed entity?	*Yes*
2.	Material covenants of the proposed transaction including: (i) commission, if any to be received by the listed entity or its subsidiary; (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.	As per guarantee, surety, indemnity or comfort letter
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.	100 cr

B-5: Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with A1 to A5)

No.	**Particulars of the information**	**Information provided by the management**
1.	Material covenants of the proposed transaction	As per Loan document/agreement
2.	Interest rate (*in terms of numerical value or base rate and applicable spread*)	12%
3.	Cost of borrowing	Nil
4.	Maturity / due date	3 years
5.	Repayment schedule & terms	As per Loan document/agreement
6.	Whether secured or unsecured	Unsecured
7.	If secured, the nature of security & security coverage ratio	NA
8.	The purpose for which the funds will be utilized by the listed entity / subsidiary	Business expansion

C1. 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) along with details of A1 to A5 and B2 for Audit Committee Approval

No.	**Particulars of the information**	**Information provided by the management**
1	Latest credit rating of the related party	Not Applicable
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.	No Default

C2. Disclosure only in case of transactions relating to any investment made by the listed entity or its subsidiary (Along with details of A1 to A5 and B3 for Audit Committee Approval)

No.	**Particulars of the information**	**Information provided by the management**
1	Latest credit rating of the related party b. This shall be applicable in case of investment in debt securities.	Not Applicable
2	Whether any regulatory approval is required. If yes, whether the same has been obtained.	Not Applicable

C3. 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 (Along with details of A1 to A5 and B4 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
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	NIL
2	Details of solvency status and going concern status of the related party during the last three financial years.	Solvent
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.	100 crores
4	Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person	No default
	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;	NO
b)	Whether the related party has been declared a "wilful defaulter" by any of its bankers and whether such status is currently subsisting;	NO
c)	Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation;	NO
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.	NO

C4. Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with details of A1 to A5 and B5 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Debt to Equity Ratio of the listed entity or its subsidiary based on last audited financial statements a. Before transaction b. After transaction	a) 0.53 times b) As per amount of transaction to be taken place
2	Debt Service Coverage Ratio of the listed entity or its subsidiary based on last audited financial statements: a. Before transaction b. After transaction	a) 0.67 times b) As per amount of transaction to be taken place

21) **SUMIT LUXE VENTURES LLP**

A1) Basic details of the related party

No.	Particulars of the information	Information provided by the management
1	Name of the related party	SUMIT LUXE VENTURES LLP

2	Country of incorporation of the related party	INDIA
3	Nature of business of the related party	REAL ESTATE

A2) Relationship and ownership of the related party

No.	Particulars of the information	Information provided by the management
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: a) Shareholding of the listed entity/ subsidiary (in case of transaction involving the subsidiary), whether direct or indirect, in the related party. b) 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). c) Shareholding of the related party, whether direct or indirect, in the listed entity/ subsidiary (in case of transaction involving the subsidiary).	1)a) 51% b) NA c)Nil

A3) Details of previous transactions with the related party

No.	Particulars of the information	Information provided by the management
1.	Total amount of all the transactions undertaken by the listed entity or subsidiary with the related party during the last financial year.	
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.	NA

No.	Nature of Transactions	*FY 2025-2026 (INR)*
	Sale of Goods/Services	35000

A4) Amount of the proposed transaction(s)

No.	Particulars of the information	Information provided by the management
1.	Amount of the proposed transactions being placed for approval in the meeting of the Audit Committee/ shareholders.	Rs 1000 Crores
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	*1054%*
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)	*NA*
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.	*55806685.6%*
6.	Financial performance of the related party for the immediately preceding financial year:	

No.	Particulars	*FY 2025-2026 (INR)*
1	Turnover	17919
2	Profit After Tax	-2561
3	Net worth	11322656

A5) Basic details of the proposed transaction

N o.	Particulars of the information	Information provided by the management									
1.	Specific type of the proposed transaction (e.g. sale of goods/services, purchase of goods/services, giving loan, borrowing etc.)	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
2.	Details of each type of the proposed transaction	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
3.	Tenure of the proposed transaction (tenure in number of years or months to be specified)	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year
4.	Whether omnibus approval is being sought?	*Yes*	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	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.	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores
6.	Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	The proposed Related Party Transactions are undertaken to facilitate the Company's business operations and real estate development activities. Such transactions enable the Company to leverage the operational expertise, resources, infrastructure, and business synergies available within the group. The arrangements are expected to result in efficient utilization of resources, cost optimization, timely execution of projects, and enhanced operational effectiveness. The transactions are in the ordinary course of business, are proposed to be carried out on an arm's length basis, and are in the best interests of the Company and its stakeholders. The funds may also be utilized for general corporate purposes and other business-related expenses									
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.	1) Mitaram Jangid									
	a. Name of the director / KMP	NA									
	b. Shareholding of the director / KMP, whether direct or indirect, in the related party	NIL	NIL	NIL	NIL	NIL	Nil	NIL	NIL	NIL	NIL
8.	A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
9.	Other information relevant for decision making.	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

B-1: Disclosure only in case of transactions relating to sale, purchase or supply of goods or services or any other similar business transaction and trade advances (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services.	Not Applicable
2.	Basis of determination of price.	All transactions with the related parties are undertaken on an arm’s length basis. The value of the related party transactions is determined with reference to prevailing market prices of the relevant goods, materials, or services, wherever available.
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	Nil
	b. Tenure	Nil
	c. Whether same is self-liquidating?	Nil

B-2: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to give loan, inter- corporate deposit or advance, specify the following:	
	a. Nature of indebtedness	nil
	b. Total cost of borrowing	nil
	c. Tenure	nil
	d. Other details	nil
3.	Rate of interest at which the listed entity or its subsidiary is borrowing from its bankers/ other lenders.	12%
4.	Proposed interest rate to be charged by listed entity or its subsidiary from the related party.	12%
5.	Maturity / due date	3 years
6.	Repayment schedule & terms	As per agreement/ contract/ MOU
7.	Whether secured or unsecured?	unsecured
8.	If secured, the nature of security & security coverage ratio	NA
9.	The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction.	Business expansion

B-3: Disclosure only in case of transactions relating to investment made by the listed entity or its subsidiary (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to make investment, specify the following:	
	a. Nature of indebtedness	nil
	b. Total cost of borrowing	nil
	c. Tenure	nil
	d. Other details	nil
3.	Purpose for which funds shall be utilized by the investee company.	Business purpose
4.	Material terms of the proposed transaction	As per MOU

B-4: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	(a) Rationale for giving guarantee, surety, indemnity or comfort letter	To facilitate the availing of banking and financial facilities necessary for meeting the operational and business requirements.
	(b) Whether it will create a legally binding obligation on listed entity?	*Yes*
2.	Material covenants of the proposed transaction including: (iii)commission, if any to be received by the listed entity or its subsidiary; (iv)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.	As per guarantee, surety, indemnity or comfort letter

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.	100 cr

B-5: Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Material covenants of the proposed transaction	As per Loan document/agreement
2.	Interest rate (*in terms of numerical value or base rate and applicable spread*)	12%
3.	Cost of borrowing	Nil
4.	Maturity / due date	3 years
5.	Repayment schedule & terms	As per Loan document/agreement
6.	Whether secured or unsecured	Unsecured
7.	If secured, the nature of security & security coverage ratio	NA
8.	The purpose for which the funds will be utilized by the listed entity / subsidiary	Business expansion

C1. 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) along with details of A1 to A5 and B2 for Audit Committee Approval

No.	Particulars of the information	Information provided by the management
1	Latest credit rating of the related party	Not Applicable
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.	No Default

C2. Disclosure only in case of transactions relating to any investment made by the listed entity or its subsidiary (Along with details of A1 to A5 and B3 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Latest credit rating of the related party b. This shall be applicable in case of investment in debt securities.	Not Applicable
2	Whether any regulatory approval is required. If yes, whether the same has been obtained.	Not Applicable

C3. 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 (Along with details of A1 to A5 and B4 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
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	NIL
2	Details of solvency status and going concern status of the related party during the last three financial years.	Solvent

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.	100 crores
4	Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person.	No default
	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;	NO
b)	Whether the related party has been declared a "wilful defaulter" by any of its bankers and whether such status is currently subsisting;	NO
c)	Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation;	NO
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.	NO

C4. Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with details of A1 to A5 and B5 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Debt to Equity Ratio of the listed entity or its subsidiary based on last audited financial statement c. Before transaction d. After transaction	a)0.53 times b)As per amount of transaction to be taken place
2	Debt Service Coverage Ratio of the listed entity or its subsidiary based on last audited financial statements: c. Before transaction d. After transaction.	a)0.67 times b) As per amount of transaction to be taken place

22) Tanvi Gems Private Limited

A1) Basic details of the related party

No.	Particulars of the information	Information provided by the management
1	Name of the related party	TANVI GEMS PRIVATE LIMITED
2	Country of incorporation of the related party	INDIA
3	Nature of business of the related party	REAL ESTATE

A2) Relationship and ownership of the related party

No.	Particulars of the information	Information provided by the management
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: a) Shareholding of the listed entity/ subsidiary (in case of transaction involving the subsidiary), whether direct or indirect, in the related party. b) 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). c) Shareholding of the related party, whether direct or indirect, in the listed entity/ subsidiary (in case of transaction involving the subsidiary).	1)a) 0% b) NA c)Nil

A3) Details of previous transactions with the related party

<table>
<tr><th>No.</th><th>Particulars of the information</th><th>Information provided by the management</th></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.
<table>
<tr><td>No.</td><td>Nature of Transactions</td><td><i>FY 2025-2026 (INR)</i></td></tr>
<tr><td></td><td>No transactions</td><td></td></tr>
</table>
</td><td></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>Nil</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>NA</td></tr>
</table>

A4) Amount of the proposed transaction(s)

<table>
<tr><th>No.</th><th>Particulars of the information</th><th>Information provided by the management</th></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>Rs. 1,000 Crores</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><i>Yes</i></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><i>1054%</i></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><i>NA</i></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><i>1994.5%</i></td></tr>
<tr><td>6.</td><td>Financial performance of the related party for the immediately preceding financial year:
<table>
<tr><td>No.</td><td>Particulars</td><td><i>FY 2025-2026 (INR)</i></td></tr>
<tr><td>1</td><td>Turnover</td><td>501377930</td></tr>
<tr><td>2</td><td>Profit After Tax</td><td>1950706</td></tr>
<tr><td>3</td><td>Net worth</td><td>55356667</td></tr>
</table>
</td><td></td></tr>
</table>

A5) Basic details of the proposed transaction

N o.	Particulars of the information	Information provided by the management									
1.	Specific type of the proposed transaction (e.g. sale of goods/services, purchase of goods/services, giving loan, borrowing etc.)	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
2.	Details of each type of the proposed transaction	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
3.	Tenure of the proposed transaction (tenure in number of years or months to be specified)	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year
4.	Whether omnibus approval is being sought?	*Yes*	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	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.	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores
6.	Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	The proposed Related Party Transactions are undertaken to facilitate the Company's business operations and real estate development activities. Such transactions enable the Company to leverage the operational expertise, resources, infrastructure, and business synergies available within the group. The arrangements are expected to result in efficient utilization of resources, cost optimization, timely execution of projects, and enhanced operational effectiveness. The transactions are in the ordinary course of business, are proposed to be carried out on an arm's length basis, and are in the best interests of the Company and its stakeholders. The funds may also be utilized for general corporate purposes and other business-related expenses									
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.	NIL									
	a. Name of the director / KMP	1)Kumar Shah 2) Bimal Doshi									
	b. Shareholding of the director / KMP, whether direct or indirect, in the related party	Kumar Shah – 37% Bimal Doshi – 1%									
8.	A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
9.	Other information relevant for decision making.	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

B-2: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to give loan, inter- corporate deposit or advance, specify the following:	
	a. Nature of indebtedness	nil
	b. Total cost of borrowing	nil
	c. Tenure	nil
	d. Other details	nil
3.	Rate of interest at which the listed entity or its subsidiary is borrowing from its bankers/ other lenders.	12%
4.	Proposed interest rate to be charged by listed entity or its subsidiary from the related party.	12%
5.	Maturity / due date	3 years
6.	Repayment schedule & terms	As per agreement/ contract/ MOU
7.	Whether secured or unsecured?	unsecured
8.	If secured, the nature of security & security coverage ratio	NA
9.	The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction.	Business expansion

B-3: Disclosure only in case of transactions relating to investment made by the listed entity or its subsidiary (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to make investment, specify the following:	
	a. Nature of indebtedness	nil
	b. Total cost of borrowing	nil
	c. Tenure	nil
	d. Other details	nil
3.	Purpose for which funds shall be utilized by the investee company.	Business purpose
4.	Material terms of the proposed transaction	As per MOU

B-4: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	(a) Rationale for giving guarantee, surety, indemnity or comfort letter	To facilitate the availing of banking and financial facilities necessary for meeting the operational and business requirements.
	(b) Whether it will create a legally binding obligation on listed entity?	*Yes*
2.	Material covenants of the proposed transaction including: (i) commission, if any to be received by the listed entity or its subsidiary; (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.	As per guarantee, surety, indemnity or comfort letter
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.	100 cr

B-5: Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Material covenants of the proposed transaction	As per Loan document/agreement
2.	Interest rate (*in terms of numerical value or base rate and applicable spread*)	12%
3.	Cost of borrowing	Nil
4.	Maturity / due date	3 years
5.	Repayment schedule & terms	As per Loan document/agreement
6.	Whether secured or unsecured	Unsecured
7.	If secured, the nature of security & security coverage ratio	NA
8.	The purpose for which the funds will be utilized by the listed entity / subsidiary	Business expansion

C1. 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) along with details of A1 to A5 and B2 for Audit Committee Approval

No.	Particulars of the information	Information provided by the management
1	Latest credit rating of the related party	Not Applicable

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.	No Default

C2. Disclosure only in case of transactions relating to any investment made by the listed entity or its subsidiary (Along with details of A1 to A5 and B3 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Latest credit rating of the related party b. This shall be applicable in case of investment in debt securities.	Not Applicable
2	Whether any regulatory approval is required. If yes, whether the same has been obtained.	Not Applicable

C3. 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 (Along with details of A1 to A5 and B4 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
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	NIL
2	Details of solvency status and going concern status of the related party during the last three financial years.	Solvent
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.	100 crores
4	Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person.	No default
	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;	NO
b)	Whether the related party has been declared a “wilful defaulter” by any of its bankers and whether such status is currently subsisting;	NO
c)	Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation;	NO

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.	NO

C4. Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with details of A1 to A5 and B5 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Debt to Equity Ratio of the listed entity or its subsidiary based on last audited financial statements a. Before transaction b. After transaction	a)0.53 times b)As per amount of transaction to be taken place
2	Debt Service Coverage Ratio of the listed entity or its subsidiary based on last audited financial statements: a. Before transaction b. After transaction.	a)0.67 times b) As per amount of transaction to be taken place

23) SUNSUMIT VENTURE LLP

A1) Basic details of the related party

No.	Particulars of the information	Information provided by the management
1	Name of the related party	SUNSUMIT VENTURE LLP
2	Country of incorporation of the related party	INDIA
3	Nature of business of the related party	REAL ESTATE

A2) Relationship and ownership of the related party

No.	Particulars of the information	Information provided by the management
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:	1)a) 25% b) NA c)Nil
	a) Shareholding of the listed entity/ subsidiary (in case of transaction involving the subsidiary), whether direct or indirect, in the related party.	
	b) 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).	
	c) Shareholding of the related party, whether direct or indirect, in the listed entity/ subsidiary (in case of transaction involving the subsidiary).	

A3) Details of previous transactions with the related party

<table>
<tr><th>No.</th><th>Particulars of the information</th><th>Information provided by the management</th></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.
<table>
<tr><td>No.</td><td>Nature of Transactions</td><td><i>FY 2025-2026 (INR)</i></td></tr>
<tr><td></td><td>No Transactions</td><td></td></tr>
</table></td><td></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>Nil</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>NA</td></tr>
</table>

A4) Amount of the proposed transaction(s)

No.	**Particulars of the information**	**Information provided by the management**
1.	Amount of the proposed transactions being placed for approval in the meeting of the Audit Committee/ shareholders.	Rs.1000 Crores
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	*1054%*
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)	*NA*
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%*
6.	Financial performance of the related party for the immediately preceding financial year:	

No.	Particulars	*FY 2025-2026 (INR)*
1	Turnover	0
2	Profit After Tax	0
3	Net worth	0

A5) Basic details of the proposed transaction

No.	**Particulars of the information**	**Information provided by the management**									
1.	Specific type of the proposed transaction (e.g. sale of goods/services, purchase of goods/services, giving loan, borrowing etc.)	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
2.	Details of each type of the proposed transaction	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
3.	Tenure of the proposed transaction (tenure in number of years or months to be specified)	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year	1 year
4.	Whether omnibus approval is being sought?	*Yes*	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	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.	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores
6.	Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	The proposed Related Party Transactions are undertaken to facilitate the Company's business operations and real estate development activities. Such transactions enable the Company to leverage the operational expertise, resources, infrastructure, and business synergies available within the group. The arrangements are expected to result in efficient utilization of resources, cost optimization, timely execution of projects, and enhanced operational effectiveness. The transactions are in the ordinary course of business, are proposed to be carried out on an arm's length basis, and are in the best interests of the Company and its stakeholders. The funds may also be utilized for general corporate purposes and other business-related expenses									
	Details of the promoter(s)/ director(s) / key managerial personnel of the listed entity who have interest in the transaction, whether directly or indirectly.	1) Bhushan Nemlekar									
	a. Name of the director / KMP	1.Bhushan Nemlekar 2. Rushikesh Mali									

7.	b. Shareholding of the director / KMP, whether direct or indirect, in the related party	NIL	NIL	NIL	NIL	NIL	Nil	NIL	NIL	NIL	NIL
8.	A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
9.	Other information relevant for decision making.	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

B-1: Disclosure only in case of transactions relating to sale, purchase or supply of goods or services or any other similar business transaction and trade advances (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services.	As per quotation
2.	Basis of determination of price.	All transactions with the related parties are undertaken on an arm's length basis. The value of the related party transactions is determined with reference to prevailing market prices of the relevant goods, materials, or services, wherever available.
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	Nil
	b. Tenure	Nil
	c. Whether same is self-liquidating?	Nil

B-2: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to give loan, inter- corporate deposit or advance, specify the following:	
	a. Nature of indebtedness	nil
	b. Total cost of borrowing	nil
	c. Tenure	nil
	d. Other details	nil
3.	Rate of interest at which the listed entity or its subsidiary is borrowing from its bankers/ other lenders	12%
4.	Proposed interest rate to be charged by listed entity or its subsidiary from the related party.	12%
5.	Maturity / due date	3 years
6.	Repayment schedule & terms	As per agreement/ contract/ MOU
7.	Whether secured or unsecured?	unsecured
8.	If secured, the nature of security & security coverage ratio	NA
9.	The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction.	Business expansion

B-3: Disclosure only in case of transactions relating to investment made by the listed entity or its subsidiary (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to make investment, specify the following:	
	a. Nature of indebtedness	Nil
	b. Total cost of borrowing	nil
	c. Tenure	nil
	d. Other details	nil

3.	Purpose for which funds shall be utilized by the investee company.	Business purpose
4.	Material terms of the proposed transaction	As per MOU

B-4: 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 (Along with A1 to A5)

No.	**Particulars of the information**	**Information provided by the management**
1.	(a) Rationale for giving guarantee, surety, indemnity or comfort letter	To facilitate the availing of banking and financial facilities necessary for meeting the operational and business requirements.
	(b) Whether it will create a legally binding obligation on listed entity?	*Yes*
2.	Material covenants of the proposed transaction including: (v) commission, if any to be received by the listed entity or its subsidiary; (vi)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.	As per guarantee, surety, indemnity or comfort letter
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.	100 cr

B-5: Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with A1 to A5)

No.	**Particulars of the information**	**Information provided by the management**
1.	Material covenants of the proposed transaction	As per Loan document/agreement
2.	Interest rate (*in terms of numerical value or base rate and applicable spread*)	12%
3.	Cost of borrowing	Nil
4.	Maturity / due date	3 years
5.	Repayment schedule & terms	As per Loan document/agreement
6.	Whether secured or unsecured	Unsecured
7.	If secured, the nature of security & security coverage ratio	NA
8.	The purpose for which the funds will be utilized by the listed entity / subsidiary	Business expansion

C1. 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) along with details of A1 to A5 and B2 for Audit Committee Approval

No.	**Particulars of the information**	**Information provided by the management**
1	Latest credit rating of the related party	Not Applicable
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.	No Default

C2. Disclosure only in case of transactions relating to any investment made by the listed entity or its subsidiary (Along with details of A1 to A5 and B3 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Latest credit rating of the related party b. This shall be applicable in case of investment in debt securities.	Not Applicable
2	Whether any regulatory approval is required. If yes, whether the same has been obtained.	Not Applicable

C3. 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 (Along with details of A1 to A5 and B4 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
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	NIL
2	Details of solvency status and going concern status of the related party during the last three financial years.	Solvent
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.	100 crores
4	Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person.	No default
	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;	NO
b)	Whether the related party has been declared a “wilful defaulter” by any of its bankers and whether such status is currently subsisting;	NO
c)	Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation;	NO
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.	NO

C4. Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with details of A1 to A5 and B5 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management

1	Debt to Equity Ratio of the listed entity or its subsidiary based on last audited financial statement e. Before transaction f. After transaction	a)0.53 times b)As per amount of transaction to be taken place
2	Debt Service Coverage Ratio of the listed entity or its subsidiary based on last audited financial statements: e. Before transaction f. After transaction.	a)0.67 times b) As per amount of transaction to be taken place

24) RUSHIKESH MALI

A1) Basic details of the related party

No.	Particulars of the information	Information provided by the management
1	Name of the related party	RUSHIKESH MALI
2	Country of incorporation of the related party	Not Applicable
3	Nature of business of the related party	Not Applicable

A2) Relationship and ownership of the related party

No.	Particulars of the information	Information provided by the management
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: a) Shareholding of the listed entity/ subsidiary (in case of transaction involving the subsidiary), whether direct or indirect, in the related party. b) 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). c) Shareholding of the related party, whether direct or indirect, in the listed entity/ subsidiary (in case of transaction involving the subsidiary).	1)a) 0 b) NA C) 0.00002%

A3) Details of previous transactions with the related party

<table>
<tr><th>No.</th><th>Particulars of the information</th><th>Information provided by the management</th></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.
<table>
<tr><td>No.</td><td>Nature of Transactions</td><td><i>FY 2025-2026 (INR)</i></td></tr>
<tr><td>1</td><td>Remuneration from Subsidiary</td><td>2400000</td></tr>
</table></td><td></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>1200000</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>NA</td></tr>
</table>

A4) Amount of the proposed transaction(s)

No.	Particulars of the information	Information provided by the management
1.	Amount of the proposed transactions being placed for approval in the meeting of the Audit Committee/ shareholders.	Rs.1000 Crores
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	*1054%*
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)	*NA*
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.	*NA*
6.	Financial performance of the related party for the immediately preceding financial year:	

No.	Particulars	*FY 2025-2026 (INR)*
1	Turnover	NA
2	Profit After Tax	NA
3	Net worth	NA

A5) Basic details of the proposed transaction

No.	**Particulars of the information**	**Information provided by the management**									
1.	Specific type of the proposed transaction (e.g. sale of goods/services, purchase of goods/services, giving loan, borrowing etc.)	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
2.	Details of each type of the proposed transaction	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
3.	Tenure of the proposed transaction (tenure in number of years or months to be specified)	1 year	1 year	1 year	1 year	1 year	1 Year	1 year	1 year	1 year	1 year
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.	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores
6.	Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	The proposed Related Party Transactions are undertaken to facilitate the Company's business operations and real estate development activities. Such transactions enable the Company to leverage the operational expertise, resources, infrastructure, and business synergies available within the group. The arrangements are expected to result in efficient utilization of resources, cost optimization, timely execution of projects, and enhanced operational effectiveness. The transactions are in the ordinary course of business, are proposed to be carried out on an arm's length basis, and are in the best interests of the Company and its stakeholders. The funds may also be utilized for general corporate purposes and other business-related expenses									
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.	NA									
	a. Name of the director / KMP	NA									
	b. Shareholding of the director / KMP, whether direct or indirect, in the related party	NA									
8.	A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
9.	Other information relevant for decision making.	Nil	Nil	Nil	Nil	Nil	NA	Nil	Nil	Nil	Nil

B-1: Disclosure only in case of transactions relating to sale, purchase or supply of goods or services or any other similar business transaction and trade advances (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services.	Not Applicable
2.	Basis of determination of price.	All transactions with the related parties are undertaken on an arm's length basis. The value of the related party transactions is determined with reference to prevailing market prices of the relevant goods, materials, or services, wherever available
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	Nil
	b. Tenure	Nil
	c. Whether same is self-liquidating?	Nil

B-2: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to give loan, inter- corporate deposit or advance, specify the following:	
	a. Nature of indebtedness	nil
	b. Total cost of borrowing	nil
	c. Tenure	nil
	d. Other details	nil
3.	Rate of interest at which the listed entity or its subsidiary is borrowing from its bankers/ other lenders	12%
4.	Proposed interest rate to be charged by listed entity or its subsidiary from the related party.	12%
5.	Maturity / due date	3 years
6.	Repayment schedule & terms	As per agreement/ contract/ MOU
7.	Whether secured or unsecured?	unsecured
8.	If secured, the nature of security & security coverage ratio	NA
9.	The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction.	Business expansion

B-3: Disclosure only in case of transactions relating to investment made by the listed entity or its subsidiary (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to make investment, specify the following:	
	a. Nature of indebtedness	Nil
	b. Total cost of borrowing	Nil
	c. Tenure	Nil
	d. Other details	Nil
3.	Purpose for which funds shall be utilized by the investee company.	Business purpose
4.	Material terms of the proposed transaction	As per MOU

B-4: 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 (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	(a) Rationale for giving guarantee, surety, indemnity or comfort letter	To facilitate the availing of banking and financial facilities necessary for meeting the operational and business requirements.
	(b) Whether it will create a legally binding obligation on listed entity?	*Yes*
2.	Material covenants of the proposed transaction including: (iii)commission, if any to be received by the listed entity or its subsidiary; (iv)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.	As per guarantee, surety, indemnity or comfort letter
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.	100 cr

B-5: Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Material covenants of the proposed transaction	As per Loan document/agreement
2.	Interest rate (*in terms of numerical value or base rate and applicable spread*)	12%
3.	Cost of borrowing	Nil
4.	Maturity / due date	3 years
5.	Repayment schedule & terms	As per Loan document/agreement
6.	Whether secured or unsecured	Unsecured
7.	If secured, the nature of security & security coverage ratio	NA
8.	The purpose for which the funds will be utilized by the listed entity / subsidiary	Business expansion

C1. 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) along with details of A1 to A5 and B2 for Audit Committee Approval

No.	Particulars of the information	Information provided by the management
1	Latest credit rating of the related party	Not Applicable
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.	No Default

C2. Disclosure only in case of transactions relating to any investment made by the listed entity or its subsidiary (Along with details of A1 to A5 and B3 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management

1	Latest credit rating of the related party b. This shall be applicable in case of investment in debt securities.	No credit rating available for the related party
2	Whether any regulatory approval is required. If yes, whether the same has been obtained.	Not Applicable

C3. 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 (Along with details of A1 to A5 and B4 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
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	NIL
2	Details of solvency status and going concern status of the related party during the last three financial years.	Solvent
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.	100 crores
4	Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person.	No default
	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;	NO
b)	Whether the related party has been declared a “wilful defaulter” by any of its bankers and whether such status is currently subsisting;	NO
c)	Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation;	NO

C4. Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with details of A1 to A5 and B5 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Debt to Equity Ratio of the listed entity or its subsidiary based on last audited financial statements c. Before transaction d. After transaction	a)0.53 times b)As per amount of transaction to be taken place

2	Debt Service Coverage Ratio of the listed entity or its subsidiary based on last audited financial statements: c. Before transaction d. After transaction.	a)0.67 times b) As per amount of transaction to be taken place

25) SYED GHAZALI NASAR

A1) Basic details of the related party

No.	Particulars of the information	Information provided by the management
1	Name of the related party	SYED GHAZALI NASAR
2	Country of incorporation of the related party	Not Applicable
3	Nature of business of the related party	Not Applicable

A2) Relationship and ownership of the related party

No.	Particulars of the information	Information provided by the management
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: a) Shareholding of the listed entity/ subsidiary (in case of transaction involving the subsidiary), whether direct or indirect, in the related party. b) 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). c) Shareholding of the related party, whether direct or indirect, in the listed entity/ subsidiary (in case of transaction involving the subsidiary).	1)a) 0 b) NA C) 0.00002%

A3) Details of previous transactions with the related party

No.	Particulars of the information	Information provided by the management
1.	Total amount of all the transactions undertaken by the listed entity or subsidiary with the related party during the last financial year. No. | Nature of Transactions | *FY 2025-2026 (INR)* 1 | Remuneration from Subsidiary | 2400000	
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.	1200000
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.	NA

A4) Amount of the proposed transaction(s)

No.	Particulars of the information	Information provided by the management
1.	Amount of the proposed transactions being placed for approval in the meeting of the Audit Committee/ shareholders.	1000 Crores
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	*1054%*
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)	*NA*

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.	*NA*
6.	Financial performance of the related party for the immediately preceding financial year:	

No.	Particulars	*FY 2025-2026 (INR)*
1	Turnover	NA
2	Profit After Tax	NA
3	Net worth	NA

A5) Basic details of the proposed transaction

No.	Particulars of the information	Information provided by the management									
1.	Specific type of the proposed transaction (e.g. sale of goods/services, purchase of goods/services, giving loan, borrowing etc.)	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
2.	Details of each type of the proposed transaction	Sale of Goods/services	Puchase of Good/services	Loan Given	Loan taken	Investment	Borrowings	Guarantee	Project advances	Securities sale	Securities purchase
3.	Tenure of the proposed transaction (tenure in number of years or months to be specified)	1 year	1 year	1 year	1 year	1 year	1 Year	1 year	1 year	1 year	1 year
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.	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores	100 crores
6.	Justification as to why the RPTs proposed to be entered into are in the interest of the listed entity	The proposed Related Party Transactions are undertaken to facilitate the Company's business operations and real estate development activities. Such transactions enable the Company to leverage the operational expertise, resources, infrastructure, and business synergies available within the group. The arrangements are expected to result in efficient utilization of resources, cost optimization, timely execution of projects, and enhanced operational effectiveness. The transactions are in the ordinary course of business, are proposed to be carried out on an arm's length basis, and are in the best interests of the Company and its stakeholders. The funds may also be utilized for general corporate purposes and other business-related expenses									
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.	NA									
	a. Name of the director / KMP	NA									
	b. Shareholding of the director / KMP, whether direct or indirect, in the related party	NA									
8.	A copy of the valuation or other external party report, if any, shall be placed before the Audit Committee.	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
9.	Other information relevant for decision making.	Nil	Nil	Nil	Nil	Nil	NA	Nil	Nil	Nil	Nil

B-1: Disclosure only in case of transactions relating to sale, purchase or supply of goods or services or any other similar business transaction and trade advances (Along with A1 to A5)

No.	Particulars of the information	Information provided by the management
1.	Bidding or other process, if any, applied for choosing a party for sale, purchase or supply of goods or services.	As per quotation
2.	Basis of determination of price.	All transactions with the related parties are undertaken on an arm's length basis. The value of the

		related party transactions is determined with reference to prevailing market prices of the relevant goods, materials, or services, wherever available
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	Nil
	b. Tenure	Nil
	c. Whether same is self-liquidating?	Nil

B-2: 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 (Along with A1 to A5)

No.	**Particulars of the information**	**Information provided by the management**
1.	Source of funds in connection with the proposed transaction.	Bank, NBFC or owned funds
2.	Where any financial indebtedness is incurred to give loan, inter- corporate deposit or advance, specify the following:	
	a. Nature of indebtedness	nil
	b. Total cost of borrowing	nil
	c. Tenure	nil
	d. Other details	nil
3.	Rate of interest at which the listed entity or its subsidiary is borrowing from its bankers/ other lenders.	12%
4.	Proposed interest rate to be charged by listed entity or its subsidiary from the related party.	12%
5.	Maturity / due date	3 years
6.	Repayment schedule & terms	As per agreement/ contract/ MOU
7.	Whether secured or unsecured?	unsecured
8.	If secured, the nature of security & security coverage ratio	NA
9.	The purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the transaction.	Business expansion

B-4: 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 (Along with A1 to A5)

No.	**Particulars of the information**	**Information provided by the management**
1.	(a) Rationale for giving guarantee, surety, indemnity or comfort letter	To facilitate the availing of banking and financial facilities necessary for meeting the operational and business requirements.
	(b) Whether it will create a legally binding obligation on listed entity?	*Yes*
2.	Material covenants of the proposed transaction including: (v) commission, if any to be received by the listed entity or its subsidiary; (vi)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.	As per guarantee, surety, indemnity or comfort letter
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.	100 cr

B-5: Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with A1 to A5)

No.	**Particulars of the information**	**Information provided by the management**

1.	Material covenants of the proposed transaction	As per Loan document/agreement
2.	Interest rate (*in terms of numerical value or base rate and applicable spread*)	12%
3.	Cost of borrowing	Nil
4.	Maturity / due date	3 years
5.	Repayment schedule & terms	As per Loan document/agreement
6.	Whether secured or unsecured	Unsecured
7.	If secured, the nature of security & security coverage ratio	NA
8.	The purpose for which the funds will be utilized by the listed entity / subsidiary	Business expansion

C1. 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) along with details of A1 to A5 and B2 for Audit Committee Approval

No.	Particulars of the information	Information provided by the management
1	Latest credit rating of the related party	Not Applicable
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.	No Default

C3. 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 (Along with details of A1 to A5 and B4 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
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	NIL
2	Details of solvency status and going concern status of the related party during the last three financial years.	Solvent
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.	100 crores
4	Default on borrowings, if any, over the last three financial years, by the related party from the listed entity or any other person.	No default
	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;	NO
b)	Whether the related party has been declared a “wilful defaulter” by any of its bankers and whether such status is currently subsisting;	NO
c)	Whether the related party is undergoing or facing any application for commencement of an insolvency resolution process or liquidation;	NO

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.	NO

C4. Disclosure only in case of transactions relating to borrowings by the listed entity or its subsidiary (Along with details of A1 to A5 and B5 for Audit Committee Approval)

No.	Particulars of the information	Information provided by the management
1	Debt to Equity Ratio of the listed entity or its subsidiary based on last audited financial statements e. Before transaction f. After transaction	a)0.53 times b)As per amount of transaction to be taken place
2	Debt Service Coverage Ratio of the listed entity or its subsidiary based on last audited financial statements: e. Before transaction f. After transaction.	a)0.67 times b) As per amount of transaction to be taken place

Minimum Information to be provided to the shareholders for approval of Material RPT in Notice & Explanatory Statement of Ordinary Resolution

No.	Particulars of the information	Information provided by the management
1	The explanatory statement contained in the notice to the shareholders for seeking their approval for an RPT shall provide the minimum information so as to enable the shareholders to take a view whether the terms and conditions of the RPT are favorable to the listed entity.	Yes
2	The notice to the shareholders seeking approval for any material RPT shall, in addition to the requirements under the Companies Act, 2013, include the following information as a part of the explanatory statement:	Yes
a)	Information as placed before the Audit Committee in the format as specified in the RPT Industry Standards, to the extent applicable.	Yes
b)	Justification as to why the proposed transaction is in the interest of the listed entity, basis for determination of price and other material terms and conditions of RPT.	Business purpose, as per MOU
c)	Disclose the fact that the Audit Committee has reviewed the certificates provided by the CEO/ Managing Director/ Whole Time Director/ Manager and CFO of the Listed Entity as required under the RPT Industry Standards.	Yes
d)	Disclosure that the material RPT or any material modification thereto, has been approved by the Audit Committee and the Board of Directors recommends the proposed transaction to the shareholders for approval.	Yes
e)	Provide web-link and QR Code, through which shareholders can access the valuation report or other reports of external party, if any, considered by Audit Committee while approving the RPT.	NA
f)	The Audit Committee and Board of Directors, while providing information to the shareholders, can approve redaction of commercial secrets and such other information that would affect competitive position of listed entity and affirm that, in its assessment, the redacted disclosures still provides all the necessary information to the public shareholders for informed decision making.	Yes
g)	Any other information that may be relevant	Nil

ITEM NO.2:- TO APPROVE THE REMUNERATION OF MR. BHUSHAN NEMLEKAR (DIN: 00043824), CHIEF FINANCIAL OFFICER & WHOLE-TIME DIRECTOR OF THE COMPANY

Pursuant to the provisions of Sections 196, 197 and 198 read with Schedule V and other applicable provisions, if any, of the Companies Act, 2013, read with the rules made thereunder (the "Act"), and the applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), the Members of the Company, by way of a Postal Ballot through remote e-voting, approved the Re-appointment of Mr. Bhushan Nemlekar (DIN: 00043824) as the Whole-time Director of the Company for a period of five (5) years, with effect from 26th May, 2023 to 25th May, 2028. The results of the Postal Ballot were declared on 26th July, 2023.

The Nomination and Remuneration Committee, at its meeting held on 09th February, 2026, and the Board of Directors, at its meeting held on 09th February, 2026, have considered and approved the continuation of the remuneration payable to Mr. Bhushan Nemlekar, on the same terms and conditions and with no change in the remuneration structure as approved by the Members through postal ballot dated 29th June 2025 for the remaining period of their respective tenure of appointment with the Company.

Mr. Bhushan Nemlekar is a Promoter Director of the Company and accordingly, the approval of the Audit Committee has been obtained in accordance with Regulation 23 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Except Mr. Bhushan Nemlekar, and his relatives, none of the Directors or Key Managerial Personnel of the Company or their relatives are, in any way, concerned or interested, financially or otherwise, in the Resolution set out at Item No. 02 of the Postal Ballot Notice.

The Board now seeks to confirm his remuneration and recommends the Resolution to be passed as a Special Resolution.

Information as required under Section II, Part II of Schedule V of the Companies Act, 2013:

I. **General Information:**
   i. Nature of Industry: Real Estate
   ii. Date of Commencement of Activities/incorporation: 09/01/1997
   iii. Financial Performance of the Company:

(Amount in lakhs)

Particulars	**FY 2025-26**	**FY 2024-25**	**FY 2023-24**
Operational and other Income	9,654.08	9,911.32	6,657.71
Profit before Depreciation and Tax	1,407.59	1747.10	540.42
Less: Depreciation	100.53	43.13	41.84
Profit before Tax	1,307.06	1,703.97	498.58
Less: Tax expenses (includes provision for deferred tax asset/liability	357.62	378.85	(9.76)
Profit after tax	949.44	1,325.12	508.34

   iv. Foreign investments or collaborations: NIL

II. **Information about the appointee:**

   i. Background details
   Mr. Bhushan Subodh Nemlekar, aged 48, has completed his Bachelor of Commerce Mumbai University and has a degree in Executive MBA (Owner/President Management - 2015) from

Harvard Business School, Boston, USA. He has been associated with our Company since 18 years.

ii. Past remuneration: Rs. 3,00,00,000/- p.a.
iii. Recognition or awards: -
iv. Job Profile & his Suitability:
Mr. Bhushan Nemlekar is the Director who has started his career from Sumit Group. He handles and leads the Finance & Compliance Department along with Project Financing and is responsible for formulating strategies for marketing in order to achieve corporate goals and objectives. Good command on Management of Business, Wants to Expand Sumit Group in all Aspects.
v. Remuneration proposed: Mentioned above
vi. Comparative remuneration profile with respect to industry, size of the Company, profile of the position and person: Taking in to size of the Company, industry benchmark in general, profile, position the proposed remuneration is in line with the current remuneration structure of industry.
vii. Pecuniary relationship, directly or indirectly, with the Company or relationship with the Key Managerial Personnel or other Director, if any: Besides the remuneration, Mr. Bhushan Nemlekar does not have any other pecuniary relationship with the Company.

III. Other Information:

Reasons of loss or inadequate profits: Not Applicable, as the Company has adequate profits for the financial year under review.

Steps taken or proposed to be taken for improvement: Not Applicable

IV. Disclosures

The requisite disclosures shall be made in the Director's Report under the heading "Corporate Governance"

ITEM NO. 03: TO APPROVE THE REMUNERATION OF MR. MITARAM JANGID (DIN: 00043757), MANAGING DIRECTOR OF THE COMPANY.

Pursuant to the provisions of Sections 196, 197 and 198 read with Schedule V and other applicable provisions, if any, of the Companies Act, 2013, read with the rules made thereunder (the "Act"), and the applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), the Members of the Company, by way of a Postal Ballot through remote e-voting, approved the Re-appointment of **Mr. Mitaram Jangid (DIN: 00043757)** as the Manging Director of the Company for a period of five (5) years, with effect from 26th May, 2023 to 25th May, 2028. The results of the Postal Ballot were declared on 26th July, 2023.

The Nomination and Remuneration Committee, at its meeting held on 09th February, 2026, and the Board of Directors, at its meeting held on 09th February, 2026, have considered and approved the continuation of the remuneration payable to Mr. Mitaram Jangid, on the same terms and conditions and with no change in the remuneration structure as approved by the Members through postal ballot dated 29th June 2025 for the remaining period of their respective tenure of appointment with the Company.

Mr. Mitaram Jangid is a Promoter Director of the Company and accordingly, the approval of the Audit Committee has been obtained in accordance with Regulation 23 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Accordingly, the approval of the Members is being sought by way of a Special Resolution pursuant to the applicable provisions of Sections 196, 197, 198, 203 and other applicable provisions of the Act read with Schedule V thereto and the applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Except Mr. Mitaram Jangid, and his relatives, none of the Directors or Key Managerial Personnel of the Company or their relatives are, in any way, concerned or interested, financially or otherwise, in the Resolution set out at Item No. 03 of the Postal Ballot Notice.

The Board now seeks to approve his remuneration and recommends the Resolution to be passed as a Special Resolution.

Information as required under Section II, Part II of Schedule V of the Companies Act, 2013 :

I. General Information:

i. Nature of Industry: Real Estate
ii. Date of Commencement of Activities/incorporation : 09/01/1997
iii. Financial Performance of the Company:

(In lakhs)

Particulars	**FY 2025-26**	**FY 2024-25**	**FY 2023-24**
Operational and other Income	9,654.08	9,911.32	6,657.71
Profit before Depreciation and Tax	1,407.59	1747.10	540.42
Less: Depreciation	100.53	43.13	41.84
Profit before Tax	1,307.06	1,703.97	498.58
Less: Tax expenses (includes provision for deferred tax asset/liability	357.62	378.85	(9.76)
Profit after tax	949.44	1,325.12	508.34

iv. Foreign investments or collaborations: NIL

II. Information about the Director:

i. **Background details:**
Mr. Mitaram Ramlal Jangid, aged 70 has completed his graduation in Commerce from Mumbai University in 1979. In 1987, he partnered with Mr. Subodh Nemlekar and founded our company. He has been a Director of the Company since incorporation.

ii. **Past remuneration:** Rs. 3,50,00,000/- p.a.

iii. **Recognition or awards: -** Awarded in Various Marathon in National and International level

iv. Job Profile & his Suitability:
He has 32 plus years' experience in construction industry. He has achieved good market reputation and creditability and has grown our Company to one of the trusted Real Estate Company in Mumbai & Goa. He has a good command on construction activities and heads Design Development activity of our Company and also looks after the overall progress of all projects of our company. He is Secretory of Jangid Seva Sangh, Mumbai.

v. **Remuneration proposed:** Mentioned above

vi. **Comparative remuneration profile with respect to industry, size of the Company, profile of the position and person:** Taking in to size of the Company, industry benchmark in general, profile, position the proposed remuneration is in line with the current remuneration structure of industry.

vii. **Pecuniary relationship, directly or indirectly, with the Company or relationship with the Key Managerial Personnel or other Director, if any:** Besides the remuneration, Mr. Mitaram Jangid does not have any other pecuniary relationship with the Company.

III. Other Information:

i. **Reasons of loss or inadequate profits:** Not Applicable, as the Company has adequate profits for the financial year under review.
ii. **Steps taken or proposed to be taken for improvement:** Not Applicable

IV. Disclosures

The requisite disclosures shall be made in the Director's Report under the heading "Corporate Governance"

The Board now seeks to approve his remuneration and recommends the Resolution to be passed as a Special Resolution.

None of the Directors, Key Managerial Personnel of the Company or their relatives other than Mr. Mitaram Jangid in any way concerned or interested, financially or otherwise, in the proposed Special Resolution, set out at Item No. 3 of the Notice.

By Order of the Board of Directors
For Sumit Woods Limited

Sd/-
Ms. Rekha Bagda
Company Secretary & Compliance Officer

Place: Mumbai
Date: 28th May, 2026

“Annexure 2”

DETAILS OF DIRECTORS IN RESPECT OF WHOM APPROVAL FOR REMUNERATION IS SOUGHT

Pursuant to Secretarial Standard - 2 on General Meetings

Name of the Director	Bhushan Nemlekar
DIN	00043824
Date of Birth	15/04/1978
Age	48 years
Date of first appointment on the Board	11/12/2002
Qualifications	Bachelor of Commerce Mumbai University and has a degree in Executive MBA (Owner/President Management - 2015) from Harvard Business School, Boston, USA.
Profile, Experience and Expertise in specific functional areas	Mr. Bhushan Subodh Nemlekar, aged 43,has completed his Bachelor of Commerce Mumbai University and has a degree in Executive MBA (Owner/President Management - 2015) from Harvard Business School, Boston, USA. He has been associated with our Company since 18 years.
Skills and capabilities required for the role and the manner in which the proposed Director meets such requirements	Mr. Bhushan Nemlekar is the Director who has started his career from Sumit Group. He handles and leads the Sales Department along with Project Financing and is responsible for formulating strategies for marketing in order to achieve corporate goals and objectives. Good command on Management of Business, Wants to Expand Sumit Group in all Aspects.
Terms and conditions of appointment	As per terms decided by board of directors of Sumit Woods Limited
Details of remuneration last drawn (FY 2025-26)	Upto: Rs.3,00,00,000/- p.a.
Details of remuneration sought to be paid	Upto: Rs.3,00,00,000/- p.a.
Directorships in other Companies (excluding foreign companies)	1. Sumit Infotech Private Limited 2. Mitasu Woods Private Limited. 3. Sumit Matunga Builders Private Limited 4. Mitasu Developers Private Limited 5. Homesync Real Estate Advisory Private Limited 6. Sumit Abode Private Limited 7. Global Chamber of Saraswat Entrepreneurs 8. Second Home Resorts Limited 9. Sumit Eminence Private Limited
Membership/ Chairpersonship of Committees in other companies (excluding foreign companies)	NA
No. of Board meeting attended	5 for FY 2025-26

List of other Listed Companies (excluding foreign Companies)	NA
Listed entities from which the Director has resigned from Directorship in the past three years	NA
Memberships / Chairmanships of committees of other companies (excluding foreign companies)	NA
Number of Equity Shares held in the Company (including shareholding as a beneficial owner)	55,39,880
Inter-se relationship with other Directors and Key Managerial Personnel of the Company	NA

Name of the Director	Mitaram Jangid
DIN	00043757
Date of Birth	18/06/1956
Age	70 Years
Date of first appointment on the Board	01/09/1997
Qualifications	Commerce Graduate
Profile, Experience and Expertise in specific functional areas	He has 40 plus years' experience in construction industry. He has achieved good market reputation and creditability and has grown our Company to one of the trusted Real Estate Company in Mumbai & Goa. He has a good command on construction activities and heads Design Development activity of our Company and also look after the overall progress of all projects of our company. He is President of Vishwakarma Educational trust.
Skills and capabilities required for the role and the manner in which the proposed Director meets such requirements	Mr. Mitaram Ramlal Jangid has completed his graduation in Commerce from Mumbai University in 1979. In 1987, he partnered with Mr. Subodh Nemlekar and founded our company. He has been on the Director since the incorporation.
Terms and conditions of appointment	As per terms and condition mentioned in Appointment letter and code of conduct approved by Board of Directors
Details of remuneration last drawn (FY 2025-26)	Upto Rs. 3,50,00,000/-per annum
Details of remuneration sought to be paid	Upto Rs.3,50,00,000/-per annum
Directorships in other Companies (excluding foreign companies)	1. Sumit Hills Private Limited 2. Sumit Eminence Private Limited 3. Sumit Matunga Builders Private Limited 4. Mitasu Developers Private Limited 5. Homesync Real Estate Advisory Private Limited 6. Sumit Abode Private Limited 7. Sumit Infotech Private Limited 8. Second Home Resorts Limited
Membership/Chairpersonship of Committees in other companies (excluding foreign companies)	NA
No. of Board meeting attended	5 for FY 2025-26
List of other Listed Companies (excluding foreign Companies)	NA
Listed entities from which the Director has resigned from Directorship in the past three years	NA
Memberships / Chairmanships of committees of other companies (excluding foreign companies)	NA

Number of Equity Shares held in the Company (including shareholding as a beneficial owner)	1,06,74,974
Inter-se relationship with other Directors and Key Managerial Personnel of the Company	NA