



Corporate Relations Department  
BSE Limited,  
Phiroze Jeejeebhoy Towers  
Dalal Street  
Mumbai- 400001

PML/BSE/BM/2026/026  
Date: May 27, 2026

**SUB: Intimation under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”)**

**SCRIP CODE: 539113**

**Date of the Board Meeting: May 27, 2026**

**TIME OF COMMENCEMENT: 3:30 P.M.**

**TIME OF CONCLUSION: 6:20 P.M**

Dear Sir/Madam,

We hereby inform you that Board of Directors of Paul Merchants Limited have discussed and approved the following matter in their Meeting held today i.e. May 27, 2026

- 1. Enhancement in the Term Loan Limit granted to Paul Merchants Realtors Private Limited (PMRPL), Wholly Owned Subsidiary from Rs. 100 Crores to Rs. 150 Crores**
- 2. Modification of interest payment terms in respect of the Working Capital Limit of up to Rs. 25 Crores extended to Paul Merchants Realtors Private Limited (PMRPL)**

Though above matters do not fall strictly either in para A or para B of Part A of Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”), we are giving the disclosure as per Para B (11) of Part A of Annexure 18 of SEBI Circular no. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026, as nearly as facts and circumstances admit, read with Regulation 30(12) and Para B(11) of Part A of Schedule III of Listing Regulations as given below, with the disclosure adapted to the context of the transaction in question:-



**1. Enhancement in the Term Loan Limit granted to Paul Merchants Realtors Private Limited (PMRPL), Wholly Owned Subsidiary from Rs. 100 Crores to Rs. 150 Crores**

Particulars	Details
<b>Name of party for which such guarantees or indemnity or surety is given</b>	Paul Merchants Realtors Private Limited ('PMRPL'), in favour of which a Term Loan Limit has been sanctioned.
<b>Whether the Promoter/Promoter group/group companies have any interest in this transaction? If yes, nature of interest and details thereof and whether the same is done at "arm's length"</b>	<p><b>YES</b></p> <p>PMRPL is a Wholly Owned Subsidiary Company of Paul Merchants Limited.</p> <p>Sh. Sat Paul Bansal and Sh. Rajneesh Bansal, who are Directors in Paul Merchants Limited, are also Directors in PMRPL. Mrs. Sarita Rani Bansal (Director of PML) is a member of the promoter family and is also treated as interested.</p> <p>Though the transaction in question is not a Related Party Transaction in terms of Section 188 of the Companies Act, 2013 and Regulation 23 of the SEBI LODR Regulations, the proposed transaction shall be entered into on Arm's Length basis and a Certificate to this effect has already been issued by the Statutory Auditors of the Company along with a joint certificate from the Managing Director and Chief Financial Officer of the Company.</p>
<b>Brief details of such guarantee or indemnity or becoming a surety viz. brief details of agreement entered (if any) including significant terms and conditions, including amount of guarantee</b>	<p>Approval by the Board of Directors for an enhancement of unsecured Term Loan Limit from Rs. 100 Crores to an aggregate Term Loan Limit of Rs. 150 Crores in addition to the existing loans and working capital granted by the Company to the said WOS prior to 11-11-2025. The Executive Committee of the Board also holds a delegated buffer to enhance this by an additional Rs. 50 Crores if required.</p> <p><b>Significant Terms and Conditions:</b></p> <p>- Rate of interest shall not be lower than the prevailing yield of one year, three year,</p>



Particulars	Details
	<p>five year or ten year Government Security closest to the tenor of the loan;</p> <ul style="list-style-type: none"><li>- As on date, the applicable Rate of Interest shall be 11.00% p.a.;</li><li>- The Rate of Interest will be subject to review on the first day of every Quarter and may be revised in accordance with the relevant provisions of the Companies Act, 2013 and Rules made thereunder.</li><li>- Repayment of the Loan shall be as per the tenure and terms of repayment as finalized by the Executive Committee of the Board, subject to a maximum tenure of 3 years</li></ul> <p>Moratorium for interest payment may be allowed as finalized by the Executive Committee of the Board with PMRPL, depending upon the project in which PMRPL proposes to invest by using the money borrowed from Paul Merchants Limited.</p>
<b>Impact of such guarantees or indemnity or surety on Listed Entity</b>	<p>The Loan advanced to the Wholly Owned Subsidiary Company shall be strictly used by the WOS in its principal business activities. In terms of monetary value, the impact on Paul Merchants Limited may be taken equal to the maximum amount of Term Loan Limit of Rs. 150 Crores. The impact may be up to Rs. 200 Crores if the delegated emergency buffer is utilized by the Executive Committee).</p>

**2. Modification of interest payment terms in respect of the unsecured Working Capital Limit of up to Rs. 25 Crores extended to Paul Merchants Realtors Private Limited (PMRPL)**

Particulars	Details
<b>Name of party for which such guarantees or indemnity or surety is given</b>	Paul Merchants Realtors Private Limited ('PMRPL'), in favour of which a Term Loan Limit has been sanctioned.



<p><b>Whether the Promoter/Promoter group/group companies have any interest in this transaction? If yes, nature of interest and details thereof and whether the same is done at “arm’s length”</b></p>	<p><b>YES</b></p> <p>PMRPL is a Wholly Owned Subsidiary Company of Paul Merchants Limited.</p> <p>Sh. Sat Paul Bansal and Sh. Rajneesh Bansal, who are Directors in Paul Merchants Limited, are also Directors in PMRPL. Mrs. Sarita Rani Bansal (Director of PML) is a member of the promoter family and is also treated as interested.</p> <p>Though the transaction in question is not a Related Party Transaction in terms of Section 188 of the Companies Act, 2013 and Regulation 23 of the SEBI LODR Regulations, the proposed transaction shall be entered into on Arm's Length basis and a Certificate to this effect has already been issued by the Statutory Auditors of the Company along with a joint certificate from the Managing Director and Chief Financial Officer of the Company.</p>
<p><b>Brief details of such guarantee or indemnity or becoming a surety viz. brief details of agreement entered (if any) including significant terms and conditions, including amount of guarantee</b></p>	<p>Approval by the Board of Directors for modification of terms of an existing inter-corporate loan / credit facility (Working Capital Limit) – change in periodicity of interest payment from monthly payment to Half Yearly.</p> <p><b>Significant Terms and Conditions:</b></p> <ul style="list-style-type: none"><li>• Maximum financial exposure: Up to Rs. 25 Crores. No incremental funding or limit enhancement has been approved</li><li>• Interest income as per the applicable rate under the Working Capital Limit: 10% p.a., subject to quarterly review. The Board has approved amending the periodicity of interest payments from "payable on a Monthly basis" to "payable on a Half Yearly basis"</li><li>• The Rate of Interest shall be charged on the balance outstanding on daily</li></ul>



	<p>basis and becomes payable on Half Yearly basis.</p> <ul style="list-style-type: none"><li>• Other Terms: Initial term of one year with automatic annual renewals at the lender's absolute discretion. The borrower retains the right to prepay the principal at any time without penalty.</li></ul>
<p><b>Impact of such guarantees or indemnity or surety on Listed Entity</b></p>	<p><b>Incremental Financial Exposure: Nil.</b> The maximum exposure remains capped at the pre-approved limit of Rs. 25 Crores.</p> <ul style="list-style-type: none"><li>• <b>Cash Flow &amp; Liquidity Impact:</b> Modifying the interest payment cycle shifts the timing of cash inflows from monthly to Half Yearly intervals. This minor change has a negligible impact on PML's liquidity, given that the facility is completely funded out of internal accruals with zero external borrowing costs assigned to it.</li><li>• <b>Operational Impact:</b> Aligns the group's internal financing framework with the operational cash-flow timeline of the real estate subsidiary, safeguarding the health of a key group asset without altering PML's risk profile.</li></ul>

You are requested to take the above on your records.

For **PAUL MERCHANTS LIMITED**

**(HARDAM SINGH)**  
**COMPANY SECRETARY & COMPLIANCE OFFICER**  
**FCS-5046**