

TERRAFORM MAGNUM LIMITED

Corporate Identity Number: L65990MH1982PLC040684

Regd. Off.: Godrej Coliseum, A-Wing 1301, 13th Floor, Behind Everard Nagar, Off Eastern Express Highway,
Sion (East), Mumbai - 400 022. Tel: +91(22) 62704900

Web: www.terraformmagnum.com E-mail: secretarial@terraformrealty.com

Date: September 04, 2026

To,
The Manager,
Listing Compliance Department
BSE Limited
P.J. Towers, Dalal Street
Mumbai - 400 001

Ref: Scrip Code: 506162

ISIN: INE122V01010

SUBJECT: NOTICE OF 44TH ANNUAL GENERAL MEETING OF THE COMPANY

Dear Sir/Madam,

Pursuant to the Regulation 34 and other applicable provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to enclosed herewith the copy of the **Notice convening the 44th Annual General Meeting ("AGM")** of the Members of Terraform Magnum Limited.

The Annual General Meeting is scheduled to be held on **Monday, 28 September 2026 at 11:30 A.M.** at the **Registered Office of the Company** situated at **Godrej Coliseum, A-Wing 1301, 13th Floor, behind Everard Nagar, Off Eastern Express Highway, Sion (East), Mumbai - 400 022.**

You are requested to kindly take the same on record.

Thanking you,

FOR TERRAFORM MAGNUM LIMITED

MR. HARSH SHEDGE
COMPANY SECRETARY & COMPLIANCE OFFICER

Encl.: AGM Notice

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NOTICE OF 44TH ANNUAL GENERAL MEETING

Notice is hereby given that the **44th Annual General Meeting** of the Members of **TERRAFORM MAGNUM LIMITED** will be held on **Monday, 28th September, 2026 at 11:30 A.M.** at the Registered Office of the Company at Godrej Coliseum, A-Wing 1301, 13th Floor, Behind Everard Nagar, Off Eastern Express Highway, Sion (East), Mumbai - 400 022 to transact the following business:

ORDINARY BUSINESS:

1. To receive, consider and adopt the Financial Statements of the Company for the financial year ended 31st March, 2026 including audited Balance Sheet as at 31st March, 2026 and the Statement of Profit and Loss Account for the year ended on that date and the Reports of Board of Directors and Auditors' thereon.
2. To appoint a Director in place of **Mr. Vimal Kishor Shah (DIN: 00716040)** who retires by rotation in terms of Section 152(6) of the Companies Act, 2013 and being eligible offers himself for re-appointment.

SPECIAL BUSINESS:

3. To consider and approve the appointment of M/s. Ankit Goyanka & Associates, Chartered Accountants, as the Statutory Auditors of the Company to fill the casual vacancy caused by the resignation of M/s. J. D. Zatakia & Co., Chartered Accountants (Firm Registration No. 111777W) and to fix their remuneration.

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

"RESOLVED THAT pursuant to the provisions of Sections 139, 141, 142 and other applicable provisions, if any, of the Companies Act, 2013 (the "Act"), read with the Companies (Audit and Auditors) Rules, 2014, including any statutory modification(s), amendment(s) or re-enactment(s) thereof for the time being in force, and upon the recommendation of the Audit Committee and the Board of Directors of the Company, **M/s. Ankit Goyanka & Associates**, Chartered Accountants (Firm Registration No. 154590W), be and are hereby appointed as the Statutory Auditors of the Company to fill the casual vacancy caused by the resignation of M/s. J. D. Zatakia & Co., Chartered Accountants (Firm Registration No. 111777W), and to hold office for the period of five

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years from the conclusion of this **44th Annual General Meeting** until the conclusion of the **49th Annual General Meeting** of the Company to be held in the calendar year 2031, and to do the audit of the accounts of the Company for the financial years commencing from 2026-2027 to 2030-2031, at such remuneration as may be determined by the Board of Directors of the Company, based on the recommendation of the Audit Committee and in consultation with the Statutory Auditors, in addition to applicable taxes and reimbursement of reasonable out-of-pocket expenses incurred by them in connection with the audit of the Company.

RESOLVED FURTHER THAT the Board of Directors of the Company be and is hereby authorised to take all such steps and to do all such acts, deeds, matters and things and to make such filings as may be necessary, proper, expedient or incidental for giving effect to this resolution."

FOR AND ON BEHALF OF TERRAFORM MAGNUM LIMITED

Sd/-

Mr. Harsh Shedge
Company Secretary and Compliance officer

Place: Mumbai
Date: August 28, 2026

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NOTES:

1. A member entitled to attend and vote at the Annual General Meeting is entitled to appoint a proxy to attend and vote on a poll instead of him/ her and that proxy need not be a member of the company. The instrument of proxy should, however, be deposited at the registered office of the company not less than 48 hours before the commencement of the meeting. A proxy form is annexed to this notice.
2. Pursuant to the provision of section 105 of the Companies act, 2013, a person can act as proxy on behalf of Members not exceeding fifty (50) and holding in the aggregate not more than ten percent (10%) of the total share Capital of the Company carrying Voting rights. A member holding more than 10% of the total share capital of the Company carrying voting rights may appoint a single person as proxy and such person shall not act as proxy for any other person or shareholder.
3. During the period beginning 24 hours before the time fixed for the commencement of the Meeting and ending with the conclusion of the Meeting, a Member would be entitled to inspect the proxies lodged at any time during the business hours of the Company, provided that not less than three days of notice in writing is given to the Company.
4. The Register of Members and Share Transfer Books of the Company shall remain closed from Tuesday, September 22, 2026 to Monday, September 28, 2026 (both days inclusive).
5. As per the provision of the Companies Act, 2013, facility for making nomination is available to the members in respect of the shares held by them. Nomination forms can be obtained from the Company's Registrars and Transfer Agents by Members holding shares in physical form. Members holding shares in electronic form may obtain Nomination forms from their respective Depository Participant.
6. A brief resume of each of the Directors proposed to be appointed/ re-appointed at this AGM, nature of their expertise in specific functional areas, names of companies in which they hold directorship and membership/ chairmanships of Board Committees, shareholding and relationship between directors inter se as stipulated under Regulation 36 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and other requisite information as per Clause 1.2.5 of Secretarial Standard-2 on General Meetings, are provided in the explanatory statement.
7. **Section 20** of the Companies Act, 2013 permits service of documents on members by a Company through electronic mode. Hence, in accordance with the Companies Act,

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2013 read with the Rules framed there under, the Annual Report 2025-26 is being sent through electronic mode to those Members whose e-mail addresses are registered with the Company/Depository Participant unless any Member has requested for a physical copy of the Report. For Members who have not registered their e-mail addresses, physical copies of the Annual Report 2025-26 are being sent by the permitted modes. Members may note that the Annual Report 2025-26 will also be available on the Company's website www.terraformmagnum.com and Members who have not registered their email addresses so far are requested to register their email address for receiving all communication including Annual Report, Notices, Circulars, etc. from the Company electronically.

8. Members holding shares in physical mode are requested to consider converting their holding to dematerialized form to eliminate all risks associated with physical shares for ease of portfolio management. Members may contact the Company or Satellite Corporate Services Private Limited (Share Transfer Agent) for assistance in this regard. **As per Notification notified by Securities Exchange Board of India (SEBI) on 8th June, 2018 vide Notification No. SEBI/LAD-NRO/ GN/ 2018/ 24 by issuing under SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) (FOURTH AMENDMENT) REGULATIONS, 2018 that except in case of transmission or transposition of securities, requests for effecting the transfer of securities shall not be processed unless the securities are held in the dematerialized form with a depository. In other words, there will not be any transfer of physical share from April 01, 2019 onwards. So, please note the same.**
9. To support the '**Green Initiative**', Members who have not registered their e-mail addresses are requested to register the same with Satellite Corporate Services Private Limited/ Depository Participant.
10. To prevent fraudulent transactions, Members are advised to exercise due diligence and notify the Company of any change in address or demise of any member as soon as possible.
11. Member who is desirous of getting any information as regard to the business to be transacted at the meeting are requested to write to the Company their queries at least seven days in advance of the Meeting in order to keep the information required readily available at the Meeting.

12. UPDATION OF MEMBERS DETAILS:

The format of the Register of Members prescribed by the Ministry of Corporate Affairs under the Companies Act, 2013 requires the Company/ Registrars and Transfer Agents to record additional details of Members, including their permanent Account Number details (PAN), E-mail address, Bank details for payment of

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dividend, if any etc. Further, the Securities and Exchange Board of India has mandated the submission of PAN by every participant in the securities market. Therefore, request to all members who hold the shares in Physical mode and still not provided their PAN details to the Company or Registrar and Transfer Agent please provide the same as soon as possible.

A form for capturing the above details is appended in the Annual Report 2025-26. Members holding shares in physical form are requested to submit the filled in form to the Company or its Registrars and Transfer Agents. Members holding shares in electronic form are requested to submit the details to their respective Depository Participants.

13. PROCESS FOR MEMBERS OPTING FOR E-VOTING

VOTING THROUGH ELECTRONIC MEANS

1. In compliance with provisions of Section 108 of the Companies Act, 2013, Rule 20 of the Companies (Management and Administration) Rules, 2014 as amended by the Companies (Management and Administration) Amendment Rules, 2015 and Regulation 44 of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulation, 2015 (Listing Regulations), the Company is pleased to provide members a facility to exercise their right to vote on resolutions proposed to be considered at the **44th Annual General Meeting (AGM)** by electronic means and the business may be transacted through e-Voting Services. The facility of casting the votes by the members using an electronic voting system from a place other than venue of the Annual General Meeting ("remote e-voting") will be provided by National Securities Depository Limited (NSDL).
2. The facility for voting through ballot paper shall be made available at the Annual General Meeting and the Members attending the meeting who have not cast their vote by remote e-voting shall be able to exercise their right at the Meeting through ballot paper.
3. The Members who have cast their vote by remote e-voting prior to the Annual General Meeting may also attend the Annual General Meeting but shall not be entitled to cast their vote again.
4. The remote e-voting period commences Friday, September 25, 2026 (10.00 a.m. IST) and ends on Sunday, September 27, 2026 (5.00 p.m. IST). During this period, Members of the Company holding shares either in physical form or in dematerialised Form, as on the cut-off date of Monday, September 21, 2026 may cast their vote by remote e-voting. The remote e-voting module shall be disabled by

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NSDL for voting thereafter. Once the vote on a resolution is cast by the members, the Member shall not be allowed to change the vote subsequently.

THE INSTRUCTIONS FOR MEMBERS FOR REMOTE E-VOTING 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 09, 2020 on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are advised to update their mobile number and email Id in their demat accounts in order to access e-Voting facility.

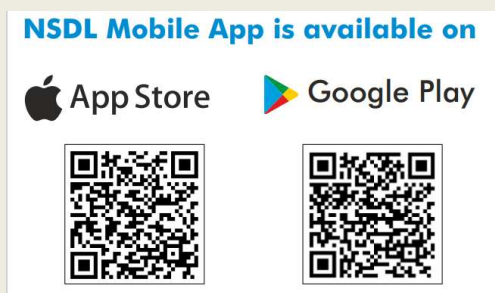
Login method for Individual Shareholders holding securities in demat mode is given below:

Type of shareholders	Login Method
Individual Shareholders holding securities in demat mode with NSDL.	1.If you are already registered for NSDL IDeAS facility, please visit the e-Services website of NSDL. Open web browser by typing the following URL: https://eservices.nsdl.com/ either on a Personal Computer or on a mobile. Once the home page of e-Services is launched, click on the “Beneficial Owner” icon under “Login” which is available under “IDeAS” section. A new screen will open. You will have to enter your User ID and Password. After successful authentication, you will be able to see e-Voting services. Click on “Access to e-Voting” under e-Voting services and you will be able to see e-Voting page. Click on options available against company name or e-Voting service provider - NSDL and you will be re-directed to NSDL e-Voting website for casting your vote during the remote e-Voting period. 2.If the user is 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

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	https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp 3. 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 held 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 options available against company name or e-Voting service provider - NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period. 4. Shareholders/Members can also download NSDL Mobile App "NSDL Speede" facility by scanning the QR code mentioned below for seamless voting experience. 
Individual Shareholders holding securities in demat mode with CDSL	1. Existing users who have opted for Easi / Easiest, they can login through their user id and password. Option will be made available to reach e-Voting page without any further authentication. The URL for users to login to Easi / Easiest are https://web.cdslindia.com/myeasi/home/login or www.cdslindia.com and click on New System Myeasi. 2. After successful login of Easi/Easiest the user will be also able to see the e-Voting Menu. The Menu will have links of e-Voting service provider i.e. NSDL. Click on NSDL to cast your vote. 3. If the user is not registered for Easi/Easiest, option to register is available at https://web.cdslindia.com/myeasi/Registration/EasiRegistration 4. Alternatively, the user can directly access e-Voting page by providing demat Account Number and PAN No. from a link in

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	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 provided links for the respective ESP i.e., NSDL where the e-Voting is in progress.
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. Once login, you will be able to see e-Voting option. Once you 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 options available against company name or e-Voting service provider-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.co.in or call at toll free no.: 1800 1020 990 and 1800 22 44 30
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 022- 23058738 or 022-23058542-43

- B. Login Method for e-Voting 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?

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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.

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 141740 then user ID is 141740001 ***

4. Your User ID details are given below:
5. Password details for shareholders other than Individual shareholders are given below:
 - a) If you are already registered for e-Voting, then you can use your existing password to login and cast your vote.
 - b) If you are using NSDL e-Voting system for the first time, you will need to retrieve the 'initial password' which was communicated to you. Once you retrieve your 'initial password', you need to enter the 'initial password' and the system will force you to change your password.

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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 on "**Forgot User Details/Password?**" (If you are holding shares in your demat account with NSDL or CDSL) option available 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.co.in 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.

After you click on the "Login" button, Home page of e-Voting will open.

Step 2: 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 and General Meeting is in active status.

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2. Select “EVEN: 141740” of company for which you wish to cast your vote during the remote e-Voting period and casting your vote during the General Meeting.
3. Now you are ready for e-Voting as the Voting page opens.
4. Cast your vote by selecting appropriate options i.e. assent or dissent, verify/modify the number of shares for which you wish to cast your vote and click on “Submit” and also “Confirm” when prompted.
5. Upon confirmation, the message “Vote cast successfully” will be displayed.
6. You can also take the printout of the votes cast by you by clicking on the print option on the confirmation page.
7. Once you confirm your vote on the resolution, you will not be allowed to modify your vote.

14. 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 email to scrutinizer@dholakia-associates.com with a copy marked to evoting@nsdl.co.in. 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 toll free No.1800-222-990 or send a request at evoting@nsdl.co.in.

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4. If you are already registered with NSDL for remote e-voting then you can use your existing user ID and password/PIN for casting your vote.
5. The voting rights of members shall be in proportion to their shares of the paid up equity share capital of the Company as on the cut-off date of September 21, 2026.
6. Any person, who acquires shares of the Company and become member of the Company after dispatch of the notice and holding shares as of the cut-off date i.e. September 21, 2026 may obtain the login ID and password by sending a request at evoting@nsdl.co.in or service@satellitecorporate.com.

However, if you are already registered with NSDL for remote e-voting then you can use your existing user ID and password for casting your vote. If you forgot your password, you can reset your password by using "Forgot User Details/Password" option available on www.evoting.nsdl.com or contact NSDL at the following toll free No.: 1800-222-990.

7. The Chairman shall, at the Annual General Meeting at the end of discussion on the resolutions on which voting is to be held, allow voting with the assistance of scrutinizer, by use of Ballot Paper for all those Members who are present at the Annual General Meeting but have not cast their votes by availing the remote e-voting facility.
8. **Mr. Nrupang B. Dholakia, of Dholakia & Associates LLP, Company Secretaries (Membership No. FCS 10032 and CP No. 12884),** has been appointed as the Scrutinizer to scrutinize the e-voting process (including the Ballot Form received from the Members who do not have access to the e-voting process) in a fair and transparent manner.
9. The Chairman shall, at the Annual General Meeting at the end of discussion on the resolutions on which voting is to be held, allow voting with the assistance of scrutinizer, by use of Ballot Paper for all those Members who are present at the Annual General Meeting but have not cast their votes by availing the remote e-voting facility.
10. The Scrutinizer shall after the conclusion of voting at the general meeting, will first count the votes cast at the meeting and thereafter unblock the votes cast through remote e-voting in the presence of at least two witnesses not in the employment of the Company and shall make, not later than Two days of the conclusion of the Annual General Meeting, a consolidated scrutinizer's report of the total votes cast in favour or against, if any, to the Chairman or a person authorized by him in writing, who shall countersign the same and declare the result of the voting forthwith.

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11. The Results declared along with the report of the Scrutinizer shall be placed on the website of NSDL immediately after the declaration of result by the Chairman or a person authorized by him in writing. The results shall also be immediately forwarded to the BSE Limited, Mumbai and Company's website i.e. www.terraformmagnum.com
12. All documents referred to in the accompanying notice and the explanatory statement shall be open for inspection at the register office of the Company during normal business hours (10.00 A.M. to 5.00 P.M.) on all working days (except Saturdays, Sundays and public holiday) up to and including the date of the Annual General Meeting of the Company.

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 (Company email id).
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 (Company email id). 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.

TERRAFORM MAGNUM LIMITED

Corporate Identity Number: L65990MH1982PLC040684

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Off Eastern Express Highway, Sion (East), Mumbai - 400 022.Tel: +91(22) 62704900.
Website: www.terraformmagnum.com E-mail: secretarial@terraformrealty.com

EXPLANATORY STATEMENT PURSUANT TO SECTION 102(1) OF THE COMPANIES ACT, 2013 IN RESPECT OF ORDINARY BUSINESS SET OUT IN THE NOTICE.

ITEM NO. 2:

Details of the Director seeking appointment / re-appointment at the Annual General Meeting pursuant to Regulation 36(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as per SS-2 and other applicable provisions are as under:

1. NAME OF DIRECTOR: MR. VIMAL KISHOR SHAH (DIN: 00716040)

Name of the Director	Mr. Vimal Kishor Shah
Date of First (Original) Appointment on the Board:	01/02/1992
Date of Birth	27/09/1972
Qualification	Bachelor of Commerce
Experience in specific functional areas	He has more than three decade experience in the Field of Real-Estate Business. He is Commerce Graduate & associated with the Company since 1992. He is also a Promoter of the Company.
Directorships in other Companies	Yes (as per attached Annexure 1)
List of Membership / Chairmanship of Committee of the Board of Directors of Terraform Realstate Limited	Audit Committee (Member)
List of Membership / Chairmanship of Committee of the Board of Directors of other listed companies	Terraform Realstate Limited - Audit Committee (Member)
Terms and conditions of Appointment or Re-appointment along with details of remuneration sought to be paid and remuneration last drawn	Terms of Re-Appointment: As per Nomination & Remuneration Policy of the Company Details of Remuneration: Nil Details of remuneration sought to be paid:

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	Nil
Names of listed entities from which the person has resigned in the past three years	Nil
Membership/Chairmanship of the Committees of listed entities from which the person has resigned in the past three years	Nil
No. of Shares held in the Company	23950
Shareholding in the Company as a Beneficial Owner	Nil
Inter-se Relationship between Directors	Yes, He is Brother of Mr. Nainesh K. Shah.
Director Identification Number	00716040
the number of Meetings of the Board attended during the year	3 (Three) Meetings of Directors attended till 27-08-2026 in the Financial Year 2026-2027.

ITEM NO. 3:

M/s. J. D. Zatakia & Co., Chartered Accountants (Firm's Registration No. 111777W), Statutory Auditors of the Company, resigned from the office of Statutory Auditors with effect from 04th August, 2026, resulting in a casual vacancy in the office of the Statutory Auditors pursuant to Section 139(8) of the Companies Act, 2013 ("Act").

The Board of Directors, at its meeting held on 27th August, 2026, took note of the said vacancy. Pursuant to Section 139(8) of the Act and based on the recommendation of the Audit Committee, the Board recommended the appointment of **M/s. Ankit Goyanka & Associates**, Chartered Accountants (Firm Registration No. 154590W), as the Statutory Auditors of the Company to fill the said casual vacancy.

M/s. Ankit Goyanka & Associates, Chartered Accountants (Firm Registration No. 154590W), have consented to their appointment and have furnished the requisite certificate confirming that their appointment, if made, will be within the limits prescribed under

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Section 141 of the Act. They have further confirmed that they are not disqualified from being appointed as Statutory Auditors of the Company.

In terms of Section 139(8) of the Act, where a casual vacancy in the office of Statutory Auditors arises due to resignation, such vacancy is required to be filled by the Board of Directors on the recommendation of the Audit Committee, and the appointment so made is required to be approved by the Members of the Company at a general meeting within the prescribed period.

In the present case, the casual vacancy arose on 4th August, 2026, consequent upon the p/s. **J. D. Zatakia & Co.** The 44th Annual General Meeting of the Company is scheduled to be held within the prescribed period from the date of occurrence of the casual vacancy. Accordingly, in order to comply with the requirements of Section 139(8) of the Act and to avoid convening a separate Extraordinary General Meeting for obtaining Members' approval, the appointment of M/s. Ankit Goyanka & Associates as Statutory Auditors to fill the aforesaid casual vacancy is being placed before the Members for their approval at the ensuing 44th Annual General Meeting.

The proposed appointment of **M/s. Ankit Goyanka & Associates**, Chartered Accountants, shall be for a period of five years, commencing from the conclusion of the 44th Annual General Meeting and continuing until the conclusion of the 49th Annual General Meeting of the Company to be held in the calendar year 2031. The Statutory Auditors shall conduct the audit of the accounts of the Company for the financial years commencing from 2026-27 to 2030-31.

The remuneration payable to the Statutory Auditors shall be such as may be determined by the Board of Directors, based on the recommendation of the Audit Committee and in consultation with the Statutory Auditors, in addition to applicable taxes and reimbursement of reasonable out-of-pocket expenses incurred by them in connection with the audit of the Company.

The Board of Directors recommends passing of the Ordinary Resolution set out at Item No. 3 of the accompanying Notice for approval by the Members.

None of the Directors, Key Managerial Personnel ("KMP") or their respective relatives is concerned or interested, financially or otherwise, in the proposed resolution.

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ANNEXURE 1:

DIRECTORSHIP IN OTHER COMPANIES/LLP

NAME OF DIRECTOR: VIMAL KISHOR SHAH

DIN:00716040

DETAILS OF INTEREST IN COMPANIES:

Sr. No.	CIN	Name of the Company
1.	L27200MH1985PLC035841	Terraform Realstate Limited
2.	U67120MH1983PTC030707	Terrafirm Softtech Private Limited
3.	U45203MH2008PTC184671	Megaview Tosha Construction Private Limited
4.	U65923MH1996PTC100417	Money Magnum Nest Private Limited
5.	U45200MH2000PTC124312	Mansi Nest Private Limited
6.	U45400MH2007PTC171818	Joyce Realtors Private Limited
7.	U70102MH2007PTC171816	Supernal Realtors Private Limited
8.	U45202MH2008PTC177659	Terraform Meet Private Limited
9.	U45400MH2008PTC177747	Terraform Construction Private Limited
10.	U45202MH2008PTC178819	Terrafirm Construction Private Limited
11.	U45202MH2008PTC178818	Terraform Nest Private Limited
12.	U70102MH2008PTC182444	Megaview Manjil Construction Private Limited
13.	U45200MH2007PTC171831	Vengas Realtors Private Limited
14.	U45400MH2008PTC184160	Terraform Tvisha Private Limited

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15.	U70102MH2008PTC182375	Megabuild Tosha Realtor Private Limited
Sr. No.	LLPIN	Name Of LLP
1.	AAE-8778	Megaview Intermediaries LLP
2.	AAF-8552	Mugdha Creation LLP

BY ORDER OF THE BOARD OF DIRECTORS
FOR AND ON BEHALF OF TERRAFORM MAGNUM LIMITED

Sd/-
Harsh Shedge
Company Secretary and Compliance officer

Place: Mumbai
Date: August 28, 2026

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Route Map of the AGM Venue

**Godrej Coliseum, A-Wing 1301, 13th Floor, behind Everard
Nagar, Off Eastern Express Highway, Sion (East),
Mumbai 400022.**

