



Ref: ERL/SECRETARIAL/2023-24/674

7th September, 2023

To,

The General Manager

Department of Corporate
Services
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400 001

The Secretary

The National Stock Exchange of
India Limited
Exchange Plaza,
Bandra Kurla Complex
Bandra (E), Mumbai – 400 051

The Secretary

The Calcutta Stock Exchange
Limited
7, Lyons Range
Kolkata-700 001

Respected Sir/ Madam,

Sub: Submission of the Notice of the 15th Annual General Meeting and Annual Report for the Financial Year 2022-23

In continuation to our Letter dated 5th September, 2023 wherein we have intimated regarding 15th AGM of the Company which is scheduled to be held on **Friday, 29th September, 2023** and pursuant to Regulation 30, 34 & other applicable Regulation, if any, of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”), we are submitting herewith a copy of the Notice dated 7th August, 2023, of the 15th AGM and the Annual Report of the Company for the financial year 2022-23.

Pursuant to Section 108 of the Companies Act, 2013 (“Act”) read Rules made thereunder and Regulation 44 of the Listing Regulations, the Company is pleased to provide its Members the facility to cast their vote by electronic means on all the resolutions mentioned in the Notice. The Company has fixed **22nd September, 2023** as the Cut-off date for the purpose of determining eligibility of shareholders to cast their votes by remote e-voting /e-voting during the AGM. The businesses as set out in the Notice shall be transacted through voting by electronic means only.

In compliance with the relevant circulars issued by the Ministry of Corporate Affairs and SEBI, the Notice of 15th AGM and Annual Report 2022-23 are being sent through electronic mode only, to those shareholders whose names appear in the Register of Members / List of Beneficial Owners as received from National Securities Depository Limited (“NSDL”) / Central Depository Services (India) Limited (“CDSL”) as at the close of business hours on Friday, 1st September, 2023 and who have registered their email address(es) with the Company/ RTA/ Depositories. The said documents are also available on the website of the Company at www.emamirealty.com.



emami* realty limited

Further, notice is also hereby given that pursuant to Regulation 42 of the Listing Regulations and Section 91 of the Act, that the Register of Members and Share Transfer Books of the Company will remain closed from **Friday, 22nd September, 2023** to **Friday, 29th September, 2023 (both days inclusive)** for the purpose of the AGM of the Company.

Kindly take the above information on your record.

Thanking you,
Yours faithfully,
For **Emami Realty Limited**

Payel Agarwal
Company Secretary
ACS 22418

Encl.: As above



Emami Realty Limited

CIN: L45400WB2008PLC121426

Regd. Off: Acropolis, 13th Floor, 1858/1 Rajdanga Main Road, Kasba, Kolkata-700 107,
Tel : 033 6625 1200; E-mail: infra@emamirealty.com Website: www.emamirealty.com

NOTICE

NOTICE is hereby given that the 15th Annual General Meeting of the Members of **EMAMI REALTY LIMITED** will be held on Friday, 29th September, 2023, at 11.30 A.M. through Video Conferencing ("VC") / Other Audio Visual Means ("OAVM") to transact the following businesses:

ORDINARY BUSINESSES:

1. To receive, consider and adopt the Audited Standalone Financial Statements and the Audited Consolidated Financial Statements of the Company for the financial year ended 31st March, 2023 together with the Reports of the Board of Directors and the Auditors thereon.
2. To appoint a Director in place of Mr. Rajesh Bansal (DIN: 00645035), who retires by rotation and being eligible, offers himself for re-appointment.

SPECIAL BUSINESSES:

3. 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 149, 150, 152 read with Schedule IV and any other applicable provisions of the Companies Act, 2013 ("the Act") and the Companies (Appointment and Qualification of Directors) Rules, 2014 (including any statutory modification(s) or re-enactment thereof for the time being in force), applicable provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), and pursuant to the recommendation of the Nomination and Remuneration Committee and approval of the Board of Directors, Mr. Amit Kiran Deb (DIN: 02107792), who was appointed as an Additional Director under the category of Independent Director pursuant to the provisions of Section 161(1) of the Act and the Articles of Association of the Company and who meets the criteria for independence under Section 149(6) of the Act and the Rules made thereunder and Regulation 16(1)(b) of the SEBI Listing Regulations and in respect of whom the Company has received a notice in writing under Section 160 of the Act from a shareholder proposing his candidature for the office of Director, be and is hereby appointed as an Independent Director, not liable to retire by rotation and to hold office for a term of 5 (five) consecutive years with effect from 7th August, 2023 to 6th August, 2028.

RESOLVED FURTHER THAT consent of the members of the Company be and is hereby accorded for continuation of office of Mr. Amit Kiran Deb as an Independent Director of the Company, on his attaining the age of 75 years during his term of 5 years commencing from 7th August, 2023.

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

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

"RESOLVED THAT in furtherance of the Resolution passed by the Shareholders of the Company at the 12th Annual General Meeting of the Company held on 30th September, 2020, for the appointment of Dr. Nitesh Kumar Gupta (DIN: 08756907) as the Managing Director, designated as "Managing Director & CEO", for a period of 5 (Five) years w.e.f. 30th June, 2020 on the terms and conditions including remuneration mentioned therein and pursuant to the provisions of the Sections 196, 197, 198, 203 and other applicable provisions of the Companies Act, 2013, if any, read with relevant Rules and Schedule V made thereunder ("Act") (including any statutory modification(s) or re-enactment(s) thereof), the Articles of Association of the Company and the recommendation of the Nomination and Remuneration Committee and approval of the Audit Committee and Board of Directors, the consent of the members be and is hereby accorded for payment of remuneration to Dr. Nitesh Kumar Gupta, Managing Director & CEO of the Company, w.e.f. 30th June, 2023 for the unexpired period of his tenure, as set out in the explanatory statement forming part of this Notice convening the meeting and as enumerated in the Agreement dated 29th May, 2023, a copy whereof, has been submitted to this meeting, which Agreement is also hereby approved.

RESOLVED FURTHER THAT where in any financial year during the currency of the tenure of Dr. Nitesh Kumar Gupta, the Company has no profits or its profits are inadequate, the Company shall pay the remuneration as set out in the explanatory statement and agreement dated 29th May, 2023 as

minimum remuneration notwithstanding that such remuneration is in excess of the limits specified in the Act.

RESOLVED FURTHER THAT the Board of Directors (hereinafter referred to as "the Board" which term shall be deemed to include Nomination and Remuneration Committee of the Board) be and is hereby authorized to alter and vary the terms and conditions of the said appointment and / or remuneration of Dr. Nitesh Kumar Gupta as it may deem fit and as may be acceptable to him and to do all acts, deeds and things as it may in its absolute discretion deem necessary, as may be deemed proper and expedient to give effect to this aforesaid Resolution and to settle any question or doubt that may arise in the said regard."

5. 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 Regulation 23 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the applicable provisions of the Companies Act, 2013 (the Act), if any, read with relevant Rules, if any, as amended from time to time, and the Company's Policy on Related Party Transactions and the consent of the Audit Committee and Board of Directors, consent of the members of the Company be and is hereby accorded to the Material Related Party Transaction(s) / Contract(s)/ Arrangement(s) / Agreement(s) hitherto entered or to be entered into (whether by way of an individual transaction or transactions taken together or a series of transactions or otherwise) between the Company and Premier Ferro Alloys & Securities Limited, being related party as detailed in the Explanatory Statement annexed to this Notice, including any other transfer of resources, services or obligations with the said related party, for an aggregate value not exceeding ₹ 100 Crores during any financial year.

RESOLVED FURTHER THAT the consent of the members of the Company be and is hereby accorded to the Board of Directors of the Company, to do all

such acts, deeds, matters and things as may be necessary, expedient or desirable including any negotiation/ modification/ ratification/ amendments to or termination thereof, of the above arrangement/ transactions/ contracts and to perform all other obligations in terms of such arrangements/ transactions/ contracts with the related party(ies) and to settle any queries, difficulties, doubts that may arise with regard to any of the transactions with the related party.

RESOLVED FURTHER THAT all actions taken by the Board, in connection with any matter referred to or contemplated in the foregoing resolution, be and are hereby approved, ratified and confirmed in all respects."

6. 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 Section 148 and other applicable provisions, if any, of the Companies Act, 2013, read with Rule 14 of the Companies (Audit and Auditors) Rules, 2014 (including any statutory modification(s) or re-enactments thereof for the time being in force), the remuneration payable to M/s. V. K. Jain & Co., Cost Accountants (Firm Registration No 00049), appointed as Cost Auditors by the Board of Directors of the Company, to conduct the audit of the cost records of the Company for the financial year 2023-24 amounting to ₹ 30,000/- (Rupees Thirty Thousand only), exclusive of tax and out of pocket expenses, be and is hereby ratified and confirmed.

RESOLVED FURTHER THAT the Board of Directors of the Company be and is hereby authorised to do all such acts and take all such steps as may be necessary, proper or expedient to give effect to this Resolution."

By Order of the Board
For **Emami Realty Limited**

Payel Agarwal

Company Secretary

ICSI Membership No. A22418

Kolkata

7th August, 2023

**Notes:**

1. The Ministry of Corporate Affairs, vide General Circular No. 10/2022 dated 28th December, 2022 read with General Circulars No. 14/2020 dated 8th April, 2020, No. 17/2020 dated 13th April, 2020, No. 20/2020 dated 5th May, 2020, No. 39/2020 dated 31st December, 2020, No. 02/2021 dated 13th January, 2021, No. 19/2021 dated 8th December, 2021, No. 21/2021 dated 14th December, 2021 and No. 2/2022 dated 5th May, 2022 (collectively referred to as "MCA Circulars") permitted the holding of the Annual General Meeting ("AGM") through VC/OAVM, without the physical presence of the Members at a common venue. The Securities and Exchange Board of India ("SEBI") vide its Circular No. SEBI/HO/CFD/PoD-2/P/CIR/2023/4 dated 5th January 2023 (referred to as "SEBI Circular") has provided certain relaxations from compliance with certain provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('SEBI Listing Regulations'). Accordingly, in compliance with the provisions of the Companies Act, 2013 (the 'Act'), SEBI Listing Regulations and the MCA Circulars, the 15th AGM of the Company is being held through VC / OAVM.
2. Pursuant to the provisions of the Act, a Member entitled to attend and vote at the AGM is also entitled to appoint a proxy to attend and vote on his/her behalf and the proxy need not be a Member of the Company. Since this AGM is being conducted through VC/OAVM, physical attendance of Members has been dispensed with. Accordingly, the facility for appointment of proxies by the Members will not be available for the AGM and hence the Proxy Form and Attendance Slip including Route map are not annexed to this Notice.
3. The Company will conduct the AGM through VC/OAVM from its Registered Office, i.e, Acropolis, 13th Floor, 1858/1, Rajdanga Main Road, Kasba, Kolkata – 700107, which shall be deemed to be the venue of the meeting.
4. Corporate members (i.e. other than individual / HUF, NRI, etc.) are required to send a scanned certified true copy (PDF/JPEG Format) of the Board or Governing body Resolution/ Authorization etc. authorizing their representative to attend the AGM through VC / OAVM on its behalf and to vote through remote e-voting. A scanned copy of the Board Resolution and Power of Attorney (POA) which they have issued in favour of the Custodian, if any, should be uploaded in PDF format on the CDSL e-voting platform for the scrutinizer to verify the same. Alternatively Non Individual shareholders are required to send the relevant Board Resolution/ Authority letter etc. together with attested specimen signature of the duly authorized signatories who are authorized to vote, to the Scrutinizer at scrutinizermkb@gmail.com and to the Company at infra@emamirealty.com or to Maheshwari Datamatics Pvt. Ltd., Registrar & Share Transfer Agent of the Company ("RTA") at mdpldc@yahoo.com with a copy marked to helpdesk.evoting@cdslindia.com if they have voted from individual tab & not uploaded the same in the CDSL e-voting system for the scrutinizer to verify.
5. In case of joint holders, the Member whose name appears as the first holder in the order of names as per the Register of Members of the Company will be entitled to vote electronically during the AGM.
6. Pursuant to the provisions of Section 91 of the Act, the Register of Members and Share Transfer Book of the Company shall remain closed from Friday, 22nd September, 2023 to Friday, 29th September, 2023 (both days inclusive) for the purpose of this AGM.
7. The related Explanatory Statement pursuant to Section 102(1) of the Companies Act, 2013, in respect of the businesses under item nos. 3, 4, 5 and 6 as set out above is annexed hereto.
8. The details of Directors seeking appointment / re-appointment and/ or fixation of remuneration, in terms of Regulation 36(3) of the SEBI Listing Regulations and the Act (including Secretarial Standard-2 on General Meetings), are annexed hereto and forms part of this Notice.
9. The Register of Directors and Key Managerial Personnel and their shareholding maintained under Section 170 of the Act, Register of Contracts or Arrangements in which Directors are interested maintained under Section 189 of the Act, would be available electronically for inspection by the Members during the AGM. All documents referred to in the Notice shall be made available for inspection electronically, from the date of circulation of this Notice, until the date of AGM, on receipt of a request by the Company at infra@emamirealty.com.
10. In accordance with the aforesaid MCA and SEBI Circulars, Notice of the 15th AGM along with the Annual Report 2022-23 are being sent only through electronic mode to the members whose email addresses are registered with the Company or relevant Depositories. In case any member is desirous of obtaining physical

copy of the Annual Report for the financial year 2022-23, he/she may send a request to the Company by writing at infra@emamirealty.com mentioning their Folio No./DP ID and Client ID.

11. Those shareholders who have not yet registered their email address are requested to get their email addresses registered by following the procedure given below:

a. In light of the MCA Circulars, shareholders who have not registered their email address and in consequence could not receive the Notice may temporarily get their email registered by contacting or writing a mail to Mr. S. K. Chaubey, Maheshwari Datamatics Pvt. Ltd., Registrar & Share Transfer Agent ('RTA'), at the email id - mdpldc@yahoo.com or Mrs. Payel Agarwal, Company Secretary at the email id - infra@emamirealty.com. Post successful registration of the email, the shareholder would get soft copy of the Notice and the procedure for e-voting. In case of any queries, shareholder may write to mdpldc@yahoo.com or infra@emamirealty.com

b. It is clarified that for permanent registration of email address, the shareholders are however requested to register their email address, in respect of electronic holdings with the Depository through the concerned Depository Participants and in respect of physical holdings with the Company's RTA, by following due procedure.

c. Those shareholders who have already registered their email address are requested to keep their email addresses validated with their Depository Participants / the Company's RTA to enable servicing of notices / documents / Annual Reports electronically to their email address.

12. Members may also note that the Notice of 15th AGM and the Annual Report for the Financial Year 2022-23 including therein the Audited Financial Statements will be available on the Company's website at www.emamirealty.com, websites of BSE and NSE at www.bseindia.com and www.nseindia.com, respectively and website of CDSL (agency for providing the Remote e-Voting facility and e-Voting system during the AGM) at www.evotingindia.com for their view/download.

13. The holders of Physical shares are being intimated that SEBI vide its Circular dated 16th March, 2023 has prescribed common and simplified norms for processing investor's service

requests relating to updating of PAN, KYC details, Nomination, etc. and has prescribed Form ISR 1 for this purpose.

Furthermore, SEBI has made it mandatory to provide PAN of all the holders, contact details, viz., complete postal address with pin code, mobile number, and e-mail address, and Bank account details viz., bank name & branch, account number and IFSC Code. These would be validated by the RTA through the mobile and email address furnished.

On or after 1st October 2023, in case any of the above cited documents/ details are not available in the Folio(s), RTA shall be constrained to freeze such Folio(s). Folios remaining frozen till 31st December 2025 will be referred by the RTA/ Company to the administering authority under the Benami Transactions (Prohibitions) Act, 1988 and/ or Prevention of Money Laundering Act, 2002.

No service requests would be processed in respect of such frozen folios unless and until the specified information has been furnished. Also, payment of dividends would be only through electronic mode for which intimation would be furnished.

Frozen folios would be reverted to normal status by RTA only upon the prescribed information has been furnished or the entire shares under the folio dematerialized.

In case PAN has not been linked to Aadhaar the related folios shall also be frozen.

14. Members may please note that SEBI vide its Circular No. SEBI/HO/MIRSD/MIRSD_RTAMB/P/CIR/2022/8 dated 25th January, 2022 has mandated the listed companies to issue securities in dematerialized form only while processing service requests viz. Issue of duplicate securities certificate; claim from unclaimed suspense account; renewal / exchange of securities certificate; endorsement; subdivision / splitting of securities certificate; consolidation of securities certificates / folios; transmission and transposition. Accordingly, Members are requested to make service requests by submitting a duly filled and signed Form ISR - 4. It may be noted that any service request can be processed only after the folio is KYC Compliant.

15. SEBI vide its notification dated 24th January, 2022 has mandated that all requests for transfer of securities including transmission and transposition requests shall be processed only in dematerialized form. In view of the same and to eliminate all risks associated with physical shares

and avail various benefits of dematerialisation, Members are advised to dematerialise the shares held by them in physical form. Members can contact the Company or RTA, for assistance in this regard.

16. As per the provisions of Section 72 of the Act, and Rule 19(1) of the Companies (Share Capital and Debentures) Rules, 2014, Members holding shares in physical form may file nomination in the prescribed Form SH-13 with the RTA. In respect of shares held in dematerialized form, the nomination may be filed with the respective Depository Participants.
 17. SEBI has mandated the submission of Permanent Account Number (PAN) by every participant in securities market. Members holding shares in electronic form are, therefore requested to submit the PAN to the Depository Participant with whom they are maintaining the DEMAT account. Members holding shares in physical form can submit their copy of PAN to the Company.
- PROCEDURE FOR REMOTE E-VOTING AND E-VOTING DURING THE AGM:**
18. Pursuant to the provisions of Section 108 of the Act read with Rule 20 of the Companies (Management and Administration) Rules, 2014, and other relevant rules made thereunder, as amended, Regulation 44 of the SEBI Listing Regulations read with SEBI Circular SEBI/HO/CFD/CMD/CIR/P/2020/242 dated 9th December, 2020, in relation to e-Voting facility provided by Listed Entities, the Company is providing e-voting facility to the members, through the e-voting services provided by Central Depository Services (India) Limited ("CDSL"), on all the resolutions set forth in this Notice.
 19. Members may cast their votes on electronic voting system from any place (remote e-voting). The remote e-voting period commences on Sunday, 24th September, 2023 (10:00 a.m. IST) and ends on Thursday, 28th September, 2023 (5:00 p.m. IST). During this period, Members holding shares either in physical form or in dematerialized form, as on Friday, 22nd September, 2023 i.e. cut-off date, may cast their vote electronically. The e-voting module shall be disabled by CDSL for voting thereafter. The voting right of shareholders shall be in proportion to their share in the paid-up equity share capital of the Company as on the cut-off date.
 20. The Board of Directors has appointed Mr. Manoj Kumar Banthia, Practicing Company Secretary, failing him, Mr. Raj Kumar Banthia, Practicing Company Secretary, both being Partners of M/s. MKB & Associates, Company Secretaries, Kolkata to act as the Scrutinizer to scrutinize the remote e-voting process in a fair and transparent manner and he has communicated his willingness to be appointed and will be available for the said purpose.
 21. The procedure for e-Voting on the day of the AGM is same as the instructions mentioned below for Remote e-voting.
 22. Only those shareholders, who are present in the AGM through VC/OAVM facility and have not casted their vote on the Resolutions through remote e-Voting and are otherwise not barred from doing so, shall be eligible to vote through e-Voting system available during the AGM.
 23. If any vote is cast by the shareholders through the e-voting available during the AGM and if the same shareholders have not participated in the meeting through VC/ OAVM facility, then the votes cast by such shareholders shall be considered invalid as the facility of e-voting during the meeting is available only to the shareholders attending the meeting.
 24. The Members who have cast their vote by remote e-voting prior to the AGM may also attend/ participate in the AGM through VC / OAVM but shall not be entitled to cast their vote again.
 25. The voting rights of Members shall be in proportion to their shares in the paid-up equity share capital of the Company as on the cut-off date. A person who is not a Member as on the cut-off date should treat this Notice of AGM for information purpose only.
 26. All grievances connected with the facility for voting by electronic means may be addressed to Mr. Rakesh Dalvi, Manager, (CDSL) Central Depository Services (India) Limited, A Wing, 25th Floor, Marathon Futurex, Mafatlal Mill Compounds, N M Joshi Marg, Lower Parel (East), Mumbai - 400013 or send an email to helpdesk.evoting@cdslindia.com or call on 022-23058542/43.
 27. Any person, holding shares in physical form and non-individual shareholders, who acquire shares of the Company and become a Member of the Company after sending of the Notice and holding shares as of the cut-off date, may obtain the login ID and password by sending a request at helpdesk.evoting@cdslindia.com. However, if he/she is already registered with CDSL for remote e-voting then he/she can use his/her existing User ID and password for casting the vote.

In case of Individual Shareholders holding securities in demat mode and who acquire shares of the Company and become a Member of the Company after sending of the Notice and holding shares as of the cut-off date may follow steps mentioned below under "Login method for e-Voting and joining virtual meeting for Individual shareholders holding securities in demat mode."

28. The details of the process and manner for remote e-voting are explained herein below:

A. Login method for e-voting and joining virtual meeting for individual shareholders holding securities in demat mode:

In terms of SEBI circular no. SEBI/HO/CFD/ CMD/

CIR/P/2020/242 dated 9th December, 2020 on "e-Voting facility provided by Listed Companies", e-Voting process has been enabled to all the individual demat account holders, by way of single login credential, through their demat accounts / websites of Depositories / DPs in order to increase the efficiency of the voting process. Individual demat account holders would be able to cast their vote without having to register again with the e-Voting service provider (ESP) thereby not only facilitating seamless authentication but also ease and convenience of participating in e-Voting process.

Shareholders are advised to update their mobile number and email Id in their demat accounts in order to access e-Voting facility.

Type of shareholders	Login Method
Individual Shareholders holding securities in Demat mode with CDSL	<ol style="list-style-type: none"> 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 URL for users to login to Easi / Easiest are https://web.cdslindia.com/myeasi/home/login or visit www.cdslindia.com and click on Login icon and select New System Myeasi. 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 or joining virtual meeting & voting during the meeting. Additionally, there are also links provided to access the system of all e-Voting Service Providers i.e. CDSL/NSDL/KARVY/LINKINTIME, 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 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 an 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 with NSDL	<ol style="list-style-type: none"> 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.nsd.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 company name or e-Voting service provider name and you will be re-directed to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. 2) If the user is not registered for IDeAS e-Services, option to register is available at https://eservices.nsd.com. Select "Register Online for IDeAS Portal" or click at https://eservices.nsd.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 company name or e-Voting service provider name and you will be redirected to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting
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. After Successful 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 company name or e-Voting service provider name and you will be redirected to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.

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. CDSL and NSDL

Login type	Helpdesk details
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 number 1800 22 5533
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

B. Login method for e-voting and joining virtual meeting for physical shareholders and shareholders other than individual holding in demat mode:

- (i) The shareholders should log on to the e-voting website www.evotingindia.com
- (ii) Click on "Shareholders" tab.
- (iii) Now Enter your User ID:
 - a) For CDSL: 16 digits beneficiary ID,
 - b) For NSDL: 8 Character DP ID followed by 8 Digits Client ID,
 - c) Members holding shares in Physical Form should enter Folio Number registered with the Company.
- (iv) Next enter the Image Verification as displayed and Click on Login.
- (v) If you are holding shares in demat form and had logged on to www.evotingindia.com and voted on an earlier voting of any company, then your existing password is to be used.
- (vi) If you are a first time user follow the steps given below:

For Members holding shares in Demat Form and in Physical Form

PAN	Enter your 10 digit alpha-numeric *PAN issued by Income Tax Department (Applicable for both demat shareholders as well as physical shareholders) o Shareholders who have not updated their PAN with the Company/Depository Participant are requested to use the sequence number sent by the Company/RTA or contact Company/RTA.
DOB	Enter the Date of Birth as recorded in your demat account or in the company records for the said demat account or folio in dd/mm/yyyy format.
Dividend Bank Details	Enter the Dividend Bank Details as recorded in your demat account or in the Company records for the said demat account or folio. Please enter the DOB or Dividend Bank Details in order to login. If the details are not recorded with the depository or Company please enter the member id/ folio number in the Dividend Bank details field.

- (vii) After entering these details appropriately, click on "SUBMIT" tab.
- (viii) Members holding shares in physical form will then directly reach the Company selection screen. However, members holding shares in demat form will now reach 'Password Creation' menu wherein they are required to mandatorily enter their login password in the new password field. Kindly note that this password is to be also used by the demat holders for voting for resolutions of any other company on which they are eligible to vote, provided that company opts for e-voting through CDSL platform. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential.
- (ix) For Members holding shares in physical form, the details can be used only for e-voting on the resolutions contained in this Notice.
- (x) Click on the EVSN for **"EMAMI REALTY LIMITED"**.
- (xi) On the voting page, you will see "RESOLUTION DESCRIPTION" and against the

same the option "YES/NO" for voting. Select the option YES or NO as desired. The option YES implies that you assent to the Resolution and option NO implies that you dissent to the Resolution.

- (xii) Click on the "RESOLUTIONS FILE LINK" if you wish to view the entire Resolution details.
- (xiii) After selecting the resolution you have decided to vote on, click on "SUBMIT". A confirmation box will be displayed. If you wish to confirm your vote, click on "OK", else to change your vote, click on "CANCEL" and accordingly modify your vote.
- (xiv) Once you "CONFIRM" your vote on the resolution, you will not be allowed to modify your vote.
- (xv) You can also take out print of the voting done by you by clicking on "CLICK HERE TO PRINT" option on the Voting page.
- (xvi) If Demat account holder has forgotten the login password then enter the User ID and the image verification code and click on "FORGOT PASSWORD" & enter the details as prompted by the system.
- (xvii) There is also an optional provision to upload BR/POA if any uploaded, which will be made available to scrutinizer for verification.
- (xviii) Additional Facility for Institutional Shareholders & Custodians- for Remote Voting only.
- Institutional Shareholders (i.e. other than Individuals, HUF, NRI etc.) and Custodians are required to log on to www.evotingindia.com and register themselves as Corporates and Custodians respectively.
 - A scanned copy of the Registration Form bearing the stamp and sign of the entity should be emailed to helpdesk. evoting@cdslindia.com.
 - After receiving the login details a Compliance User should be created using the admin login and password. The Compliance User would be able to link the account(s) which they wish to vote on.
 - The list of accounts should be mailed to helpdesk.evoting@cdslindia.com and on approval of the accounts they would be able to cast their vote.

- It is mandatory that, a scanned copy of the Board Resolution and Power of Attorney (POA) which they have issued in favour of the Custodian, if any, should be uploaded in PDF format in the system for the scrutinizer to verify the same.
- Alternatively Non-Individual shareholders are required to mandatorily send the relevant Board Resolution/ Authority letter etc. together with attested specimen signature of the duly authorized signatory who are authorized to vote, to the Scrutinizer at scrutinizermkb@gmail.com and to the Company at infra@emamirealty.com or to M/s Maheshwari Datamatics Pvt. Ltd., Registrar & Share Transfer Agent of the Company at mdpldc@yahoo.com with a copy marked to helpdesk.evoting@cdslindia.com if they have voted from individual tab & not uploaded same in the CDSL e-voting system for the scrutinizer to verify the same.

(xix) In case you have any queries or issues regarding e-voting, you may refer the Frequently Asked Questions ("FAQs") and e-voting manual available at www.evotingindia.co.in under help section or write an email to helpdesk.evoting@cdslindia.com

PROCEDURE FOR JOINING THE AGM THROUGH VC/ OAVM:

29. The procedure for attending meeting & e-Voting on the day of the AGM is same as the instructions mentioned above for e-voting.
30. The link for VC will be available in shareholder/ members login where the EVSN of the Company is displayed.
31. Members are encouraged to join the Meeting through Laptops / iPads for better experience.
32. Further, Members will be required to allow Camera and use Internet with a good speed to avoid any disturbance during the Meeting.
33. Please note that participants connecting from Mobile Devices or Tablets or through Laptop connecting via Mobile Hotspot may experience Audio/Video loss due to fluctuation in their respective network. It is therefore recommended

to use stable Wi-Fi or LAN Connection to mitigate any kind of aforesaid glitches.

34. For convenience of the Members and proper conduct of AGM, Members can login and join at least 15 (fifteen) minutes before the time scheduled for the AGM and shall be kept open throughout the proceedings of AGM.
35. Members attending the AGM through VC / OAVM shall be counted for the purpose of reckoning the quorum under Section 103 of the Act.
36. If you have any queries or issues regarding attending AGM, you may refer the Frequently Asked Questions ("FAQs") or write an email to helpdesk.evoting@cdsl.com or contact Mr. Nitin Kunder (022- 23058738) or Mr. Rakesh Dalvi (022-23058542) from CDSL.

PROCEDURE TO RAISE QUESTIONS DURING THE AGM:

37. Members who would like to express their views or ask questions during the AGM may register themselves as a speaker by sending email from their registered email address mentioning their name, DP ID and Client ID/ folio number, PAN, mobile number to infra@emamirealty.com upto Saturday, 23rd September, 2023. Those members who have registered themselves as a speaker will only be allowed to express their views/ ask questions during the AGM. The Company reserves the right to restrict the number of questions and number of speakers, as appropriate for smooth conduct of the AGM.

OTHER INFORMATION

38. The Scrutinizer shall, after the conclusion of AGM, first count the votes cast at the AGM and then unblock the votes cast through remote e-voting. The scrutinizer shall submit the consolidated scrutinizer's report, not later than 48 (forty-eight) hours of conclusion of the Meeting, to the Managing Director or any other person authorized by the Board.
39. The results declared along with the consolidated Scrutinizer's Report shall be placed on the Company's website www.emamirealty.com and on the website of CDSL www.evotingindia.com immediately after the results are declared and simultaneously communicated to the Stock Exchanges where the Company's shares are listed. Subject to receipt of requisite number of votes, the resolutions set out in the Notice shall be deemed to be passed on the date of the AGM i.e. September 29, 2023.

EXPLANATORY STATEMENT PURSUANT TO SECTION 102 OF THE COMPANIES ACT, 2013

Item No. 3

Appointment of Mr. Amit Kiran Deb (DIN: 02107792) as an Independent Director of the Company

The Board of Directors of the Company, on the recommendation of the Nomination & Remuneration Committee, appointed Mr. Amit Kiran Deb (DIN: 02107792) as an Additional Director under the category of Non-Executive Independent Director for a term of 5 (five) consecutive years from 7th August, 2023 to 6th August, 2028, not liable to retire by rotation, subject to the approval of shareholders to be obtained in the ensuing Annual General Meeting ("AGM").

The Company has also received from Mr. Amit Kiran Deb (i) consent to act as Director, in Form DIR-2 pursuant to Rule 8 of the Companies (Appointment and Qualification of Directors) Rules, 2014, (ii) disclosure in Form DIR-8 pursuant to Rule 14(1) of the Companies (Appointment and Qualification of Directors) Rules, 2014 to the effect that he is not disqualified under sub section (2) of Section 164 of the Companies Act, 2013, (iii) declaration to the effect that he meets the criteria of independence as prescribed under Section 149(6) of the Act, Rules thereunder and under the SEBI Listing Regulations.

The Company has received notice under Section 160 of the Act from a shareholder proposing the candidature of Mr. Amit Kiran Deb for the office of Independent Director of the Company. In the opinion of the Board of Directors, Mr. Amit Kiran Deb fulfills the conditions specified in the Act, Rules, and SEBI Listing Regulations, for appointment as an Independent Director of the Company. He is independent of management and possesses the appropriate skills, experience, and knowledge required for the discharge of his duties as an Independent Director. His vast knowledge and varied experience will be of immense value to the Company. Accordingly, the Board considers that the appointment of Mr. Amit Kiran Deb would be of immense benefit to the Company. Mr. Amit Kiran Deb during his tenure as Independent Director of the Company will be attaining the age of 75 years. This approval of shareholders by special resolution must also be taken as approval under Regulation 17(1A) of the SEBI Listing Regulations for his continuance as independent director after attaining the age of 75 years.

Copy of the letter of appointment of Mr. Amit Kiran Deb setting out the terms and conditions of appointment shall be available for inspection by the Members electronically. Members seeking to inspect the same are requested to follow the procedure mentioned in the Notes to AGM Notice. Mr. Amit Kiran Deb shall be paid remuneration by way of sitting fees for attending meetings of the

Board or Committees thereof, as applicable, and reimbursement of expenses for participating in such meetings.

Pursuant to Regulation 25(2A) of the SEBI Listing Regulations, the appointment of Mr. Amit Kiran Deb is subject to the approval of shareholders by way of Special Resolution. The Board of Directors recommends the Special Resolution as set out at item no. 3 for approval of shareholders of the Company.

Except Mr. Amit Kiran Deb, being the appointee and his relatives, none of the other Directors and Key Managerial Personnel of the Company or their relatives are concerned or interested financially or otherwise, in the resolution set out.

Additional information in respect of Mr. Amit Kiran Deb, pursuant to the provisions of (i) SEBI Listing Regulations and (ii) Secretarial Standard on General Meetings ("SS-2"), issued by the Institute of Company Secretaries of India is annexed to this Notice.

Item No. 4

Approval for payment of remuneration to Dr. Nitesh Kumar Gupta, Managing Director & CEO

Dr. Nitesh Kumar Gupta was appointed as the Managing Director & CEO of the Company w.e.f. 30th June, 2020 for a period of 5 years which has been approved by the shareholders in their 12th Annual General Meeting held on 30th September, 2020. Further, the payment of remuneration to Dr. Nitesh Kumar was approved for a period of 3 years in terms of Schedule V to the Act. Based on the recommendations of the Nomination and Remuneration Committee and the Audit Committee and subject to the approval of members, the Board in its meeting held on 29th May, 2023 has approved payment of following remuneration to Dr. Nitesh Kumar, w.e.f. 30th June, 2023 for the unexpired period of his tenure upto 29th June, 2025:

- a. Basic Salary in the range of ₹ 6,00,000/- to ₹ 15,00,000/- per month, with such annual increment within the above range, as may be recommended by the Nomination and Remuneration Committee from time to time and approved by the Board of Directors, subject to compliance with the conditions specified in Schedule V to the Companies Act, 2013;
- b. Perquisites and other benefits:

Besides the above salary, Dr. Nitesh Kumar will be entitled to the perquisites and other benefits including House Rent Allowance, Meal Allowance, Children Allowance and/or any other allowance/perquisite as may be decided by the Board.

- c. Gratuity will be payable as per Rules of the Company.
- d. Leave as per Rules of the Company, including encashment of un-availed leave at the end of tenure.

Notwithstanding anything to the contrary herein contained, wherein the financial year during the currency of the tenure of Dr. Nitesh Kumar, the Company has no profits or its profits are inadequate, the Company will pay to Dr. Nitesh Kumar, remuneration by way of salary, benefits, perquisites and allowances, and incentive as specified above as minimum remuneration.

This resolution is being proposed as a special resolution in view of the relevant provisions of Schedule V to the Act requiring a special resolution for payment of remuneration in the event of loss or inadequacy of profits.

The necessary information/disclosure in compliance with Secretarial Standard (SS-2) issued by the Institute of Company Secretaries of India and Schedule V to the Act, relating to Dr. Nitesh Kumar Gupta has been provided in a separate section of this Notice.

Your Directors seek your approval to the said resolution. Except Dr. Nitesh Kumar and his relatives, none of the Directors or Key Managerial Personnel of

the Company and their relatives, are concerned or interested, financially or otherwise, in this Resolution.

Copy of the agreement dated 29th May, 2023 referred above shall be open for inspection by the Members in electronic mode. Members seeking to inspect the same are requested to follow the procedure mentioned in the Notes to AGM Notice

Item No. 5

Approval to Related Party Transaction

Your Company has availed inter-corporate loan from Premier Ferro Alloys & Securities Limited, being a Promoter Group Company, for its general corporate purposes, at a rate being in line with prevailing market rate. The Promoters and Promoter Group of Emami Realty collectively hold 19.16% shareholding in the said Premier Ferro Alloys & Securities Limited and accordingly, the Company has decided to obtain approval of the members for entering into / continuing with the transactions with the said Premier Ferro Alloys & Securities Limited including ratification of past transactions with the said entity.

The other related information as envisaged under the Act and SEBI Listing Regulations, are furnished hereunder:

Sl. No.	Particulars	
1.	Name of the Related Party and its relationship with the listed entity or its subsidiary, including nature of its concern or interest (financial or otherwise)	Name: Premier Ferro Alloys & Securities Limited Relationship: Promoter Group Company
2.	Type, material terms and particulars of the proposed transactions	Loan taken Interest on Loan
3.	Tenure of the proposed transaction (particular tenure shall be specified)	Recurring transaction
4.	Value of the proposed transaction	The aggregate value shall not exceed ₹ 100 Crores during any financial year
5.	The percentage of the Company's annual consolidated turnover, for the immediately preceding financial year, that is represented by the value of the proposed transaction	104 percent (approx.)
6.	If the transaction relates to any loans, inter-corporate deposits, advances or investments made or given by the listed entity or its subsidiary: i) details of the source of funds in connection with the proposed transaction; ii) where any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments: nature of indebtedness, cost of funds and tenure; iii) applicable terms, including covenants, tenure, interest rate and repayment schedule, whether secured or unsecured; if secured, the nature of security; and iv) the purpose for which the funds will be utilized by the ultimate beneficiary of such funds pursuant to the RPT.	Not Applicable

7.	Justification as to why the RPTs are in the interest of the listed entity	The funds borrowed through Inter corporate loan is being utilized for meeting the business requirements, repayment of existing loans and general corporate purposes which is in the interest of the Company.
8.	A copy of the valuation or other external party report, if any such report has been relied upon;	The transactions do not contemplate any Valuation
9.	A statement that the valuation or other external report, if any, relied upon by the listed entity in relation to the proposed transactions will be made available through the registered e-mail address of the shareholders;	The transactions do not contemplate any Valuation
10.	Percentage of the counter-party's annual consolidated turnover that is represented by the value of the proposed RPT on a voluntary basis	458 percent (approx.)
11.	Any other information that may be relevant	None

The Audit Committee has approved the abovesaid related party transactions and has noted that these transactions are in the ordinary course of business and are at arm's length.

Accordingly, approval of the members is sought under Regulation 23(4) of the SEBI Listing Regulations, for entering into/ ratification of related party transaction as mentioned above, by way of an ordinary resolution.

Your Directors recommend the resolution for members' approval by way of an Ordinary Resolution.

None of the Directors, KMPs or their relatives, are concerned or interested or deemed to be concerned or interested, financially or otherwise, in the aforesaid resolution.

Item No. 6

Approval of payment to Cost Auditors

Upon recommendation of the Audit Committee, the Board of Directors in its meeting held on 7th August, 2023, has re-appointed M/s. V. K. Jain & Co., Cost Accountants (Firm Registration No 00049), as Cost Auditors of the Company, to conduct the audit of the

cost records of the Company for the financial year 2023-24 at a remuneration of ₹ 30,000/- (Rupees Thirty Thousand only), exclusive of applicable taxes and out of pocket expenses. As per the provisions of Section 148 of the Companies Act, 2013 and the Rules made thereunder, the remuneration to be paid to the cost auditors is subject to ratification by the members of the Company.

Accordingly, your Directors seek your approval to the resolution at item no. 6 by way of an ordinary resolution, for ratification of payment of remuneration to the Cost Auditors for Financial years 2023-24.

None of the Directors or Key Managerial Personnel of the Company and their relatives, are concerned or interested, financially or otherwise in this Resolution.

By Order of the Board
For **Emami Realty Limited**

Payel Agarwal

Kolkata
7th August, 2023

Company Secretary
ICSI Membership No. A22418

**Details of Directors seeking appointment / re-appointment /
fixation of remuneration at the Annual General Meeting**

Name of the Director	Mr. Amit Kiran Deb	Dr. Nitesh Kumar Gupta	Mr. Rajesh Bansal
DIN	02107792	08756907	00645035
Date of Birth	26.12.1948	23.05.1971	03.09.1962
Age (in years)	74 years	52 years	61 years
Qualification	M.A. in Political Science from Allahabad University in 1969, Joined Indian Administrative Service (IAS) in 1971	PhD as well as a Double Post Graduate in Management	B.Com (Hons)
Experience (including expertise in specific functional areas)/ Brief resume	<p>Mr. Amit Kiran Deb, Retired I.A.S Officer, is the former Chief Secretary of Government of West Bengal. He also served as the Commissioner Cum Secretary (Education and Social Welfare Department, Government of Tripura), and Joint Secretary (Cabinet Secretariat), and Joint Secretary (Department Of Electronics, Government Of India).</p> <p>He possesses more than 40 years of experience in Administration, strategy formulation, and Management.</p>	<p>He has a trailblazing experience of over 30 years and has served over 15 years as Senior level Management.</p> <p>His fields of expertise pans through real estate development, strategic planning, marketing, mergers & acquisitions and branding. He is a keen planner and strategist with expertise in new product launching, new business & market development, product positioning and achieving sales and profitability targets for the company.</p> <p>He has served in various capacities in many top corporates including Indiabulls Real Estate Ltd. He is a wizard in turnkey management to actualize a real estate development vision into a reality. From feasibility studies, land acquisitions, architectural planning in coordination with architects, business development, marketing strategies, advertising & PR to Post-Sales Appraisals and CRM, is his forte. He possess wide exposure in HR, General Administration and Operations too.</p>	<p>He has rich experience in the Real Estate Industry and is a member of Bundelkhand Chamber of Commerce. He has been instrumental in acquisition of approximately around 1200-1300 Acres of land in Jhansi of Uttar Pradesh and Indore/ Khajuraha/ Oreha/ Guna of Madhya Pradesh for Emami Group.</p>
Date of first appointment on the Board	7 th August, 2023	30 th June, 2020	22 nd July, 2016

Terms and Conditions of Appointment/ Re-appointment	Appointed as an Independent Director for a term of 5 (five) consecutive years, not liable to retire by rotation, from 7 th August, 2023 to 6 th August, 2028	Fixation of remuneration of Managing Director & CEO w,e,f, 30 th June, 2023 for the unexpired period of his tenure upto 29 th June, 2025	Retirement by rotation and re-appointment
Last drawn remuneration	Not Applicable	Refer Corporate Governance Report section of the Annual Report 2022-23	Refer Corporate Governance Report section of the Annual Report 2022-23
Details of Remuneration sought to be paid	No approval sought for remuneration	Refer Explanatory Statement	No approval sought for remuneration
Shareholding in the Company	NIL	NIL	NIL
Number of meetings of the Board attended during the financial year	1 (one) out of 1(one) Board Meeting held since his appointment.	Refer Corporate Governance Report section of the Annual Report 2022-23	Refer Corporate Governance Report section of the Annual Report 2022-23
Directorships in other companies	<ul style="list-style-type: none"> • Bengal Ambuja Housing Development Ltd. • Skipper Limited • India Power Corporation Limited • B & A Limited • Century Plyboards (India) Ltd. • Star Cement Limited • Meghalaya Power Limited • Emami Paper Mills Limited 	<ul style="list-style-type: none"> • South City Projects (Kolkata) Limited • Delta PV Pvt. Ltd. • Prime Constructions Private Limited • Vriddhi Commercial Private Limited • Roseview Developers (P) Ltd • Sneha Ashiana Private Limited • New Age Realty Private Limited • A A Infraproperties Private Limited • Namu Edu Infrastructure Private Limited • Aluminium Industries Limited 	<ul style="list-style-type: none"> • Philipose Resorts Private Limited • Muskan Infrabuild Private Limited • S N Industries Private Limited • Dev Infracity Private Limited • Raj Infraproperties Private Limited • Vibu Infraproperties Private Limited



Membership/ Chairmanship of Committees of the Boards of other Companies (includes only Audit & Stakeholders' Relationship Committee)	<ul style="list-style-type: none">• Bengal Ambuja Housing Development Ltd.<ul style="list-style-type: none">- Audit Committee: Member• Skipper Limited<ul style="list-style-type: none">- Audit Committee: Chairman- Stakeholders' Relationship Committee: Chairman• India Power Corporation Limited<ul style="list-style-type: none">- Audit Committee: Chairman- Stakeholders' Relationship Committee: Chairman• Star Cement Limited<ul style="list-style-type: none">- Audit Committee: Chairman• Meghalaya Power Limited<ul style="list-style-type: none">- Audit Committee: Member• Emami Paper Mills Limited<ul style="list-style-type: none">- Audit Committee: Member	None	None
Relationship with other directors or KMP	None	None	None

Disclosures as required under Section II, Part II of the Schedule V of the Companies Act, 2013 in respect of Item No. 4 is stated herein below:

I. General information:

- 1 Nature of Industry: Real Estate Development
- 2 Date or expected date of commencement of commercial production: The Company was incorporated on January 04, 2008 as a private limited company. The Company had since commenced the business
- 3 In case of new companies, expected date of commencement of activities as per project approved by financial institutions appearing in the prospectus: Not Applicable
- 4 The financial performance of the Company during the preceding three financial years is as under:

(₹ in Lakhs)

Particulars	2022-23	2021-22	2020-21
Total Income	10,250	21,709	33,230
Total Expenses	16,088	20,030	32,359
Profit/(Loss) Before tax	(5,838)	1,679	871
Profit/(Loss) After tax	(4,385)	1,325	288

- 5 Foreign investments or collaborators, if any

II. Information about the appointee: Dr. Nitesh Kumar Gupta

1	Background details: Dr. Nitesh Kumar Gupta is a PhD as well as a Double Post Graduate in Management. With a trailblazing experience of over 30 years, he has served over 15 years as Senior level Management.
2	Past remuneration: During the Financial Year 2022-23, Dr. Kumar received remuneration of ₹ 196.89 Lakhs
3	Recognition or awards: Dr. Nitesh Kumar Gupta was honored with the prestigious title "Sustainable-Business Leader of the Year" at 15 th Realty+ Conclave & Excellence Awards 2023 (East) and as the "Realty Personality of the Year" at Real Estate Conclave & Awards' 2022 (East).
4	Job profile and his suitability: Dr. Kumar plays a pivotal role in the Company's projects having pan India presence. His fields of expertise pans through real estate development, strategic planning, marketing, mergers & acquisitions and branding. He is a keen planner and strategist with expertise in new product launching, new business & market development, product positioning and achieving sales and profitability targets for the company. Having qualities of an inspirational leader coupled with entrepreneurial skills, strong business acumen and analytical skills, he believes in ground zero hands-on management to improvise proven management tools. Leading from the front, Kumar evolves a team culture that emphasizes the importance of members and recognizes the value they bring to the organization. He has amassed extensive industry experience in identifying growth opportunities and undertaking negotiations for strategic partnerships in new markets. His across-the-board experience and strategic decision making has facilitated writing several commercial success stories.
5	Remuneration proposed: As set out in the Explanatory Statement
6	Comparative remuneration profile with respect to industry, size of the company, profile of the position and person: The remuneration to be paid to Dr. Kumar is in line with remuneration paid by other companies, keeping in view his job profile, the size of operations and complexity of business of the Company.
7	Pecuniary relationship directly or indirectly with the company, or relationship with the managerial personnel, if any: Apart from receiving remuneration as stated above, he has no pecuniary relationship with the Company. Dr. Kumar is not related to any Director of the Company.

III. Other Information:

1	Reasons of loss or inadequate profits	The Projects launched by the Company are either in progress or in advanced stage of completion. Although we have been able to generate booking of sales, yet the revenue from the said Projects will be recognized in the accounts in subsequent years in accordance with the guiding principles of Indian Accounting Standards. Total bookings during the year across all launches was 451 units representing 9.85 Lakhs sq.ft., having sales value of ₹ 303 Crores.
2	Steps taken or proposed to be taken for improvement	
3	Expected increase in productivity and profits in measurable terms	
<p>Normal product cycle of a project in the real estate company is at least 4-6 years. Hence looking at the response which these projects have witnessed, the Company is very positive that in the coming years, we will be able to show stronger results than before.</p> <p>Your Company is well positioned to capitalize the opportunities and plans to launch new projects in the next eight quarters, having total saleable area of 11 mn sq.ft. and revenue potential of ₹ 6,000 Crores. These projects are at various stages of design and development.</p>		

IV. Disclosures:

1	Remuneration package of the managerial personnel: As set out in the Explanatory Statement
2	Disclosures to be mentioned in the Board of Director's Report under the head "Corporate Governance", if any, attached to the Annual Report: Attached with the Director's Report.