

BHISHMA REALTY LIMITED

TRANSCRIPT OF THE THIRTIETH (30TH) ANNUAL GENERAL MEETING ("AGM") OF THE MEMBERS OF BHISHMA REALTY LIMITED HELD ON MONDAY, 28TH SEPTEMBER, 2026 AT 11.00 A.M. THROUGH VIDEO-CONFERENCING / OTHER AUDIO-VISUAL MEANS

Mr. Hrishikesh Narkar (person assisting the Chairman to conduct the meeting) :

Dear Shareholders, good morning. I welcome you all for the 30th Annual General Meeting of Bhishma Realty Limited. The time right now is 11.00 A.M.

We have 13 shareholders with us, participating in this meeting. As the requisite quorum is present, we begin with the meeting.

As allowed by the Ministry of Corporate Affairs, this Meeting is being held through Audio-Visual means in accordance with the provisions of the Companies Act, 2013 and circulars issued by Ministry.

I will now introduce all Directors attending the Meeting and also confirm the location.

Mr. Raoul Thackersey, Chairman of the meeting and Managing Director of the Company, he is with me, joining from Mumbai.

Ms. Tanya Thackersey, Joint Managing Director, joining from Mumbai.

Mrs. Vishwadhara Dahanukar, she is an Independent Director, she is joining from Mumbai.

We have with us Mr. Ambrish Gandhi, Independent Director.

Mr. Surendra Kabra, he is the Chief Financial Officer of the Company, joining from Mumbai.

And I am Mr. Hrishikesh Narkar, I'll be assisting the Chairman to conduct the AGM and I am here in Mumbai.

We also have with us Mr. Nrupang Dholakia, who is the scrutinizer, who is present at the meeting.

So, before we start the meeting, I will first explain the process of the meeting.

We will first start with the Chairman speech and if at all the Chairman will read the notice or taken as read and then we conclude the meeting.

Thank you. I request Mr. Raoul Thackersey, Chairman of the Meeting to continue the proceedings of the meeting.

Mr. Raoul Thackersey (Chairman and Managing Director of the Company):

Dear shareholders, as the requisite quorum is present, I declare the meeting to be in order.

It gives me great pleasure to welcome you to the 30th Annual General Meeting of the Company.

The Company, as you are aware is the landowner of a premium residential project in Mumbai comprising of 3 residential towers. 3 basements, ground + 2 level of parking, double height lobby & about 50 residential floors with extensive amenities such as swimming pool, tennis courts, gymnasium & other recreational facilities.

We are delighted to inform you that during financial year 2025-26 the Developer has obtained Part OC of the building upto 61st floor. of Towers C. Since the receipt of full OC of Towers A & B and Part OC of Tower C, the Developer has handed over possession of flats to over 351 flat-purchasers.

The sales numbers of the project are satisfactory.

I would also like to inform you that Mr. Sudhir Thackersey has filed various cases against the Company before the Hon'ble High Court of Bombay and Hon'ble NCLAT. In a case filed before the Hon'ble Bombay High Court, Mr. Sudhir Thackersey has falsely claimed that the assets and properties of the Company as well as the shareholding are his HUF's Assets.

It is also pertinent to know that at a recent hearing held on 25th September, 2026, the Hon'ble NCLAT has imposed a cost of Rs. 1,00,000/- (Rupees One Lakh) on Mr. Sudhir Thackersey for filing frivolous petition.

You will be pleased to note that the Board has recommended a normal dividend of Rs. 2,500/- per equity share and special dividend of Rs.5,000/- per equity share.

I am also delighted to announce that the Company has come up with a Buyback offer of shares at a price of Rs. 8,50,000 per share. The buyback offer opens tomorrow i.e., 29th September, 2026.

Having given you an overview of the status of the development & other matters, I would now like to conclude by conveying my sincere thanks and appreciation to the employees of the Company; the auditors Singhi & Co., the solicitors Bilawala & Company & the other Directors on the Board for their valuable contribution & support.

Thank You.

Now, I proceed with the next item which is the Notice of the Annual General Meeting.

Since the Notice of the Annual General Meeting is circulated to all the members, I take the Notice of the AGM as read.

All the members have received the Annual Report, which includes the Auditor's Report. The Statutory Auditors of the Company has submitted their report for the financial year ended 31st March 2026 and there are no qualifications, reservations or adverse remarks in the report. With your permission, I take the same as read.

Thank You.

I request Mr. Hrishikesh to carry forward the proceedings of this meeting.

Mr. Hrishikesh Narkar:

So, just to inform that the Notice was sent to all the shareholders on 3rd September, 2026.

As per point 8 under the notes to members of the Notice of AGM, if any shareholders who had wished to speak, they had to register themselves as speakers at least 7 days before the AGM. If any shareholders who wished to speak, had to pre-register with the Company. None of the shareholders have registered as speaker with us. So, here we conclude.

And as you all are aware that the voting on the business items for this AGM was conducted through remote e-voting which started on Friday, 25th September, 2026 at 09.00 a.m. and ended on Sunday, 27th September, 2026 at 05.00 p.m.

Members attending the AGM today and who have not cast their vote by remote e-voting may cast their vote through e-voting post this AGM. The e-voting facility shall remain open for the next 15 minutes after the conclusion of this Meeting.

Dholakia & Associates LLP, Practicing Company Secretaries, have been appointed by the Board as the Scrutinizer for remote e-voting and e-voting during the AGM and to provide the consolidated report on the voting.

The results shall be disseminated on the website of the Company as soon as the scrutinizer gives us the report.

Mr. Raoul Thackersey:

The quorum was present through-out the Meeting. The Time of conclusion is 11.07 A.M.

Thank you all once again for joining the meeting today.

Mr. Hrishikesh Narkar:

Thank you. Thank you, shareholders.

Moderator:

Should I conclude the meeting?

Mr. Hrishikesh Narkar:

Yes, please conclude the meeting.

(END OF TRANSCRIPT)