7th September 2026

National Stock Exchange of India Ltd.,
Exchange Plaza, 5th Floor,
Bandra-Kurla Complex,
Bandra (E), Mumbai 400 051
Scrip Code : 7EHPP46

Dear Sir/Madam,

Reg : Notice of the 3rd Annual General Meeting of Emerald Haven Properties Private Limited ("the Company")

Pursuant to Regulation 50(2) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), please find enclosed the Notice convening the 3rd Annual General Meeting of the Company on Tuesday, 29th September 2026 at 11.00 A.M. (IST).

A copy of the same is also available on the website of the Company at www.tvsemerald.com.

This is for your kind information.

Thanking you

For **EMERALD HAVEN PROPERTIES PRIVATE LIMITED**

SRINIVASAN SUDARSHAN
Digitally signed by SRINIVASAN SUDARSHAN
Date: 2026.09.07 16:14:14 +05'30'

S Sudarshan
Company Secretary

Encl.: a/a

EMERALD HAVEN PROPERTIES PRIVATE LIMITED
Regd office: Ispahani Centre, 4th Floor, Door No.1 23, 124, Nungambakkam High Road, Chennai – 600034 T: (91) 44 2436 1261 E: corpsec@tvsemerald.com
Website: www.tvsemerald.com; CIN: U68100TN2024PTC166589

Notice to the Shareholders

NOTICE is hereby given that the Third Annual General Meeting of the shareholders of the Company will be held on Tuesday, 29th September 2026 at 11.00 A.M. (IST) at the registered office of the Company, Ispahani Centre, 4th Floor, Door no. 123, 124, Nungambakkam High Road, Chennai – 600034 to transact the following businesses:

ORDINARY BUSINESS

1. To consider and, if thought fit, to pass, with or without modification, the following resolution as an Ordinary Resolution:

"RESOLVED THAT the audited financial statements for the year ended 31st March 2026, together with the Directors' Report and the Auditors' Report thereon, as circulated to the members and presented to the meeting, be and are hereby approved and adopted."

2. To consider and, if thought fit, to pass, with or without modification, the following resolution as an **Ordinary Resolution**:

"RESOLVED THAT Mr. A Rajaraman (DIN: 09007992), Director of the Company, who retires by rotation and being eligible, offers himself for re-appointment, be and is hereby re-appointed as Director of the Company."

SPECIAL BUSINESS:

3. To consider and if thought fit, to pass the following resolution, with or without modification, as an Ordinary Resolution:

"RESOLVED THAT subject to the provisions of Sections 152, 160 , 161 and other applicable provisions of the Companies Act, 2013 and the Companies (Appointment and Qualification of Directors) Rules, 2014, (including any statutory modifications or re-enactments thereof for the time being in force) and in accordance with the Listing Regulations, as recommended by the Board of Directors of the Company, Mr. VR Karunakara Reddy (DIN: 08417260) who was appointed as an Additional Non – Executive Non – Independent Director effective 2nd January 2026 and who holds office up to the date of this Annual General Meeting, be and is hereby appointed as a Director of the Company in Non-executive capacity, liable to retire by rotation."

For and on behalf of the Board

Place: Chennai
Date : 27th April 2026

S Sudarshan
Company Secretary
Membership No: A35986

NOTES:

(1) The explanatory statement pursuant to Section 102(1) of the Companies Act, 2013 setting out the material facts concerning the special business under Item no. 3 of the Notice is annexed hereto.

(2) A member entitled to attend and vote at the Meeting is entitled to appoint one or more proxies to attend and vote instead of himself and the proxy or proxies so appointed need not be a member or members as the case may be of the Company. The instrument appointing the Proxy and the power of attorney or other authority, if any, under which it is signed or a notarial certified copy of that power of attorney or other authority shall be deposited at the registered office of the Company, not later than 48 hours before the time fixed for holding the meeting.

(3) A Corporate Member intending to send its authorised representatives to attend the Meeting in terms of Section 113 of the Companies Act, 2013 is requested to send to the company a certified copy of the Board Resolution authorizing such representative to attend and vote on its behalf at the Meeting.

(4) All the relevant documents referred to in this Notice shall remain open for inspection by the members of the Company at the Registered Office from 10.00 AM to 5.00 PM on all working days upto the date of the AGM.

(5) The requirement of annexing the route map to the venue of this Annual General Meeting does not arise since the Company is a wholly owned subsidiary, as per the provisions of Secretarial Standards on General Meetings (SS-2).

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STATEMENT OF MATERIAL FACTS PURSUANT TO SECTION 102(1) OF THE COMPANIES ACT, 2013 ("THE ACT")

The following Statement sets out all material facts relating to the Special Business mentioned in the Notice dated 27th April 2026 and shall be taken as forming part of the Notice :

Item No. 3

In accordance with the provisions of Section 152, 161 of the Companies Act, 2013 and the rules made thereunder, the Board of Directors had, at its meeting held on 2nd January 2026 considered and approved the appointment of Mr. VR Karunakara Reddy (DIN: 08417260) as an Additional Non – Executive and Non Independent Director (NE-NID) of the Company effective 2nd January 2026, to hold office till the conclusion of the ensuing Annual General Meeting.

The Company has received a notice from a member under Section 160 of the Companies Act,2 013, proposing the candidature of Mr VR Karunakara Reddy for the office of Director of the Company.

Mr V Karunakara Reddy, aged 71 (seventy-one) years, retired as Vice-president, Corporate Relations of TVS Motor Company Limited after 18 (eighteen) years of service. Prior to it he was working with BPL Limited for 25 (twenty-five) years as AGM (Taxation and Logistics). He completed his Bachelors Degree in Commerce in the year 1976.

The details of the Director proposed to be appointed, as required under the Secretarial Standards on General Meetings (SS-2) are as under:

S.N.	Particulars	Details
1.	Age	71 years
2.	Qualification	B. Com
3.	Experience	40 years
4.	Terms and conditions of appointment	Director in Non-executive capacity, liable to retire by rotation
5.	Details of remuneration sought to be paid	NIL
6.	Last drawn remuneration	NIL
7.	Date of first appointment on the Board	2nd January 2026
8.	Shareholding in the Company	NIL
9.	Relationship with other Directors	NIL
10.	No. of meetings of the Board attended during the year	3
11.	Other Directorships / Membership / Chairmanship of Committees	Other Directorships: 1. Harita Greentech Power Limited 2. Emerald Haven Town And Country Private Limited 3. Emerald Haven Property Development Limited 4. Emerald Haven Towers Limited 5. TVS Digital Limited 6. Emerald Haven Realty Developers (Paraniputhur) Private Limited 7. Harita Housing Constructions Limited 8. Happiness Harmony Property Developers Private Limited

		9. Emerald Haven Maintenance Services Private Limited Membership / Chairmanship of Committees: NIL

None of the Directors or Key Managerial Personnel of the Company or their relatives, except Mr. VR Karunakara Reddy, are concerned or interested, financially or otherwise, in the resolution set out in Item No. 3 of the Notice.

Accordingly, the Directors recommend the resolution set out in Item No. 3 of the Notice for approval of the members by way of an Ordinary Resolution.

For and on behalf of the Board

Place: Chennai
Date : 27th April 2026

S Sudarshan
Company Secretary
Membership No: A35986