

Ref: ERL/SECRETARIAL/2025-26/1579

27th March, 2026

To
The General Manager
Department of Corporate Services
BSE Limited
Phiroze S Jeejeebhoy Towers,
Dalal Street, Mumbai-400001
Scrip Code: **533218**

To
The Secretary
National Stock Exchange of India Limited
Exchange Plaza, Bandra Kurla Complex,
Bandra (E), Mumbai-400051
NSE Symbol: **EMAMIREAL**

Respected Sir/ Ma'am,

Sub: Declaration of Voting Results of Postal Ballot and E-voting

Further to our Letter dated 25th February, 2026 regarding Notice of Postal Ballot dated 23rd February, 2026 and in compliance with Regulation 44(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended ("SEBI Listing Regulations"), this is to inform that the Company had sought the Members approval for the businesses as set out in the Notice dated 23rd February, 2026 by means of postal ballot through the mode of remote e-voting only.

In this regard, we would like to inform you that the abovesaid resolutions have been duly approved by the members of the Company with requisite majority, as on the last date specified for receipt of votes through remote e-voting process, i.e., on 27th March, 2026.

As required under Regulation 44(3) of the SEBI Listing Regulations, we enclose herewith the following:

- (1) Voting Results as **Annexure – 1**
- (2) Report of Scrutinizer dated 27th March, 2026 as **Annexure – 2**

The result of Postal Ballot and E-voting along with the Scrutinizer's Report is also being hosted on the website of the Company at www.emamirealty.com and on the website of the e-voting agency viz. Central Depository Services (India) Limited (CDSL) at www.evotingindia.com.

This is for your information and record.

Thanking you.

Yours truly,
For **Emami Realty Limited**

Payel Agarwal
Company Secretary
ACS22418

Encl: as above

General information about company	
Scrip code	533218
NSE Symbol	EMAMIREAL
MSEI Symbol	NOTLISTED
ISIN	INE778K01012
Name of the company	EMAMI REALTY LIMITED
Type of meeting	Postal Ballot
Date of the meeting / last day of receipt of postal ballot forms (in case of Postal Ballot)	27-03-2026
Start time of the meeting	
End time of the meeting	

Scrutinizer Details	
Name of the Scrutinizer	RAJ KUMAR BANTHIA
Firms Name	MKB & ASSOCIATES
Qualification	CS
Membership Number	17190
Date of Board Meeting in which appointed	23-02-2026
Date of Issuance of Report to the company	27-03-2026

Voting results	
Record date	20-02-2026
Total number of shareholders on record date	26498
No. of shareholders present in the meeting either in person or through proxy	
a) Promoters and Promoter group	
b) Public	
No. of shareholders attended the meeting through video conferencing	
a) Promoters and Promoter group	
b) Public	
No. of resolution passed in the meeting	2
Disclosure of notes on voting results	

Resolution(1)								
Resolution required: (Ordinary / Special)				Special				
Whether promoter/promoter group are interested in the agenda/resolution?				Yes				
Description of resolution considered				Approval of Material Related Party Transaction - modification in terms of 8,53,65,854 Nos. of 7.50% Unsecured Unlisted Non-Convertible Debentures (*NCDs*) of face value of Rs. 82/- each,by revising the coupon rate from 7.50% per annum to 10% per annum				
Category	Mode of voting	No. of shares held	No. of votes polled	% of Votes polled on outstanding shares	No. of votes – in favour	No. of votes – against	% of votes in favour on votes polled	% of Votes against on votes polled
		(1)	(2)	(3)=[(2)/(1)]*100	(4)	(5)	(6)=[(4)/(2)]*100	(7)=[(5)/(2)]*100
Promoter and Promoter Group	E-Voting	30004150	0	0	0	0	0	0
	Poll							
	Postal Ballot (if applicable)							
	Total		30004150	0	0	0	0	0
Public- Institutions	E-Voting	6271	0	0	0	0	0	0
	Poll							
	Postal Ballot (if applicable)							
	Total		6271	0	0	0	0	0
Public- Non Institutions	E-Voting	13823468	427107	3.0897	426351	756	99.823	0.177
	Poll							
	Postal Ballot (if applicable)							
	Total		13823468	427107	3.0897	426351	756	99.823
Total		43833889	427107	0.9744	426351	756	99.823	0.177
Whether resolution is Pass or Not.							Yes	
Disclosure of notes on resolution								

Details of Invalid Votes	
Category	No. of Votes
Promoter and Promoter Group	833
Public Insitutions	
Public - Non Insitutions	

Resolution(2)								
Resolution required: (Ordinary / Special)				Ordinary				
Whether promoter/promoter group are interested in the agenda/resolution?				Yes				
Description of resolution considered				Approval of Material Related Party Transaction with Orbit Abasan Private Limited, for acquisition of project undertaking, upto an aggregate limit of Rs. 50,00,00,000/- (Rupees Fifty Crores Only)				
Category	Mode of voting	No. of shares held	No. of votes polled	% of Votes polled on outstanding shares	No. of votes – in favour	No. of votes – against	% of votes in favour on votes polled	% of Votes against on votes polled
		(1)	(2)	(3)=[(2)/(1)]*100	(4)	(5)	(6)=[(4)/(2)]*100	(7)=[(5)/(2)]*100
Promoter and Promoter Group	E-Voting	30004150	0	0	0	0	0	0
	Poll							
	Postal Ballot (if applicable)							
	Total		30004150	0	0	0	0	0
Public- Institutions	E-Voting	6271	0	0	0	0	0	0
	Poll							
	Postal Ballot (if applicable)							
	Total		6271	0	0	0	0	0
Public- Non Institutions	E-Voting	13823468	427107	3.0897	426351	756	99.823	0.177
	Poll							
	Postal Ballot (if applicable)							
	Total		13823468	427107	3.0897	426351	756	99.823
Total		43833889	427107	0.9744	426351	756	99.823	0.177
Whether resolution is Pass or Not.							Yes	
Disclosure of notes on resolution								

Details of Invalid Votes	
Category	No. of Votes
Promoter and Promoter Group	833
Public Insitutions	
Public - Non Insitutions	



SCRUTINIZER'S REPORT

[Pursuant to the provisions of Section 108 and 110 of the Companies Act, 2013 read with Rule 22 and Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended]

27th March, 2026

To
The Chairman
Emami Realty Limited
Acropolis, 13th Floor
1858/1, Rajdanga Main Road, Kasba
Kolkata - 700107

Dear Sir,

I, Raj Kumar Banthia, Partner of MKB & Associates, Practicing Company Secretaries has been appointed by the Board of Directors of Emami Realty Limited (the Company) for the purpose of scrutinizing the postal ballot process through voting by electronic means only (remote e-voting) in a fair & transparent manner in respect of the resolution as set out in the Postal Ballot notice dated 23rd February, 2026, do hereby submit my report as follows:

- (a) On 25th February, 2026 the Company has completed the dispatch of Notice of Postal Ballot electronically to all the members who have registered their e-mail addresses with the Company/RTA or with the Depositories and whose names appear in the Register of Members/list of Beneficial Owners as on the Cut-off date i.e. Friday, 20th February, 2026, in accordance with the guidelines prescribed by the Ministry of Corporate Affairs ("MCA") for conducting postal ballot process through e-voting vide General Circular Nos. 14/2020 dated 8th April, 2020, 17/2020 dated 13th April, 2020, 22/2020 dated 15th June, 2020, 33/2020 dated 28th September, 2020, 39/2020 dated 31st December, 2020, 10/2021 dated 23rd June, 2021, 20/2021 dated 8th December, 2021, 3/2022 dated 5th May, 2022, 11/2022 dated 28th December, 2022, 09/2023 dated 25th September, 2023, 09/2024 dated 19th September, 2024 and 03/2025 dated 22nd September, 2025 ("MCA Circulars").





- (b) The Company has provided e-voting facility offered by Central Depository Services (India) Limited ("CDSL") to its shareholders.
- (c) The members holding shares either in physical or dematerialized form, as on the "Cut off" date i.e. Friday, 20th February, 2026 were entitled to vote on the proposed resolution.
- (d) In terms of the aforesaid Notice and as per the provisions of Section 108 of the Companies Act, 2013 read with Rule 22 and Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended, the voting period commenced on Thursday 26th February, 2026 at 10:00 a.m. (I.S.T) and ended on Friday, 27th March, 2026 at 5:00 p.m (I.S.T).
- (e) Since the voting on the postal ballot was conducted only through e-voting, reporting on number of physical postal ballot forms received including those that are invalid, is not applicable.
- (f) The e-voting facility provided by CDSL was unlocked on Friday, 27th March, 2026 after 5:00 p.m in the presence of two witnesses.
- (g) Thereafter, the details containing, inter-alia, list of the members, who voted "For" or "Against" on the resolution were derived from the report generated from the e-voting website of CDSL: <https://www.evotingindia.com> in respect of voting through e-voting.
- (h) 84 Members representing 427,940 equity shares have cast their votes through e-voting on the resolutions, out of which votes cast by 1 member representing 833 shares, being promoter and promoter group, have not been considered for both resolution no. 1 and 2.

I now submit my consolidated report as under on the results of the voting through e-voting.





Item No. 1 as Special Resolution: Approval of Material Related Party Transaction - Modification of terms of 8,53,65,854 Nos. of 7.50% Unsecured Unlisted Non-Convertible Debentures ('NCDs') of face value of 82/- each aggregating to 700,00,00,028/- by revising the coupon rate from 7.50% per annum to 10% per annum.

	Voting through e-voting		Voting through Postal Ballot Form		Consolidated Voting Results		
	No. of Members who voted	No. of votes cast	No. of Ballots	No. of votes cast	No. of Members who voted	No. of votes cast	% of total number of valid votes cast
Voted in favour of the resolution	67	426,351	NA	NA	67	426,351	99.8230
Voted against the resolution	16	756	NA	NA	16	756	0.1770
Total	83	427,107	NA	NA	83	427,107	100

Item No. 2 as Ordinary Resolution: Approval of Material Related Party Transaction entered into or to be entered into with Orbit Abasan Private Limited on arm's length basis and ordinary course of the Company's business, upto an aggregate limit of Rs 50,00,00,000/-.

	Voting through e-voting		Voting through Postal Ballot Form		Consolidated Voting Results		
	No. of Members who voted	No. of votes cast	No. of Ballots	No. of votes cast	No. of Members who voted	No. of votes cast	% of total number of valid votes cast







Voted in favour of the resolution	67	426,351	NA	NA	67	426,351	99.8230
Voted against the resolution	16	756	NA	NA	16	756	0.1770
Total	83	427,107	NA	NA	83	427,107	100

In view of the above scrutiny, I hereby certify that the resolution Nos. 1 and 2 as aforesaid, as set out in notice dated 23rd February, 2026 has been approved and passed by requisite majority.

For MKB & Associates
Company Secretaries
Firm Reg No: P2010WB042700



Raj Kumar Banthia
Partner

Membership no. 17190
COP no. 18428

Date: 27.03.2026
Place: Kolkata
UDIN: A017190G004127296