



September 26, 2025

Scrip Code 532832
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
MUMBAI 400 001

EMBDL/EQ
National Stock Exchange of India Limited
“Exchange Plaza” Bandra-Kurla Complex,
Bandra (East),
MUMBAI 400 051

Sub: Outcome of 19th Annual General Meeting of the members of Embassy Developments Limited (formerly Equinox India Developments Limited and earlier Indiabulls Real Estate Limited) (the “Company”) held on Friday, September 26, 2025

Ref: Regulations 30 & 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (“SEBI LODR Regulations”)

Dear Sir/Madam,

Pursuant to Regulations 30 and 44 of the SEBI LODR Regulations, we submit the following:

(A) Summary of the proceedings of 19th Annual General Meeting

The 19th Annual General Meeting of the members of the Company (“**Members**”) was held on Friday, September 26, 2025 through Video Conferencing (“**VC**”) /Other Audio-Visual Means (“**OAVM**”) (“**AGM**” or “**Meeting**”). The AGM commenced at 11:30 A.M. (IST) and concluded at 12:49 P.M. (IST) with the closure of the e-voting at the Meeting.

Mr. Vikas Khandelwal, Company Secretary of the Company, welcomed the Members to the Meeting and apprised that in compliance with the circulars issued by MCA and SEBI, the Company had provided the facility to its Members, to join the AGM through VC / OAVM along with the facility to view the Meeting on live webcast on the platform of KFin Technologies Limited (“**KFintech**”). The registered office of the Company deemed to be the venue of the Meeting.

The Company Secretary proceeded to introduce all the members of the Board (“**Board**”) who were present at the Meeting, namely:

- (a) Mr. Jitendra Virwani, Hon’ble Chairman and Non-Executive Director, the Chairman of the CSR Committee and member of the Audit Committee and Nomination & Remuneration Committee of the Board.
- (b) Mr. Aditya Virwani, Managing Director, the member of the Stakeholders’ Relationship Committee, CSR Committee and Risk Management Committee of the Board;
- (c) Mr. Sachin Shah, CEO & Executive Director, the member of the Stakeholders’ Relationship Committee, CSR Committee and Risk Management Committee of the Board;
- (d) Mr. Rajesh Kaimal, CFO and Executive Director, the Chairman of Risk Management Committee and member of the Stakeholders’ Relationship Committee of the Board;
- (e) Mr. K. G. Krishnamurthy, Independent Director, the Chairman of the Audit Committee and member of the Nomination & Remuneration Committee and CSR Committee of the Board;



- (f) Mr. Shyamm Mariwala, Independent Director, Chairman of the Nomination & Remuneration Committee and member of the Risk Management Committee and Audit Committee of the Board,
- (g) Ms. Tarana Lalwani, Independent Director, Chairperson of the Stakeholders' Relationship Committee and member of the Nomination & Remuneration Committee and Audit Committee of the Board;
- (h) Mr. Javed Tapia, Independent Directors and member of the Nomination & Remuneration Committee of the Board.

The authorised representatives of Statutory Auditors M/s Agarwal Prakash & Co., the Secretarial Auditors of the Company for FY 2024-25, M/s S. Khandelwal & Co. and the Scrutinizer Ms. Neha Sharma, (Membership No. FCS 13072), Proprietor of M/s Neha S & Associates, Practicing Company Secretary, were also present at the Meeting.

After ascertaining the requisite quorum, the Company Secretary requested Mr. Jitendra Virwani, Chairman of the Company, to occupy the Chair and commence the proceedings of the Meeting.

The Chairman welcomed the Members to the Meeting and commenced the proceedings. He informed the Members that, as confirmed by the Company Secretary, the requisite quorum pursuant to Section 103 of the Companies Act, 2013 was present. Accordingly, he called the Meeting to order.

In his address, the Chairman welcomed the shareholders, expressed his gratitude for their continued support and confidence in the Company, and placed on record his appreciation for all stakeholders.

The Chairman then invited Mr. Aditya Virwani, Managing Director of the Company, to address the shareholders and conduct the subsequent proceedings.

Mr. Aditya Virwani greeted the Members, welcomed them to the Meeting and then shared key highlights of the year gone by, and presented the forward-looking strategy and outlook for the continued growth and success of the Company.

Thereafter, Mr. Aditya Virwani invited the Company Secretary to conduct the remaining proceedings of the Meeting.

The Company Secretary thanked the Managing Director and announced the opening of the Question-and-Answer session for Members who had registered themselves as speakers. The queries raised by them were duly addressed by Mr. Jitendra Virwani, Mr. Aditya Virwani, Mr. Sachin Shah, and Mr. Rajesh Kaimal.

Thereafter, the Company Secretary informed the Members that the Company had circulated the Notice dated August 26, 2025 (“**AGM Notice**”), along with the explanatory statement containing material information pertaining to the agenda items, to all eligible shareholders and stakeholders electronically on September 4, 2025.

He then briefly apprised the Members of the agenda items as set out at Item Nos. 1 to 10 of the AGM Notice, as summarised below:

Item No.	Type of Resolutions	Particulars
1	Ordinary Resolution	Consideration, approval and adoption of the audited standalone and consolidated financial statements of the company for the financial year ended March 31, 2025, together with the reports of the Board of Directors and Auditors thereon
2	Ordinary Resolution	Re-appointment of Mr. Sachin Shah, Chief Executive Officer (CEO) & Executive Director, who retires by rotation and being eligible, has offered himself for re-appointment
3	Ordinary Resolution	Re-appointment of M/s Agarwal Prakash & Co., Chartered Accountants, Statutory Auditors and approval of their remuneration
4	Special Resolution	Re-appointment of Mr. Javed Tapia as independent director of the company for a second term of 3 (three) consecutive years
5	Special Resolution	Re-appointment of Ms. Tarana Lalwani as independent director of the company for a second term of 3 (three) consecutive years
6	Special Resolution	Re-appointment of Mr. Shyamm Mariwala as independent director of the company for a second term of 3 (three) consecutive years
7	Ordinary Resolution	Appointment of M/s GDR & Partners LLP, Secretarial Auditors and approval of their remuneration
8	Ordinary Resolution	Ratification of remuneration of M/s Gurvinder Chopra & Co, Cost Accountants, Cost Auditors of the Company, for the financial year 2024-25 & 2025-26
9	Ordinary Resolution	Entering into the Development Management and Marketing Arrangements, a related party transaction
10	Ordinary Resolution	Modification of the existing future asset agreement, earlier entered into with Embassy Property Developments Private Limited, a related party transaction

The relevant documents for inspection, as mentioned in the AGM Notice remained open and accessible to the shareholders for inspection throughout out the Meeting.

The Members were further informed that the Company had offered the facility of remote e-voting, to all its members to cast their votes electronically from Tuesday, September 23, 2025, 10:00 A.M. (IST) till Thursday, September 25, 2025, 05:00 P.M. (IST) (“**Remote E-voting**”). However, for those members, who couldn’t participate in such Remote E-voting, the Company had made necessary arrangements for e-voting during the Meeting (“**Insta Poll**”).

It was then further informed that the Company had appointed Ms. Neha Sharma, (Membership No. FCS 13072), Proprietor of M/s Neha S & Associates, Practicing Company Secretary, as the Scrutinizer to scrutinize the e-voting process i.e. Remote E-voting as well as Insta Poll, in a fair and transparent manner.

The combined result of voting (the Remote E-voting and the Insta Poll) will be declared on or before September 29, 2025, which will also be placed on the website of the Company and of KFinTech and will also be forwarded to BSE Limited and National Stock Exchange of India Limited, where the equity shares of the Company are listed.



Thereafter, the Company Secretary announced that the e-voting facility shall remain open for 15 minutes and declared the Meeting as closed after conveying his sincere thanks to the Board, the management team, the auditors, the scrutinizers and to the Members for attending the Meeting for their valuable presence and continued confidence in the Company.

The businesses, as set out in the AGM Notice were transacted through e-voting by the Members, holding the equity shares of the Company as September 19, 2025 being the cut-off date.

Post conclusion of Meeting and closure of the e-voting (through Instapoll), the Scrutinizer downloaded all reports of Remote E-voting and Insta Poll, from the website of KFintech, and scrutinized the voting/ballots and issued their report dated September 26, 2025, in terms whereof, the Scrutinizer confirmed that all the businesses i.e. resolutions as set out at Item Nos. 1 to 10 in the AGM Notice, were passed by the Members with requisite majority.

(B) Outcome of the AGM

The Members of the Company at the 19th AGM have approved all agenda items as set out at Item Nos. 1 to 10 in the AGM Notice, as briefed above, with requisite majority.

Further, in accordance with applicable provisions of the SEBI LODR Regulations, we also enclose the following:

- Voting Results in the format as prescribed under Regulation 44 of SEBI LODR Regulations; and
- Scrutinizer Report dated September 26, 2025, on Remote E-voting and Insta Poll at AGM.

The information, under Regulation 30 of the SEBI LODR Regulations read with SEBI Circulars dated November 11, 2024 and December 31, 2024, in respect of the resolution nos. 1 to 7 of the AGM Notice, have already been disclosed by the Company, vide its intimation dated August 26, 2025.

We request you to kindly take the same on record.

Thanking you,

Yours truly,

for Embassy Developments Limited

(formerly Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)

Vikas Khandelwal
Company Secretary

Encl: as above

Embassy Developments Limited <i>(formerly Equinox India Developments Limited and Indiabulls Real Estate Limited)</i> Regulation 44(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015	
Date of the AGM/EGM	26-Sep-25
Total number of Shareholders on record date	278,276
No. of shareholders present in the meeting either in person or through proxy:	
Promoters and Promoter Group:	Not Applicable
Public:	Not Applicable
No. of Shareholders attended the meeting through Video Conferencing	
Promoters and Promoter Group:	5
Public:	109

Combined Voting Results

Agenda item no. 1: Adoption of Audited Standalone and Consolidated Financial Statements								
Resolution required: (Ordinary/ Special)			Ordinary					
Whether promoter/ promoter group are interested in the agenda/resolution?			No					
Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]* 100	No. of Votes – in favour (4)	No. of Votes – against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]* 100	% of Votes against on votes polled (7)=[(5)/(2)]* 100
Promoter and Promoter Group	E-Voting	585,033,056	585,033,056	100.0000	585,033,056	-	100.0000	0.0000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		585,033,056	585,033,056	100.0000	585,033,056	-	100.0000
Public-Institutions	E-Voting	313,557,964	276,926,722	88.3176	276,926,722	-	100.0000	0.0000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		313,557,964	276,926,722	88.3176	276,926,722	-	100.0000
Public- Non Institutions	E-Voting	472,637,943	136,109,192	28.7978	135,886,851	222,341	99.8366	0.1634
	Instapoll		1,536,474	0.3251	1,536,474	-	100.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		472,637,943	137,645,666	29.1229	137,423,325	222,341	99.8385
Total		1,371,228,963	999,605,444	72.8985	999,383,103	222,341	99.9778	0.0222

Agenda item no. 2: Re-appointment of Mr. Sachin Shah (DIN: 00387166), Chief Executive Officer (CEO) & Executive Director, who retires by rotation and being eligible, has offered himself for re-appointment

Resolution required: (Ordinary/ Special)			Ordinary					
Whether promoter/ promoter group are interested in the agenda/resolution?			No					
Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]* 100	No. of Votes – in favour (4)	No. of Votes – against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]* 100	% of Votes against on votes polled (7)=[(5)/(2)]* 100
Promoter and Promoter Group	E-Voting	585,033,056	585,033,056	100.0000	585,033,056	-	100.0000	0.0000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		585,033,056	585,033,056	100.0000	585,033,056	-	100.0000
Public-Institutions	E-Voting	313,557,964	277,306,721	88.4387	276,112,226	1,194,495	99.5693	0.4307
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		313,557,964	277,306,721	88.4387	276,112,226	1,194,495	99.5693
Public- Non Institutions	E-Voting	472,637,943	136,109,192	28.7978	135,886,290	222,902	99.8362	0.1638
	Instapoll		1,448,174	0.3064	1,448,174	-	100.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		472,637,943	137,557,366	29.1042	137,334,464	222,902	99.8380
Total		1,371,228,963	999,897,143	72.9198	998,479,746	1,417,397	99.8582	0.1418

Agenda item no. 3: Re-appointment of Statutory Auditors and approval of their remuneration

Resolution required: (Ordinary/ Special)			Ordinary					
Whether promoter/ promoter group are interested in the agenda/resolution?			No					
Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]* 100	No. of Votes – in favour (4)	No. of Votes – against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]* 100	% of Votes against on votes polled (7)=[(5)/(2)]* 100
Promoter and Promoter Group	E-Voting	585,033,056	585,033,056	100.0000	585,033,056	-	100.0000	0.0000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		585,033,056	585,033,056	100.0000	585,033,056	-	100.0000
Public-Institutions	E-Voting	313,557,964	277,306,721	88.4387	277,306,721	-	100.0000	0.0000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		313,557,964	277,306,721	88.4387	277,306,721	-	100.0000
Public- Non Institutions	E-Voting	472,637,943	136,109,192	28.7978	135,881,501	227,691	99.8327	0.1673
	Instapoll		1,536,474	0.3251	1,536,474	-	100.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		472,637,943	137,645,666	29.1229	137,417,975	227,691	99.8346
Total		1,371,228,963	999,985,443	72.9262	999,757,752	227,691	99.9772	0.0228

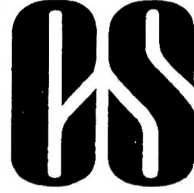
Agenda item no. 4: Re-appointment of Mr. Javed Tapia (DIN: 00056420) as a Non-Executive & Independent Director								
Resolution required: (Ordinary/ Special)			Special					
Whether promoter/ promoter group are interested in the			No					
Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]* 100	No. of Votes – in favour (4)	No. of Votes – against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]* 100	% of Votes against on votes polled (7)=[(5)/(2)]* 100
Promoter and Promoter Group	E-Voting	585,033,056	585,033,056	100.0000	585,033,056	-	100.0000	0.0000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		585,033,056	585,033,056	100.0000	585,033,056	-	100.0000
Public-Institutions	E-Voting	313,557,964	277,306,721	88.4387	275,920,262	1,386,459	99.5000	0.5000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		313,557,964	277,306,721	88.4387	275,920,262	1,386,459	99.5000
Public- Non Institutions	E-Voting	472,637,943	136,109,192	28.7978	135,886,253	222,939	99.8362	0.1638
	Instapoll		1,536,474	0.3251	1,536,474	-	100.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		472,637,943	137,645,666	29.1229	137,422,727	222,939	99.8380
Total		1,371,228,963	999,985,443	72.9262	998,376,045	1,609,398	99.8391	0.1609
Agenda item no. 5: Re-appointment of Ms. Tarana Lalwani (DIN: 01940572) as a Non-Executive & Independent Director								
Resolution required: (Ordinary/ Special)			Special					
Whether promoter/ promoter group are interested in the			No					
Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]* 100	No. of Votes – in favour (4)	No. of Votes – against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]* 100	% of Votes against on votes polled (7)=[(5)/(2)]* 100
Promoter and Promoter Group	E-Voting	585,033,056	585,033,056	100.0000	585,033,056	-	100.0000	0.0000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		585,033,056	585,033,056	100.0000	585,033,056	-	100.0000
Public-Institutions	E-Voting	313,557,964	277,306,721	88.4387	275,921,634	1,385,087	99.5005	0.4995
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		313,557,964	277,306,721	88.4387	275,921,634	1,385,087	99.5005
Public- Non Institutions	E-Voting	472,637,943	136,109,192	28.7978	135,886,365	222,827	99.8363	0.1637
	Instapoll		1,536,474	0.3251	1,536,474	-	100.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		472,637,943	137,645,666	29.1229	137,422,839	222,827	99.8381
Total		1,371,228,963	999,985,443	72.9262	998,377,529	1,607,914	99.8392	0.1608
Agenda item no. 6: Re-appointment of Mr. Shyamm Mariwala (DIN: 00350235) as a Non-Executive & Independent Director								
Resolution required: (Ordinary/ Special)			Special					
Whether promoter/ promoter group are interested in the			No					
Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]* 100	No. of Votes – in favour (4)	No. of Votes – against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]* 100	% of Votes against on votes polled (7)=[(5)/(2)]* 100
Promoter and Promoter Group	E-Voting	585,033,056	585,033,056	100.0000	585,033,056	-	100.0000	0.0000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		585,033,056	585,033,056	100.0000	585,033,056	-	100.0000
Public-Institutions	E-Voting	313,557,964	277,306,721	88.4387	275,365,812	1,940,909	99.3001	0.6999
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		313,557,964	277,306,721	88.4387	275,365,812	1,940,909	99.3001
Public- Non Institutions	E-Voting	472,637,943	136,109,192	28.7978	135,886,365	222,827	99.8363	0.1637
	Instapoll		1,536,474	0.3251	1,536,474	-	100.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		472,637,943	137,645,666	29.1229	137,422,839	222,827	99.8381
Total		1,371,228,963	999,985,443	72.9262	997,821,707	2,163,736	99.7836	0.2164
Agenda item no. 7: Appointment of Secretarial Auditors and approval of their remuneration								
Resolution required: (Ordinary/ Special)			Ordinary					
Whether promoter/ promoter group are interested in the			No					
Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]* 100	No. of Votes – in favour (4)	No. of Votes – against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]* 100	% of Votes against on votes polled (7)=[(5)/(2)]* 100
Promoter and Promoter Group	E-Voting	585,033,056	585,033,056	100.0000	585,033,056	-	100.0000	0.0000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		585,033,056	585,033,056	100.0000	585,033,056	-	100.0000
Public-Institutions	E-Voting	313,557,964	277,305,194	88.4383	275,134,346	2,170,848	99.2172	0.7828
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		313,557,964	277,305,194	88.4383	275,134,346	2,170,848	99.2172
Public- Non Institutions	E-Voting	472,637,943	136,109,192	28.7978	135,872,142	237,050	99.8258	0.1742
	Instapoll		1,536,474	0.3251	1,536,474	-	100.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		472,637,943	137,645,666	29.1229	137,408,616	237,050	99.8278
Total		1,371,228,963	999,983,916	72.9261	997,576,018	2,407,898	99.7592	0.2408

Agenda item no. 8: Ratification of remuneration of the Cost Auditors								
Resolution required: (Ordinary/ Special)			Ordinary					
Whether promoter/ promoter group are interested in the			No					
Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]* 100	No. of Votes – in favour (4)	No. of Votes – against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]* 100	% of Votes against on votes polled (7)=[(5)/(2)]* 100
Promoter and Promoter Group	E-Voting	585,033,056	585,033,056	100.0000	585,033,056	-	100.0000	0.0000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		585,033,056	585,033,056	100.0000	585,033,056	-	100.0000
Public-Institutions	E-Voting	313,557,964	277,306,721	88.4387	277,306,721	-	100.0000	0.0000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		313,557,964	277,306,721	88.4387	277,306,721	-	100.0000
Public- Non Institutions	E-Voting	472,637,943	136,109,192	28.7978	135,885,426	223,766	99.8356	0.1644
	Instapoll		1,536,474	0.3251	1,536,474	-	100.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		472,637,943	137,645,666	29.1229	137,421,900	223,766	99.8374
Total		1,371,228,963	999,985,443	72.9262	999,761,677	223,766	99.9776	0.0224

Agenda item no. 9: Development Management and Marketing Arrangement(s), a related party transaction								
Resolution required: (Ordinary/ Special)			Ordinary					
Whether promoter/ promoter group are interested in the			Yes					
Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]* 100	No. of Votes – in favour (4)	No. of Votes – against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]* 100	% of Votes against on votes polled (7)=[(5)/(2)]* 100
Promoter and Promoter Group	E-Voting	585,033,056	-	0.0000	-	-	0.0000	0.0000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		585,033,056	-	0.0000	-	-	0.0000
Public-Institutions	E-Voting	313,557,964	277,306,721	88.4387	277,306,721	-	100.0000	0.0000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		313,557,964	277,306,721	88.4387	277,306,721	-	100.0000
Public- Non Institutions	E-Voting	472,637,943	136,109,192	28.7978	135,879,484	229,708	99.8312	0.1688
	Instapoll		1,536,474	0.3251	1,536,474	-	100.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		472,637,943	137,645,666	29.1229	137,415,958	229,708	99.8331
Total		1,371,228,963	414,952,387	30.2613	414,722,679	229,708	99.9446	0.0554

Agenda item no. 10: Modification of the existing future asset agreement, earlier entered into with Embassy Property Developments Private Limited (“EPDPL”), a related party transaction								
Resolution required: (Ordinary/ Special)			Ordinary					
Whether promoter/ promoter group are interested in the			Yes					
Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]* 100	No. of Votes – in favour (4)	No. of Votes – against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]* 100	% of Votes against on votes polled (7)=[(5)/(2)]* 100
Promoter and Promoter Group	E-Voting	585,033,056	-	0.0000	-	-	0.0000	0.0000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		585,033,056	-	0.0000	-	-	0.0000
Public-Institutions	E-Voting	313,557,964	277,306,721	88.4387	277,306,721	-	100.0000	0.0000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		313,557,964	277,306,721	88.4387	277,306,721	-	100.0000
Public- Non Institutions	E-Voting	472,637,943	136,109,192	28.7978	132,928,878	3,180,314	97.6634	2.3366
	Instapoll		1,536,474	0.3251	1,536,474	-	100.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		472,637,943	137,645,666	29.1229	134,465,352	3,180,314	97.6895
Total		1,371,228,963	414,952,387	30.2613	411,772,073	3,180,314	99.2336	0.7664

NEHA S & ASSOCIATES
(Company Secretaries)



Head Office : B 1/47, Flat No 14, Sewak Nagar,
Uttam Nagar, New Delhi-110059
Email : csneha.sharma2016@gmail.com
Mobile : 08588097212

Form No. MGT-13
Report of Scrutinizer(s)

[Pursuant to Section 108 of the Companies Act, 2013 and rule 20 (4) (xii) of the Companies (Management and Administration) Rules, 2014]

Consolidated Scrutinizer Report

To,
The Chairman,
19th Annual General Meeting of the equity shareholders of Embassy Developments Limited (formerly Equinox India Developments Limited and earlier Indiabulls Real Estate Limited), held on Friday September 26, 2025, at 11.30 A.M. through Video Conferencing (VC) / Other Audio-Visual Means (OAVM).

Dear Sir,

I, Neha Sharma, Membership No. (FCS 13072), proprietor of M/s Neha S & Associates, Practicing Company Secretaries, Delhi, having our office at B 1/47, Flat No 14, Sewak Nagar, Uttam Nagar, New Delhi -110059, was appointed by the Board of Directors of **Embassy Developments Limited** (formerly *Equinox India Developments Limited and earlier Indiabulls Real Estate Limited*) (the "**Company**"), to act as the Scrutinizer, in terms of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended (the "**Act**") for the purpose of scrutinizing the e-voting process, in a fair and transparent manner and ascertaining the requisite majority, on the resolution(s), as set out in the notice dated August 26, 2025 ("**AGM Notice**") and transacted at the 19th Annual General Meeting of the equity shareholders of the Company held on Friday, September 26, 2025 at 11:30 A.M., through Video Conferencing / Other Audio Visual Means ("**AGM**" or "**Meeting**"). The AGM was deemed to be conducted at the Registered office of the Company situated at Office No 01-1001, WeWork, Blue One Square, Udyog Vihar Phase 4 Rd, Gurugram – 122016, Haryana.

I, hereby submit my report as under:

1. In terms of applicable MCA and SEBI circulars, the Company had sent the AGM Notice, convening the AGM, through electronic mode, to the members whose email addresses were registered with the Company (i.e. Company/ Company's Registrar and Share Transfer Agent/ Depository Participant(s)/ Depositories). Accordingly, the communication of assent and dissent of members on the resolution(s) as set out in the AGM Notice, took place, only through the e-voting system (i) remotely prior to AGM on the dates referred to in the AGM Notice ("**Remote E-voting**"); and (ii) at the AGM ("**Insta Poll**").
2. The e-voting facility (**both Remote E-voting and Insta Poll**) was provided by KFin Technologies Limited ("**KFintech**").



3. The members holding shares as on Friday, September 19, 2025 (“Cut-off Date”), were entitled to vote on the resolutions (Item Nos. 1 to 10) as set out in the AGM Notice.
4. The Remote E-voting period remained open from Tuesday, September 23, 2025, 10:00 A.M. to Thursday, September 25, 2025, 05:00 P.M. and the Insta Poll was provided at the AGM on Friday, September 26, 2025, to those members who attended the meeting but did not cast their votes through Remote E-voting, and such Insta Poll facility was provided to the members for 15 minutes after conclusion of the Meeting.
5. After conclusion of e-voting at the AGM i.e. Insta Poll, the votes casted through Insta-Poll at the AGM and Remote E-voting conducted prior the AGM, were unblocked on the same day at 12:49 P.M., and downloaded in the presence of two independent witnesses, Mr. Lokesh Kumar and Ms. Khushboo, who are not in the employment of the Company.
6. The details containing, inter-alia, list of equity shareholders, who voted “For” and “Against”, on each of the resolution(s) that was put to vote, were downloaded from the e-voting website of Kfintech i.e. <https://evoting.kfintech.com> containing information for both i.e. Remote E-voting and Insta Poll.
7. The consolidated result of Remote E-voting and Insta Poll, is as under:

Item No. 1 – As an Ordinary Resolution: Adoption of Audited Standalone and Consolidated Financial Statements.

(i) Voted in favour of resolution:

Mode of Voting	Number of members voted	Number of votes casted in favour of resolution	% of the total number of valid votes casted
Remote E-voting	462	99,78,46,629	99.978
E-voting at AGM (Insta Poll)	61	15,36,474	100.00

(ii) Voted against the resolution:

Mode of Voting	Number of members voted	Number of votes casted against the resolution	% of the total number of valid votes casted
Remote E-voting	32	2,22,341	0.022
E-voting at AGM (Insta Poll)	0	0	0.000

(iii) Invalid votes*:

Total numbers of members whose votes were declared invalid	Total number of votes casted by them
6	3,80,466

*Includes abstain votes



Item No. 2 – As an Ordinary Resolution: Re-appointment of Mr. Sachin Shah (DIN: 00387166), Chief Executive Officer (CEO) & Executive Director, who retires by rotation and being eligible, has offered himself for re-appointment.

(i) **Voted in favour of resolution:**

Mode of Voting	Number of members voted	Number of votes casted in favour of resolution	% of the total number of valid votes casted
Remote E-voting	452	99,70,31,572	99.858
E-voting at AGM (Insta Poll)	60	14,48,174	100.00

(ii) **Voted against the resolution:**

Mode of Voting	Number of members voted	Number of votes casted against the resolution	% of the total number of valid votes casted
Remote E-voting	48	14,17,397	0.142
E-voting at AGM (Insta Poll)	0	0	0.000

(iii) **Invalid votes*:**

Total numbers of members whose votes were declared invalid	Total number of votes casted by them
6	88,767

* Includes abstain votes

Item No. 3 – As an Ordinary Resolution: Re-appointment of Statutory Auditors and approval of their remuneration.

(i) **Voted in favour of resolution:**

Mode of Voting	Number of members voted	Number of votes casted in favour of resolution	% of the total number of valid votes casted
Remote E-voting	460	99,82,21,278	99.977
E-voting at AGM (Insta Poll)	61	15,36,474	100.000



(ii) Voted against the resolution:

Mode of Voting	Number of members voted	Number of votes casted against the resolution	% of the total number of valid votes casted
Remote E-voting	35	2,27,691	0.023
E-voting at AGM (Insta Poll)	0	0	0.000

(iii) Invalid votes*:

Total numbers of members whose votes were declared invalid	Total number of votes casted by them
5	467

* Includes abstain votes

Item No. 4 – As a Special Resolution: Re-appointment of Mr. Javed Tapia (DIN: 00056420) as a Non-Executive & Independent Director.

(i) Voted in favour of resolution:

Mode of Voting	Number of members voted	Number of votes casted in favour of resolution	% of the total number of valid votes casted
Remote E-voting	450	99,68,39,571	99.839
E-voting at AGM (Insta Poll)	61	15,36,474	100.000

(ii) Voted against the resolution:

Mode of Voting	Number of members voted	Number of votes casted against the resolution	% of the total number of valid votes casted
Remote E-voting	45	16,09,398	0.161
E-voting at AGM (Insta Poll)	0	0	0.000

(iii) Invalid votes*:

Total numbers of members whose votes were declared invalid	Total number of votes casted by them
5	467

* Includes abstain votes



Item No. 5 – As a Special Resolution: Re-appointment of Ms. Tarana Lalwani (DIN: 01940572) as a Non-Executive & Independent Director.

(i) Voted in favour of resolution:

Mode of Voting	Number of members voted	Number of votes casted in favour of resolution	% of the total number of valid votes casted
Remote E-voting	453	99,68,41,055	99.839
E-voting at AGM (Insta Poll)	61	15,36,474	100.000

(ii) Voted against the resolution:

Mode of Voting	Number of members voted	Number of votes casted against the resolution	% of the total number of valid votes casted
Remote E-voting	42	16,07,914	0.161
E-voting at AGM (Insta Poll)	0	-	0.000

(iii) Invalid votes*:

Total numbers of members whose votes were declared invalid	Total number of votes casted by them
5	467

* Includes abstain votes

Item No. 6 – As a Special Resolution: Re-appointment of Mr. Shyamm Mariwala (DIN: 00350235) as a Non-Executive & Independent Director.

(i) Voted in favour of resolution:

Mode of Voting	Number of members voted	Number of votes casted in favour of resolution	% of the total number of valid votes casted
Remote E-voting	449	99,62,85,233	99.783
E-voting at AGM (Insta Poll)	61	15,36,474	100.000



(ii) Voted against the resolution:

Mode of Voting	Number of members voted	Number of votes casted against the resolution	% of the total number of valid votes casted
Remote E-voting	46	21,63,736	0.217
E-voting at AGM (Insta Poll)	0	-	0.000

(iii) Invalid votes*:

Total numbers of members whose votes were declared invalid	Total number of votes casted by them
5	467

* Includes abstain votes

Item No. 7 – As an Ordinary Resolution: Appointment of Secretarial Auditors and approval of their remuneration.

(i) Voted in favour of resolution:

Mode of Voting	Number of members voted	Number of votes casted in favour of resolution	% of the total number of valid votes casted
Remote E-voting	444	99,60,39,544	444
E-voting at AGM (Insta Poll)	61	15,36,474	100.000

(ii) Voted against the resolution:

Mode of Voting	Number of members voted	Number of votes casted against the resolution	% of the total number of valid votes casted
Remote E-voting	50	24,07,898	0.241
E-voting at AGM (Insta Poll)	0	0	0.000

(iii) Invalid votes*:

Total numbers of members whose votes were declared invalid	Total number of votes casted by them
6	1,994

* Includes abstain votes



Item No. 8 – As an Ordinary Resolution: Ratification of remuneration of the Cost Auditors.

(i) Voted in favour of resolution:

Mode of Voting	Number of members voted	Number of votes casted in favour of resolution	% of the total number of valid votes casted
Remote E-voting	459	99,82,25,203	99.978
E-voting at AGM (Insta Poll)	61	15,36,474	100.000

(ii) Voted against the resolution:

Mode of Voting	Number of members voted	Number of votes casted against the resolution	% of the total number of valid votes casted
Remote E-voting	36	2,23,766	0.022
E-voting at AGM (Insta Poll)	0	0	0.000

(iii) Invalid votes*:

Total numbers of members whose votes were declared invalid	Total number of votes casted by them
5	467

* Includes abstain votes

Item No. 9 – As an Ordinary Resolution: Development Management and Marketing Arrangement(s), a related party transaction.

(i) Voted in favour of resolution:

Mode of Voting	Number of members voted	Number of votes casted in favour of resolution	% of the total number of valid votes casted
Remote E-voting	441	41,31,86,205	99.944
E-voting at AGM (Insta Poll)	61	15,36,474	100.000

(ii) Voted against the resolution:

Mode of Voting	Number of members voted	Number of votes casted against the resolution	% of the total number of valid votes casted
Remote E-voting	41	229,708	0.056
E-voting at AGM (Insta Poll)	0	-	0.000

(iii) Invalid votes*:

Total numbers of members whose votes were declared invalid	Total number of votes casted by them
18	58,50,33,523

* Includes abstain votes

Item No. 10 – As an Ordinary Resolution: Modification of the existing future asset agreement, earlier entered with Embassy Property Developments Private Limited (“EPDPL”), a related party transaction.

(i) Voted in favour of resolution:

Mode of Voting	Number of members voted	Number of votes casted in favour of resolution	% of the total number of valid votes casted
Remote E-voting	440	41,02,35,599	99.231
E-voting at AGM (Insta Poll)	61	15,36,474	100.000

(ii) Voted against the resolution:

Mode of Voting	Number of members voted	Number of votes casted against the resolution	% of the total number of valid votes casted
Remote E-voting	42	31,80,314	0.769
E-voting at AGM (Insta Poll)	0	0	0.000

(iii) Invalid votes*:



Total numbers of members whose votes were declared invalid	Total number of votes casted by them
18	58,50,33,523

* Includes abstain votes

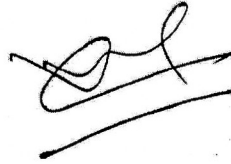


8. Based on the aforesaid results, I report that all resolution(s) as set out in Item Nos. 1 to 10, of the AGM Notice have been passed with requisite majority.
9. The report of e-voting in the format prescribed under Regulation 44 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 is enclosed herewith as **Annexure - A**.
10. The register, all other papers and relevant records relating to electronic voting shall remain in our safe custody until the Chairman considers, approves, and signs the minutes of the aforesaid AGM and thereafter the same would be handed over to the Chairman or the Company Secretary for safe keeping.

Thanking you,
Yours sincerely,
For **M/s Neha S & Associates**
Company Secretary

Neha Sharma
Proprietor
M. No.: F13072
C.P No.: 16522



Countersigned By: Vikas Khandelwal
Company Secretary and
Authorized Signatory
(on behalf of Chairman)

Date: September 26, 2025
Place: Gurugram
UDIN: F0130726001353818

Encl: as above

Combined Voting Results

Agenda item no. 1: Adoption of Audited Standalone and Consolidated Financial Statements								
Resolution required: (Ordinary/ Special)			Ordinary					
Whether promoter/ promoter group are interested in the agenda/resolution?			No					
Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]*100	No. of Votes – in favour (4)	No. of Votes – against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]*100	% of Votes against on votes polled (7)=[(5)/(2)]*100
Promoter and Promoter Group	E-Voting	58,50,33,056	58,50,33,056	100.0000	58,50,33,056	-	100.0000	0.0000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		58,50,33,056	58,50,33,056	100.0000	58,50,33,056	-	100.0000
Public-Institutions	E-Voting	31,35,57,964	27,69,26,722	88.3176	27,69,26,722	-	100.0000	0.0000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		31,35,57,964	27,69,26,722	88.3176	27,69,26,722	-	100.0000
Public- Non Institutions	E-Voting	47,26,37,943	13,61,09,192	28.7978	13,58,86,851	2,22,341	99.8366	0.1634
	Instapoll		15,36,474	0.3251	15,36,474	-	100.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		47,26,37,943	13,76,45,666	29.1229	13,74,23,325	2,22,341	99.8385
Total	1,37,12,28,963	99,96,05,444	72.8985	99,93,83,103	2,22,341	99.9778	0.0222	
Agenda item no. 2: Re-appointment of Mr. Sachin Shah (DIN: 00387166), Chief Executive Officer (CEO) & Executive Director, who retires by rotation and being eligible, has offered himself for re-appointment								
Resolution required: (Ordinary/ Special)			Ordinary					
Whether promoter/ promoter group are interested in the agenda/resolution?			No					
Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]*100	No. of Votes – in favour (4)	No. of Votes – against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]*100	% of Votes against on votes polled (7)=[(5)/(2)]*100
Promoter and Promoter Group	E-Voting	58,50,33,056	58,50,33,056	100.0000	58,50,33,056	-	100.0000	0.0000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		58,50,33,056	58,50,33,056	100.0000	58,50,33,056	-	100.0000
Public-Institutions	E-Voting	31,35,57,964	27,73,06,721	88.4387	27,61,12,226	11,94,495	99.5693	0.4307
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		31,35,57,964	27,73,06,721	88.4387	27,61,12,226	11,94,495	99.5693
Public- Non Institutions	E-Voting	47,26,37,943	13,61,09,192	28.7978	13,58,86,290	2,22,902	99.8362	0.1638
	Instapoll		14,48,174	0.3064	14,48,174	-	100.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		47,26,37,943	13,75,57,366	29.1042	13,73,34,464	2,22,902	99.8380
Total	1,37,12,28,963	99,98,97,143	72.9198	99,84,79,746	14,17,397	99.8582	0.1418	
Agenda item no. 3: Re-appointment of Statutory Auditors and approval of their remuneration								
Resolution required: (Ordinary/ Special)			Ordinary					
Whether promoter/ promoter group are interested in the agenda/resolution?			No					
Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]*100	No. of Votes – in favour (4)	No. of Votes – against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]*100	% of Votes against on votes polled (7)=[(5)/(2)]*100
Promoter and Promoter Group	E-Voting	58,50,33,056	58,50,33,056	100.0000	58,50,33,056	-	100.0000	0.0000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		58,50,33,056	58,50,33,056	100.0000	58,50,33,056	-	100.0000
Public-Institutions	E-Voting	31,35,57,964	27,73,06,721	88.4387	27,73,06,721	-	100.0000	0.0000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		31,35,57,964	27,73,06,721	88.4387	27,73,06,721	-	100.0000
Public- Non Institutions	E-Voting	47,26,37,943	13,61,09,192	28.7978	13,58,81,501	2,27,691	99.8327	0.1673
	Instapoll		15,36,474	0.3251	15,36,474	-	100.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		47,26,37,943	13,76,45,666	29.1229	13,74,17,975	2,27,691	99.8346
Total	1,37,12,28,963	99,99,85,443	72.9262	99,97,57,752	2,27,691	99.9772	0.0228	



Agenda item no. 4: Re-appointment of Mr. Javed Tapia (DIN: 00056420) as a Non-Executive & Independent Director								
Resolution required: (Ordinary/ Special)			Special					
Whether promoter/ promoter group are interested in the			No					
Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]*100	No. of Votes – in favour (4)	No. of Votes – against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]*100	% of Votes against on votes polled (7)=[(5)/(2)]*100
Promoter and Promoter Group	E-Voting	58,50,33,056	58,50,33,056	100.0000	58,50,33,056	-	100.0000	0.0000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		58,50,33,056	58,50,33,056	100.0000	58,50,33,056	-	100.0000
Public- Institutions	E-Voting	31,35,57,964	27,73,06,721	88.4387	27,59,20,262	13,86,459	99.5000	0.5000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		31,35,57,964	27,73,06,721	88.4387	27,59,20,262	13,86,459	99.5000
Public- Non Institutions	E-Voting	47,26,37,943	13,61,09,192	28.7978	13,58,86,253	2,22,939	99.8362	0.1638
	Instapoll		15,36,474	0.3251	15,36,474	-	100.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		47,26,37,943	13,76,45,666	29.1229	13,74,22,727	2,22,939	99.8380
Total	1,37,12,28,963	99,99,85,443	72.9262	99,83,76,045	16,09,398	99.8391	0.1609	

Agenda item no. 5: Re-appointment of Ms. Tarana Lalwani (DIN: 01940572) as a Non-Executive & Independent Director								
Resolution required: (Ordinary/ Special)			Special					
Whether promoter/ promoter group are interested in the			No					
Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]*100	No. of Votes – in favour (4)	No. of Votes – against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]*100	% of Votes against on votes polled (7)=[(5)/(2)]*100
Promoter and Promoter Group	E-Voting	58,50,33,056	58,50,33,056	100.0000	58,50,33,056	-	100.0000	0.0000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		58,50,33,056	58,50,33,056	100.0000	58,50,33,056	-	100.0000
Public- Institutions	E-Voting	31,35,57,964	27,73,06,721	88.4387	27,59,21,634	13,85,087	99.5005	0.4995
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		31,35,57,964	27,73,06,721	88.4387	27,59,21,634	13,85,087	99.5005
Public- Non Institutions	E-Voting	47,26,37,943	13,61,09,192	28.7978	13,58,86,365	2,22,827	99.8363	0.1637
	Instapoll		15,36,474	0.3251	15,36,474	-	100.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		47,26,37,943	13,76,45,666	29.1229	13,74,22,839	2,22,827	99.8381
Total	1,37,12,28,963	99,99,85,443	72.9262	99,83,77,529	16,07,914	99.8392	0.1608	

Agenda item no. 6: Re-appointment of Mr. Shyamm Mariwala (DIN: 00350235) as a Non-Executive & Independent Director								
Resolution required: (Ordinary/ Special)			Special					
Whether promoter/ promoter group are interested in the			No					
Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]*100	No. of Votes – in favour (4)	No. of Votes – against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]*100	% of Votes against on votes polled (7)=[(5)/(2)]*100
Promoter and Promoter Group	E-Voting	58,50,33,056	58,50,33,056	100.0000	58,50,33,056	-	100.0000	0.0000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		58,50,33,056	58,50,33,056	100.0000	58,50,33,056	-	100.0000
Public- Institutions	E-Voting	31,35,57,964	27,73,06,721	88.4387	27,53,65,812	19,40,909	99.3001	0.6999
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		31,35,57,964	27,73,06,721	88.4387	27,53,65,812	19,40,909	99.3001
Public- Non Institutions	E-Voting	47,26,37,943	13,61,09,192	28.7978	13,58,86,365	2,22,827	99.8363	0.1637
	Instapoll		15,36,474	0.3251	15,36,474	-	100.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		47,26,37,943	13,76,45,666	29.1229	13,74,22,839	2,22,827	99.8381
Total	1,37,12,28,963	99,99,85,443	72.9262	99,78,21,707	21,63,736	99.7856	0.2164	

Agenda item no. 7: Appointment of Secretarial Auditors and approval of their remuneration								
Resolution required: (Ordinary/ Special)			Ordinary					
Whether promoter/ promoter group are interested in the			No					
Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]*100	No. of Votes – in favour (4)	No. of Votes – against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]*100	% of Votes against on votes polled (7)=[(5)/(2)]*100
Promoter and Promoter Group	E-Voting	58,50,33,056	58,50,33,056	100.0000	58,50,33,056	-	100.0000	0.0000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		58,50,33,056	58,50,33,056	100.0000	58,50,33,056	-	100.0000
Public- Institutions	E-Voting	31,35,57,964	27,73,05,194	88.4383	27,51,34,346	21,70,848	99.2172	0.7828
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		31,35,57,964	27,73,05,194	88.4383	27,51,34,346	21,70,848	99.2172
Public- Non Institutions	E-Voting	47,26,37,943	13,61,09,192	28.7978	13,58,72,142	2,37,050	99.8258	0.1742
	Instapoll		15,36,474	0.3251	15,36,474	-	100.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		47,26,37,943	13,76,45,666	29.1229	13,74,08,616	2,37,050	99.8278
Total	1,37,12,28,963	99,99,83,916	72.9261	99,75,76,018	24,07,898	99.7592	0.2408	



Agenda item no. 8: Ratification of remuneration of the Cost Auditors								
Resolution required: (Ordinary/ Special)			Ordinary					
Whether promoter/ promoter group are interested in the			No					
Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]* 100	No. of Votes – in favour (4)	No. of Votes – against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]*100	% of Votes against on votes polled (7)=[(5)/(2)]*100
Promoter and Promoter Group	E-Voting	58,50,33,056	58,50,33,056	100.0000	58,50,33,056	-	100.0000	0.0000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		58,50,33,056	58,50,33,056	100.0000	58,50,33,056	-	100.0000
Public- Institutions	E-Voting	31,35,57,964	27,73,06,721	88.4387	27,73,06,721	-	100.0000	0.0000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		31,35,57,964	27,73,06,721	88.4387	27,73,06,721	-	100.0000
Public- Non Institutions	E-Voting	47,26,37,943	13,61,09,192	28.7978	13,58,85,426	2,23,766	99.8356	0.1644
	Instapoll		15,36,474	0.3251	15,36,474	-	100.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		47,26,37,943	13,76,45,666	29.1229	13,74,21,900	2,23,766	99.8374
Total		1,37,12,28,963	99,99,85,443	72.9262	99,97,61,677	2,23,766	99.9776	0.0224

Agenda item no. 9: Development Management and Marketing Arrangement(s), a related party transaction								
Resolution required: (Ordinary/ Special)			Ordinary					
Whether promoter/ promoter group are interested in the			Yes					
Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]* 100	No. of Votes – in favour (4)	No. of Votes – against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]*100	% of Votes against on votes polled (7)=[(5)/(2)]*100
Promoter and Promoter Group	E-Voting	58,50,33,056	-	0.0000	-	-	0.0000	0.0000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		58,50,33,056	-	0.0000	-	-	0.0000
Public- Institutions	E-Voting	31,35,57,964	27,73,06,721	88.4387	27,73,06,721	-	100.0000	0.0000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		31,35,57,964	27,73,06,721	88.4387	27,73,06,721	-	100.0000
Public- Non Institutions	E-Voting	47,26,37,943	13,61,09,192	28.7978	13,58,79,484	2,29,708	99.8312	0.1688
	Instapoll		15,36,474	0.3251	15,36,474	-	100.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		47,26,37,943	13,76,45,666	29.1229	13,74,15,958	2,29,708	99.8331
Total		1,37,12,28,963	41,49,52,387	30.2613	41,47,22,679	2,29,708	99.9446	0.0554

Agenda item no. 10: Modification of the existing future asset agreement, earlier entered into with Embassy Property Developments Private Limited ("EPDPL"), a related party transaction								
Resolution required: (Ordinary/ Special)			Ordinary					
Whether promoter/ promoter group are interested in the			Yes					
Category	Mode of Voting	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/(1)]* 100	No. of Votes – in favour (4)	No. of Votes – against (5)	% of Votes in favour on votes polled (6)=[(4)/(2)]*100	% of Votes against on votes polled (7)=[(5)/(2)]*100
Promoter and Promoter Group	E-Voting	58,50,33,056	-	0.0000	-	-	0.0000	0.0000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		58,50,33,056	-	0.0000	-	-	0.0000
Public- Institutions	E-Voting	31,35,57,964	27,73,06,721	88.4387	27,73,06,721	-	100.0000	0.0000
	Instapoll		-	0.0000	-	-	0.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		31,35,57,964	27,73,06,721	88.4387	27,73,06,721	-	100.0000
Public- Non Institutions	E-Voting	47,26,37,943	13,61,09,192	28.7978	13,29,28,878	31,80,314	97.6634	2.3366
	Instapoll		15,36,474	0.3251	15,36,474	-	100.0000	0.0000
	Postal Ballot (if applicable)		N.A	N.A	N.A	N.A	N.A	N.A
	Total		47,26,37,943	13,76,45,666	29.1229	13,44,65,352	31,80,314	97.6895
Total		1,37,12,28,963	41,49,52,387	30.2613	41,17,72,073	31,80,314	99.2336	0.7664


 Neha S & Associates
 M. No. 13072
 CP No. 16522
 Practising Company Secretary

Neha S