MKB & Associates
Company Secretaries
SHANTINIKETAN | 5TH FLOOR | ROOM NO. 511 | 8, CAMAC STREET | KOLKATA-700 017
TEL : 91 - 33 - 4601 5349 | E-mail : mbanthia2010@gmail.com

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").

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(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.

MKB & Associates ★ Kolkata ★ Company Secretaries

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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

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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 K Banthia

Raj Kumar Banthia
Partner
Membership no. 17190
COP no. 18428

Date: 27.03.2026
Place: Kolkata
UDIN: A017190G004127296