TRANSCRIPT OF THE 47th ANNUAL GENERAL MEETING OF THE COMPANY

Meeting	47th Annual General Meeting
Venue	Plot No. C-33 Road No. 28 Wagle Estate, Thane 400604
Mode	Through Video Conferencing
Day	Wednesday
Date	August 19, 2026
Time	03:30 P.M.

<<This script is for the following persons attending the meeting through Purva Sharegistry>>

Panellist	**Designation**	**Name**
Speaker Panellist 1	Chairman & Director	Sumesh Aggarwal
Speaker Panellist 2	Independent Director	Vinayak Phadke
Speaker Panellist 3	Independent Director	Geethu Padavale
Speaker Panellist 4	Director	Ashwinkumar Sharma
Speaker Panellist 5	Company Secretary	Khushbu Harigen Yadav
Attendees		
Attendee 1	Statutory Auditor	M/s. D.P Sarda & Co., Chartered Accountants
Attendee 2	Scrutinizer & Secretarial Auditor	M/s. Ashita Kaul & Associates
Attendee 3	Internal Auditor	Mr. I P Mehta
Attendee 4	CEO	Mr. Sumesh Agarwal
Attendee 5	CFO	Mr. Rajesh Mukane
Attendee 6	Member 1	Mr. Anil Gabria
Attendee 7	Member 2	Mr. Anil Mehta
Attendee 8	Member 3	Mr. Anil Parekh
Attendee 9	Member 4	Mr. Dnyaneshwar Bhagwat
Attendee 10	Member 5	Mr. Yogesh V Vesvikar
Moderator (Panellist)	-	Purva

<<Speaker Panellists No. 1 to 5 and attendees 1 to 5 will keep their device camera "switched on" & remain on mute. Speaker Panellists No. 1 to 5 and attendees 1 to 10 will unmute themselves when required to speak and then mute themselves again when not speaking>>

<<Speaker Panellists to keep their other devices on mute to avoid background disturbance especially while they are speaking and to avoid running of any other applications on their laptop>>

Welcome Statement: Ms. Khushbu Harigen Yadav shall then proceed with the meeting by	"Good Afternoon, a warm welcome to all present for the meeting. I, Khushbu Harigen Yadav, Company Secretary of the Company, am pleased to welcome all the members, Auditors, Directors on the Board and other invitees to the AGM of the Company. I Request Mr. Sumesh Aggarwal to take the Chair. I hope you can hear and see me.

welcoming all the members and invitees and declaring that the requisite quorum is present and that the meeting is in order.	The Company has convened this meeting through the Audio Video means in accordance with the circulars issued by Ministry of Corporate Affairs and the Securities and Exchange Board of India. Your Company has taken all the requisite steps to ensure that the Members are able to attend and vote at this meeting in a seamless manner. Your Company has availed the services of Purva Sharegistry (India) Private Limited (hereinafter referred as "Purva") for conducting the meeting through Video Conferencing for enabling participation of the Members at this AGM, remote e-voting and e-voting during the AGM. While we miss meeting the Members personally, the virtual AGM is an opportunity to connect to all the Members from different locations in India. I shall now call the meeting to order as the requisite quorum for the meeting is present. ***<<quorum requisite 30 members>>*** Let me now introduce to you our Board members and Key Managerial Personnel. Mr. Sumesh Agarwal, Executive Director, CEO and Chairman, Mr. Vinayak Phadke, Independent Director, Mr. Ashwin Sharma, Non-Executive Director and Mrs. Geethu Padavale, Independent Director, Mr. Rajesh Mukane, Chief Financial Officer of the Company. Moving further, I would like to familiarise you with the general instructions regarding participation and voting at this meeting to all members present at the meeting.
Ms. Khushbu Harigen Yadav	For the smooth conduct of the meeting, Members will be kept on mute mode by default to avoid any noise disturbance. During the Question & Answer session, we will announce the names of the Members who have pre-registered themselves as Speakers for this meeting, in sequence. Thereafter, speaking facility for the respective Member will be unmuted by the Moderator when his/her name is called out. Members while asking questions or seeking clarifications are requested to put their video on. In case any Member is facing any technical problem with the video transmission, they can ask questions through audio mode. Members are requested to restrict their questions to the matters being transacted at the meeting. As per the provisions of the Companies Act, 2013 and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, your Company had provided the remote e-voting facility to the Members through Purva platform to cast their votes prior to this meeting. The cut-off date for the same was Wednesday, August 12, 2026. The remote e-voting commenced on Sunday, August 16, 2026 from 9:00 a.m. Indian standard time and concluded yesterday Tuesday, August 18, 2026 at 5:00 p.m. (IST). Members as of the cut-off date only shall be entitled to cast their votes. Members who have not cast their votes through Remote e-voting and who are attending this meeting will have an opportunity to cast their votes during the meeting. The voting window is already open for all the Members and will also be available for 15 minutes after the conclusion of the meeting.

	Members who have cast their votes through remote e-voting will be eligible to participate at the AGM but will not be eligible to vote again at the AGM. Members can go to the homepage of Purva and cast their votes during the meeting. As regards voting at this meeting, there will be no voting by show of hands and the resolutions set forth in the Notice are not required to be proposed and seconded. As this meeting is conducted through audio visual means, the proxy facility is not necessitated and accordingly has not been provided with. Hope you all now must have familiarized with the process of E-voting and participation through video conferencing.
Ms. Khushbu Harigen Yadav	Moving ahead, I would like to invite Mr. Sumesh Aggarwal to give us the Chairman's Speech and brief about the current and future prospects of the company to the shareholders of the company. ***(The Chairman to give speech on the current and future prospects of the company***)
Sumesh Aggarwal	Good Afternoon, esteemed Shareholders, Board Members. I, Sumesh Aggarwal, am delighted to welcome all of you to the 47th Annual General Meeting of shareholders of Ladam Affordable Housing Limited, being conducted via Video Conferencing mode as permitted by the Ministry of Corporate Affairs (MCA) and SEBI guidelines. It is my privilege to address you all as Chairman of this meeting. Conducting our AGM virtually and sharing annual reports via electronic mode is not only financially prudent but also environmentally friendly and sustainable. I sincerely appreciate your time, presence, and active participation online today. Before we proceed further, I would like to inform you that the notice of AGM along with Annual Report for the Financial year ended 31st March, 2026 was sent to all the shareholders whose E-mail Id are registered with the Company and DP. In conformity with the provisions of the Companies Act, 2013 & SEBI (LODR) Regulations, the company has provided the facility of remote e-voting to the Shareholders to enable them to cast their vote electronically. Further, in compliance with the rules of e-voting under Companies Act, 2013 & circulars of MCA, the voting at the AGM will also be conducted in the same e-voting system, which was used for remote e-voting. The Shareholders who have not casted their vote during remote e-voting period shall be eligible for e-voting after the AGM. With the permission of the Members, I now take the notice of AGM along with the Directors' Report as read.

	1. Financial Performance & Business Updates During the year under review, Company has registered revenue of Rs. 15,64,075 Lacs as against Rs. 15,68,959 in the previous year. The loss in the current year is Rs.1,96,28,063 as against loss of Rs. 8,20,368 in the previous year. The Comprehensive Loss in the Current year is Rs (196.44) Lacs as against Comprehensive Loss of Rs (9.05) Lacs in Previous year. **Company prospects and real estate industry (updates)** The Company owns land at Shahpur, but no project has been commenced or formally taken up on the land. The management is evaluating suitable opportunities and options considering its favourable location. **2. Secretarial Auditor's Qualifications & Management Responses** The Secretarial Audit Report issued by **M/s. Ashita Kaul & Associates** for the financial year ended March 31, 2026, contains two qualifications. I would like to place on record the Management's official responses to these observations: 1. **Qualification 1:** *Non-dematerialization of 8,00,000 promoter shares held by Mr. Bharat Bhushan Aggarwal, as required under Regulation 31(2) of SEBI (LODR) Regulations, 2015.* **Management Response:** The 8,00,000 promoter shares were pledged as security for a loan facility availed by an associate company, and physical share certificates were handed over to the lender. The Company is in discussion with the lender to facilitate dematerialization while keeping the pledge intact. 2. **Qualification 2:** *Incorrect categorization of Mr. Sumesh Aggarwal on the MCA Master Data as an Independent Director instead of an Executive Director.* **Management Response:** Mr. Sumesh Aggarwal was duly appointed as an Executive Director. However, due to a system glitch during the migration of the MCA portal from Version 2 (V2) to Version 3 (V3), his designation was inadvertently updated on the portal. The Company is taking necessary steps to rectify this discrepancy by filing the requisite e-Form DIR-12 with the Registrar of Companies (RoC). Thank you all once again for joining us Virtually today. It was my pleasure delivering this Chairman's Speech in front of you esteemed shareholders.
Ms. Khushbu Harigen Yadav	Thank you, sir. May I unmute the Speaker one by one as I take their name. We will request our first speaker Member, Mr. Anil Gabria to please speak.
	<< Anil Gabria Speak>>

Ms. Khushbu Harigen Yadav	Mr. Anil Mehta, Please speak
	<< Anil Mehta, Speak>>
Ms. Khushbu Harigen Yadav	Mr. Anil Parekh, Please speak
	<< Anil Parekh, Speak>>
Ms. Khushbu Harigen Yadav	Mr. Dnyaneshwar Bhagwat, Please speak
	<< Dnyaneshwar Bhagwat, Speak>>
Ms. Khushbu Harigen Yadav	Mr. Yogesh V Vesvikar, Please speak
	<< Yogesh V Vesvikar, Speak>>
Ms. Khushbu Harigen Yadav	Thank you all With this, we have completed the Speakers session and now have all the questions from the Speaker Members.
	<<All questions will be put in chat box for Sumesh Aggarwal to respond >>
Sumesh Aggarwal	Thank you, Members, for your questions and valuable suggestions. I will now address the questions raised by the Members one by one. With a view to ensuring that all queries are addressed comprehensively, we had proactively reached out to the Members through email and requested them to share their questions in advance. This was intended to enable us to prepare detailed and well-considered responses. While we received only a limited number of questions in response to our request, we would like to reiterate that the Company remains committed to maintaining open communication and transparency with all its shareholders. We value the feedback and participation of our Members and remain committed to addressing their queries and concerns. Accordingly, I would now like to take up and respond to the questions raised by the Members, one by one: **<Answers to all questions raised by registered speakers>** I hope we have been able to adequately address all the queries raised by the Members. In case any Member has any further queries or requires any additional clarification, you may write to us at **compliances@ladam.in**, and we will be pleased to respond.

	Thank you once again for your valuable participation, continued support and engagement with the Company. The Company has provided the facility of e-voting to the Members of the Company to exercise their right to vote on the resolutions proposed to be passed at the AGM, during the course of the meeting or after the Question & Answer session is complete.
Mr. Sumesh Aggarwal	I will now proceed to take up the business as per the Notice. **<u>Ordinary Business:</u>** **Item No. 1**: To receive, consider and adopt the Audited Standalone and Consolidated Financial Statements of the Company for the financial year ended March 31, 2026 together with the reports of the Board of Directors & Auditors thereon. **Item No. 2:** To approve the re-appointment of Mr. Ashwin Kumar Suresh Kumar Sharma (DIN: 05143846), Director of the Company who retires by rotation and being eligible, offers himself for reappointment.
Mr. Sumesh Aggarwal	**<u>Special Business:</u>** **Item No. 3**: To consider and approve the increase in Borrowing Powers of the Company under Section 180(1)(c) of the Companies Act, 2013 **Item No. 4**: To consider and approve the increase in limits for giving loans or guarantees or providing securities in connection with the loan made to any other body corporate or person or making investments under section 186 of the Companies Act, 2013 **Item No. 5**: To consider and approve the granting of Unsecured Loan to Ladam Steels Limited, a Related Party, under Section 188 of the Companies Act, 2013 and Regulation 23 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 **Item No. 6**: To consider and approve the granting of Unsecured Loan to Ladam Flora Private Limited, a Related Party, under Section 188 of the Companies Act, 2013 and Regulation 23 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 **Item No. 7**: To consider and approve the granting of Unsecured Loan to Spearhead Metals and Alloys Limited, a Related Party, under Section 188 of the Companies Act, 2013 and Regulation 23 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015
Mr. Sumesh Aggarwal	I now request any Members who have not yet cast their votes through remote e-voting to cast their vote now. The e-voting window on the Purva Sharegistry platform will remain active for the next 15 minutes.

	The consolidated results of remote e-voting and e-voting conducted during this meeting will be announced within 48 hours from the conclusion of the AGM and will be submitted to BSE Limited as well as uploaded on the Company's website.
Mr. Sumesh Aggarwal	The formal business before the AGM is now over. The Meeting would stand concluded at the end of 15 minutes from now. On behalf of the Board of Directors of Ladam Affordable Housing Limited, I want to thank the management team for your hard work. I would also like to express my gratitude towards shareholders and stakeholders for your continued trust, confidence and support. I would also like to place on record many thanks to Directors on the Board for their valuable guidance, contributions and support to me. Thank you for your kind attention!!! Have a good day!
Moderator	<<Moderator to end the meeting>>
Panellists	<<Panellists to log off>>

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