

KOLTE-PATIL DEVELOPERS LIMITED

Corporate Identity Number (CIN): L45200PN1991PLC129428

Registered Office: 8th Floor, City Bay, CTS NO. 14 (P), 17 Boat Club Road, Pune - 411001

Tel. No. +91 20 67429200 / 67429201 Email ID: investorrelation@koltepatil.com

Website: www.koltepatil.com

NOTICE

Notice is hereby given that the **33rd ANNUAL GENERAL MEETING** of **KOLTE-PATIL DEVELOPERS LIMITED** ('the Company') will be held on **Saturday, 17 August 2024 at 11.30 AM (IST)** through Video Conferencing ("VC") or Other Audio Visual Means ("OAVM") to transact the following business:

ORDINARY BUSINESS:

- To receive, consider, approve and adopt:
 - the Audited Standalone Financial Statement of the Company for the financial year ended **31 March 2024** and the Report of the Board of Directors' and Auditors' thereon and
 - the Audited Consolidated Financial Statement of the Company for the financial year ended **31 March 2024** and the Report of Auditors' thereon.
- To declare a Final Dividend of **₹4/- (Rupees Four only)** per share on Equity Share of **₹10/-** each for the financial year **2023-24**:

"RESOLVED THAT the final dividend of ₹4/- (Rupees Four only) per share on 7,60,44,909 equity shares of ₹10 each fully paid as recommended by the Board of Directors of the Company for the financial year 2023-24 be and is hereby declared."

- To appoint a Director in place of **Mrs. Vandana Patil (DIN: 00588888)** who retires by rotation and being eligible, offers herself for re-appointment.

- To appoint a Director in place of **Mr. Nirmal Kolte (DIN: 05159986)** who retires by rotation and being eligible, offers himself for re-appointment.

SPECIAL BUSINESS:

- To consider and if thought fit, to pass with or without modifications, the following resolution as a Special Resolution:

"RESOLVED THAT in accordance with the provisions of Sections 196, 197 and 203 read with Schedule V and all other applicable provisions, if any, of the Companies Act, 2013 or any statutory modification(s) or re-enactment thereof read with Regulation 17 (6) (e) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended from time to time and such other approvals as may be necessary in this regard, approval of the Members be and is hereby given for the appointment of **Mr. Rajesh Patil (DIN - 00381866)** as the Chairman and Managing Director of the Company, for a period of 5 (five) years with effect from April 15, 2025 on the terms and conditions including remuneration set out herein below, with liberty to the Board of Directors including any Committee of the Board constituted to exercise its powers, including the powers conferred by this Resolution to alter and vary the terms and conditions of appointment and/or remuneration, subject to the same not exceeding the limits specified under Schedule V of the Companies Act, 2013 or any statutory modification(s) or re-enactment thereof:

Particulars	Kolte-Patil Developers Limited, India	Kolte-Patil Infratech DMCC, Dubai, United Arab Emirates
I. Salary and Allowance:	<p>Salary Per Month: In the scale of ₹500,000/- to ₹25,00,000/-</p> <p>Salary of ₹500,000/- per month with such increment(s) as the Board may decide from time to time, however subject to a ceiling of ₹25,00,000/- per month.</p> <p>Salary includes Basic salary, House Rent Allowance, Medical Allowance and Other Allowance as per Company policy.</p>	Salary Per Month: In the scale of AED 20,000 to AED 30,000

Particulars	Kolte-Patil Developers Limited, India	Kolte-Patil Infratech DMCC, Dubai, United Arab Emirates
II. Perquisites/others:	<p>a. Leave Travel concession for self and family once in year incurred in accordance with the rules of the Company.</p> <p>b. Fees of clubs subject to maximum of two clubs. No admission and life membership fee will be paid.</p> <p>c. Personal accident insurance as per Company policy.</p> <p>d. Hospitalization and major medical expenses.</p> <p>e. Contribution towards Provident Fund, Superannuation Fund or Annuity Fund as per rules of the Company but to the extent these either singly or put together are not taxable under the Income Tax Act.</p> <p>f. Gratuity as per company's policy/rules.</p> <p>g. Telephone/Mobile phone facility as per company's policy/rules.</p> <p>h. Car facility as per company's policy/rules</p> <p>i. Earned leave as per the rules of the Company not exceeding one month's salary leave for every eleven months of service.</p> <p>The appointee will be entitled to the perquisites and allowances as per the Company's policy/rules.</p> <p>In arriving at the value of perquisites, the value shall be determined on the basis of actual cost to the Company from time to time.</p>	
III. Performance Incentive	The Board of Directors of the Company will decide to pay Annual Performance Incentive depending on the overall performance of the Company.	
IV. Commission	The Board of Directors of the Company will decide from time to time the percentage of Commission payable on Net profit of the Company for the respective financial year. For this purpose, Net profit shall be computed in accordance with the provisions of Section 198 of the Companies Act, 2013.	
V. Reimbursement for Business Expenses	Reimbursement of all reasonable business expenses in connection with the performance of duties, reasonable expenditures for business entertainment and travel, upon submission of the required documentation and in line with Company/Subsidiary policy.	
VI. Any other benefits to the Employee	As per Company/Subsidiary's Policy, employment agreement and applicable rules and regulations.	
VII. Location	India and Dubai, United Arab Emirates	

Minimum Remuneration

Notwithstanding anything to the contrary herein contained, where in the financial year during the currency of the tenure of Mr. Rajesh Patil, Chairman and Managing Director, the Company has no profit or profits are inadequate, the Company may pay minimum remuneration by way of salary, perquisite and allowances as stated above.

RESOLVED FURTHER THAT Notwithstanding anything herein, where in any financial year during the tenure of the Chairman and Managing Director, the Company has no profits or its profits are inadequate, the Company will pay him remuneration by way of salary and perquisites specified above subject to requisite approval, if any, as may be required under the Companies Act, 2013 and rules made thereunder.

RESOLVED FURTHER THAT the Board be and is hereby authorized to do such acts and take all such steps as may be necessary, proper or expedient to give effect to this Resolution."

6. To consider and if thought fit, to pass with or without modifications, the following resolution as a Special Resolution:

"RESOLVED THAT in accordance with the provisions of Sections 196, 197 and 203 read with Schedule V and all other applicable provisions, if any, of the Companies Act, 2013 or any statutory modification(s) or re-enactment thereof read with Regulation 17 (6) (e) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended from time to time and such other approvals as may be necessary in this regard, approval of the Members be and is hereby given for the appointment of Mr. Naresh Patil (DIN: 00881077) as Whole-Time Director designated as Vice Chairman of the Company, for a period of 5 (five) years with effect from April 15, 2025 on the terms and conditions including remuneration set out herein below, with liberty to the Board of Directors including any Committee of the Board constituted to exercise its powers, including the powers conferred by this Resolution to alter and vary the terms and conditions of appointment and/or remuneration, subject to the same not exceeding the limits specified under Schedule V of the Companies Act, 2013 or any statutory modification(s) or re-enactment thereof."

Particulars	Kolte-Patil Developers Limited, India
I. Salary and Allowance:	<p>Salary Per Month: In the scale of ₹500,000/- to ₹20,00,000/-</p> <p>Salary of ₹500,000/- per month with such increment(s) as the Board may decide from time to time, however subject to a ceiling of ₹20,00,000/- per month.</p> <p>Salary includes Basic salary, House Rent Allowance, Medical Allowance and Other Allowance as per Company policy.</p>
II. Perquisites/other:	<p>a. Leave Travel concession for self and family once in year incurred in accordance with the rules of the Company.</p> <p>b. Fees of clubs subject to maximum of two clubs. No admission and life membership fee will be paid.</p> <p>c. Personal accident insurance as per Company policy.</p> <p>d. Hospitalization and major medical expenses</p> <p>e. Contribution towards Provident Fund, Superannuation Fund or Annuity Fund as per rules of the Company but to the extent these either singly or put together are not taxable under the Income Tax Act.</p> <p>f. Gratuity as per company's policy/rules.</p> <p>g. Telephone/Mobile phone facility as per company's policy/rules.</p> <p>h. Car facility as per company's policy/rules</p> <p>i. Earned leave as per the rules of the Company not exceeding one month's salary leave for every eleven months of service.</p> <p>The appointee will be entitled to the perquisites and allowances as per the Company's policy/ rules.</p> <p>In arriving at the value of perquisites, the value shall be determined on the basis of actual cost to the Company from time to time.</p>

Particulars	Kolte-Patil Developers Limited, India
III. Performance Incentive	The Board of Directors of the Company will decide to pay Annual Performance Incentive depending on the overall performance of the Company.
IV. Commission	The Board of Directors of the Company will decide from time to time the percentage of Commission payable on Net profit of the Company for the respective financial year. For this purpose, Net profit shall be computed in accordance with the provisions of Section 198 of the Companies Act, 2013.
V. Reimbursement for Business Expenses	Reimbursement of all reasonable business expenses in connection with the performance of duties, reasonable expenditures for business entertainment and travel, upon submission of the required documentation and in line with Company/Subsidiary policy.
VI. Any other benefits to the Employee	As per Company/Subsidiary's Policy, employment agreement and applicable rules and regulations.
VII. Location	India

Minimum Remuneration

Notwithstanding anything to the contrary herein contained, where in the financial year during the currency of the tenure of Mr. Naresh Patil, Vice Chairman (Whole Time Director), the Company has no profit or profits are inadequate, the Company may pay minimum remuneration by way of salary, perquisite and allowances as stated above.

RESOLVD FURTHER THAT Notwithstanding anything herein, where in any financial year during the tenure of the Whole Time Director designated as Vice Chairman, the Company has no profits or its profits are inadequate, the Company will pay him remuneration by way of salary and perquisites specified above subject to requisite approval, if any, as may be required under the Companies Act, 2013 and rules made thereunder.

RESOLVED FURTHER THAT the Board be and is hereby authorized to do such acts and take all such steps as may be necessary, proper or expedient to give effect to this Resolution."

7. **To consider and if thought fit, to pass with or without modifications, the following resolution as a Special Resolution:**

Particulars	Kolte-Patil Developers Limited, India
I. Salary and Allowance:	Salary Per Month: In the scale of ₹500,000/- to ₹20,00,000/- Salary of ₹500,000/- per month with such increment(s) as the Board may decide from time to time, however subject to a ceiling of ₹20,00,000/- per month. Salary includes Basic salary, House Rent Allowance, Medical Allowance and Other Allowance as per Company policy.

"RESOLVED THAT in accordance with the provisions of Sections 196, 197 and 203 read with Schedule V and all other applicable provisions, if any, of the Companies Act, 2013 or any statutory modification(s) or re-enactment thereof read with Regulation 17 (6) (e) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended from time to time and such other approvals as may be necessary in this regard, approval of the Members be and is hereby given for the appointment of Mr. Milind Kolte (DIN: 00170760) as Whole-Time Director designated as Executive Director of the Company, for a period of 5 (five) years with effect from April 15, 2025 on the terms and conditions including remuneration set out herein below, with liberty to the Board of Directors including any Committee of the Board constituted to exercise its powers, including the powers conferred by this Resolution to alter and vary the terms and conditions of appointment and/or remuneration, subject to the same not exceeding the limits specified under Schedule V of the Companies Act, 2013 or any statutory modification(s) or re-enactment thereof:

Particulars	Kolte-Patil Developers Limited, India
II. Perquisites/other:	<p>a. Leave Travel concession for self and family once in year incurred in accordance with the rules of the Company.</p> <p>b. Fees of clubs subject to maximum of two clubs. No admission and life membership fee will be paid.</p> <p>c. Personal accident insurance as per Company policy.</p> <p>d. Hospitalization and major medical expenses</p> <p>e. Contribution towards Provident Fund, Superannuation Fund or Annuity Fund as per rules of the Company but to the extent these either singly or put together are not taxable under the Income Tax Act.</p> <p>f. Gratuity as per company's policy/rules.</p> <p>g. Telephone/Mobile phone facility as per company's policy/rules.</p> <p>h. Car facility as per company's policy/rules.</p> <p>i. Earned leave as per the rules of the Company not exceeding one month's salary leave for every eleven months of service.</p> <p>The appointee will be entitled to the perquisites and allowances as per the Company's policy/ rules.</p> <p>In arriving at the value of perquisites, the value shall be determined on the basis of actual cost to the Company from time to time.</p>
III. Performance Incentive	The Board of Directors of the Company will decide to pay Annual Performance Incentive depending on the overall performance of the Company.
IV. Commission	The Board of Directors of the Company will decide from time to time the percentage of Commission payable on Net profit of the Company for the respective financial year. For this purpose, Net profit shall be computed in accordance with the provisions of Section 198 of the Companies Act, 2013.
V. Reimbursement for Business Expenses	Reimbursement of all reasonable business expenses in connection with the performance of duties, reasonable expenditures for business entertainment and travel, upon submission of the required documentation and in line with Company/Subsidiary policy.
VI. Any other benefits to the Employee	As per Company/Subsidiary's Policy, employment agreement and applicable rules and regulations.
VII. Location	India

Minimum Remuneration

Notwithstanding anything to the contrary herein contained, where in the financial year during the currency of the tenure of Mr. Milind Kolte, Executive Director (Whole Time Director), the Company has no profit or profits are inadequate, the Company may pay minimum remuneration by way of salary, perquisite and allowances as stated above.

RESOLVD FURTHER THAT Notwithstanding anything herein, where in any financial year during the tenure of the Whole-Time Director designated as Executive Director, the Company has no profits or its profits are inadequate, the Company will pay him remuneration by way of salary and perquisites specified above subject to requisite approval, if any, as may be required under the Companies Act, 2013 and rules made thereunder.

RESOLVED FURTHER THAT the Board be and is hereby authorized to do such acts and take all such

steps as may be necessary, proper or expedient to give effect to this Resolution."

8. To consider and if thought fit, to pass with or without modifications, the following resolution as a Special Resolution:

"RESOLVED THAT pursuant to the Section 149, 150, 152, 160 read with Schedule IV of the Companies Act, 2013 and the Companies (Appointment and Qualification of Directors) Rules, 2014 including any statutory modification(s) or re-enactment thereof and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time, Mr. Dhananjay Barve (DIN 00066375), who was appointed as an Additional Director of the Company by the Board of Directors with effect from 24 May 2024 and who holds office until the date of this Annual General Meeting, in terms of Section 161 of the Companies Act, 2013 and in respect of whom the Company has received a notice in writing from

a member under Section 160 of the Companies Act, 2013 signifying his intention to propose Mr. Dhananjay Barve (DIN 00066375) as a candidate for the office of director and who has submitted a declaration that he meets the criteria for independence as provided in Section 149 (6) of the Companies Act, 2013 and who is eligible for appointment, be and is hereby appointed as Independent Director of the Company with effect from 24 May 2024 up to 23 May 2029 and the term shall not be subject to retirement by rotation.

RESOLVED FURTHER THAT the approval of the Members of the Company be and is hereby accorded to Mr. Dhananjay Barve (DIN: 00066375), for continuing to hold the office of the Independent Director of the Company, after attaining the age of 75 years during his tenure up to 23 May 2029."

9. To consider and if thought fit, to pass with or without modifications, the following resolution as a Special Resolution:

"RESOLVED THAT pursuant to the provisions of sections 42, 62, 71 and other applicable provisions, if any, of the Companies Act, 2013 along with rules enacted thereunder ("Companies Act") (including any amendment(s), statutory modification(s) or re-enactment thereof), enabling provisions of the Memorandum and Articles of Association of the Company, listing agreements entered into by the Company with the stock exchanges where equity shares of the Company of face value ₹10 (Rupees Ten) each are listed and in accordance with the provisions of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 as amended ("SEBI (ICDR) Regulations"), Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 as amended ("SEBI Debt Regulations"), Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended ("SEBI LODR"), Foreign Exchange Management Act, 1999 as amended ("FEMA"), the Foreign Exchange Management (Debt Instruments) Regulations, 2019, the Foreign Exchange Management (Non-debt Instruments) Rules, 2019, Consolidated FDI Policy, Issue of Foreign Currency Convertible Bonds (through Depository Receipt Mechanism) Scheme, 1993, each, as amended from time to time and clarifications issued thereon from time to time and subject to other required rules, regulations, guidelines, notifications and circulars issued by the Securities and Exchange Board of India ("SEBI"), the Reserve Bank of India ("RBI"), the Government of India ("GOI"), Ministry of Corporate Affairs, the stock exchanges, Department of Industrial Policy & Promotion and / or any other competent authorities from time to time to the extent applicable, subject to such approvals, permissions,

consents and sanctions as may be necessary from SEBI, stock exchanges, RBI, Foreign Investment Promotion Board, GOI and/or any other concerned statutory or other relevant authorities as may be required in this regard and further subject to such terms and conditions or modifications as may be prescribed or imposed by any of them while granting any such approvals, permissions, consents and/or sanctions which may be agreed to by the Board of Directors of the Company ("Board" which term shall include any Committee thereof which the Board may have constituted or hereinafter constitute to exercise its powers including the powers conferred by this Resolution), consent of the members be and is hereby accorded to the Board in its absolute discretion to offer, issue and allot equity shares ("Equity Shares") and/or listed/unlisted secured/unsecured redeemable Non-Convertible Debentures ("NCDs") and/or Fully or Partly Convertible Debentures, non-convertible redeemable preference shares, and/or other debt securities, and/ Bonds (including foreign currency bonds) (collectively "Debt Instruments") and /or Global Depository Receipts ("GDRs") and /or American Depository Receipts ("ADRs") collectively "Securities" in the course of domestic and/or international offerings representing either equity shares or a combination of the foregoing for an amount not exceeding ₹1000,00,00,000/- (Rupees One Thousand Crores only), inclusive of permissible green shoe option(s), for cash and at such premium / discount, as applicable, as the Board deems fit to all eligible investors including but not limited to existing equity shareholders as on record date, residents and / or non-residents, whether institutions, incorporated bodies, foreign institutional investors, qualified institutional buyers, banks, mutual funds, insurance companies, pension funds, trusts, stabilizing agents and/or otherwise and/or a combination thereof, whether or not such investors are members, promoters, directors or their relatives / associates of the Company, in the course of domestic and/or international offerings through public issue and / or private placement and /or rights issue and / or preferential allotment and/or qualified institutional placement ("QIP"), further public offer ("FPO"), and/or any other permitted modes through prospectus and/or an offer document and/or private placement offer letter, disclosure document(s), general information document, key information document(s), as applicable, and/or such other documents/writings/circulars / memoranda in such manner, by way of cash at such time or times in such tranche or tranches and on such terms and conditions as may be determined and deemed appropriate by the Board in its absolute discretion at the time of such issue and determine and consider proper and beneficial to the Company including as to when the said Securities are to be issued, the consideration for the issue, the coupon

rate(s) applicable, redemption period, utilisation of the issue proceeds and all matters connected with or incidental thereto; allotment considering the prevailing market conditions and other relevant factors in consultation with the merchant banker(s) to be appointed by the Company, so as to enable the Company to list on any Stock Exchange in India and / or Luxembourg and /or London and /or New York and /or Singapore and / or Hong Kong and / or any of the Overseas Stock Exchanges as may be permissible.

RESOLVED FURTHER THAT the Securities issued in foreign markets shall be deemed to have been made abroad and/or in the market and/or at the place of issue of the Securities in the international market and may be governed by the applicable laws.

RESOLVED FURTHER THAT in the event of issue of GDRs / ADRs, the pricing shall be determined in compliance with principles and provisions set out in the Issue of Foreign Currency Convertible Bonds (through Depository Receipt Mechanism) Scheme, 1993, as amended from time to time and other applicable provisions, as amended from time to time.

RESOLVED FURTHER THAT in the event the Equity Shares are issued in the course of QIP under Chapter VIII of SEBI (ICDR) Regulations, as amended from time to time, the pricing shall be determined in compliance with principles and provisions set out in Regulation 176 of Chapter VI of the SEBI (ICDR) Regulations, as amended from time to time. The Company may offer a discount of not more than 5% (Five percent) on the price calculated for the QIP or such other discount as may be permitted under SEBI (ICDR) Regulations, as amended from time to time.

RESOLVED FURTHER THAT the relevant date for the determination of applicable price for the issue of the Securities in case of a QIP shall be the date on which the Board decides to open the proposed issue subsequent to receipt of the relevant approval from the shareholders, or the date on which the holder of the applicable QIP Securities which are convertible into or exchangeable with equity shares at a later date becomes entitled to apply for the said shares, as the case may be and the Board be and is hereby authorized to offer a discount of not more than five per cent on the price calculated for the Qualified institutional Placement.

RESOLVED FURTHER THAT the allotment of Securities issued pursuant to a QIP shall be completed within 12 (twelve) months from the date of this resolution.

RESOLVED FURTHER THAT the Board or any Committee thereof be and is hereby authorised to determine issue price, tenor, interest rate, number of debt instruments to be issued / offered in each

tranche and the class of investors, listings and other terms & conditions of the Debt Instruments, and to open necessary bank accounts including escrow accounts in accordance with applicable law, to apply for dematerialization with the concerned depositories and to make applications to the stock exchanges for in-principle approval and final approvals for listing, as may be deemed necessary or expedient in the best interest of the Company, without requiring any further recourse to and/or approval of the Members, including but not limited to appoint Debenture Trustee(s), and other intermediaries if required.

RESOLVED FURTHER THAT the Company may enter into any arrangement with any agencies or bodies as are authorized by the Board for the issue of GDRs and / or ADRs represented by underlying equity shares in the share capital of the Company with such features and attributes as are prevalent in international / domestic capital markets for instruments of this nature and to provide for the tradability and free transferability thereof in accordance with market practices as per the domestic and /or international practice and regulations, and under the norms and practices prevalent in the domestic/ international capital markets and subject to applicable laws and regulations and the Memorandum of Association and Articles of Association of the Company.

RESOLVED FURTHER THAT for the purpose of giving effect to the above resolutions, the consent of the members be and is hereby accorded to the Board to do all such acts, deeds, matters and things including but not limited to finalization and approval of the offer documents(s), private placement offer letter, disclosure document(s), general information document, key information document(s), as applicable, determining the form and manner of the issue, including the class of investors to whom the Securities are to be issued and allotted, number of Securities to be allotted, issue price, face value, fixing the record date, execution of various transaction documents, as the Board may in its absolute discretion deem fit and to settle all questions, difficulties or doubts that may arise in regard to the issue, offer or allotment of Securities and utilization of the proceeds as it may in its absolute discretion deem fit.

RESOLVED FURTHER THAT the Securities to be created, issued allotted and offered in terms of this Resolution shall be subject to the provisions of the Memorandum of Association and Articles of Association of the Company.

RESOLVED FURTHER THAT the Equity Shares shall be listed with the stock exchanges, where the existing Equity Shares of the Company are listed and the same shall rank paripassu with the existing equity shares of the Company.

RESOLVED FURTHER THAT in the event the Equity Shares are issued in the course of rights issue, if the Equity Shares are not subscribed, the same may be disposed of by the Board in such manner which is not disadvantageous to the shareholders and the Company.

RESOLVED FURTHER THAT the approval of the members is hereby accorded to the Board to appoint merchant bankers, rating agencies, underwriters, depositories, custodians, registrars, trustees, bankers, lawyers, advisors and all such agencies / intermediaries as may be involved or concerned in the issue and to remunerate them by way of commission, brokerage, fees or the like (including reimbursement of their actual expenses) and also to enter into and execute all such arrangements, contracts/ agreements, memorandum, documents, etc., with such agencies, to seek the listing of Securities on one or more recognized stock exchange(s), to affix common seal of the Company on any arrangements, contracts/ agreements, memorandum, documents, etc. as may be required.

RESOLVED FURTHER THAT for the purpose of giving effect to the above, the Board in consultation with the merchant banker(s), advisors and/or other intermediaries as may be appointed by the Company in relation to the issue of Securities, be and is hereby authorised on behalf of the Company to take all actions and do all such acts, deeds, matters and things as it may, in its absolute discretion, deem necessary, desirable or expedient for the issue and allotment of Securities and listing thereof with the stock exchanges or otherwise as may be required in relation to the issue and to resolve and settle all questions and difficulties that may arise in the issue, offer and allotment of Securities, including finalization of the number of Securities to be issued in each tranche thereof, form, terms and timing of the issue of Securities including for each tranche of such issue of Securities, identification of the investors to whom Securities are to be offered, utilization of the proceeds and other related, incidental or ancillary matters as the Board may deem fit at its absolute discretion, to make such other applications

to concerned statutory or regulatory authorities as may be required in relation to the issue of Securities and to agree to such conditions or modifications that may be imposed by any relevant authority or that may otherwise be deemed fit or proper by the Board and to do all acts, deeds, matters and things in connection therewith and incidental thereto as the Board in its absolute discretion deems fit and to settle any questions, difficulties or doubts that may arise in relation to the any of the aforesaid or otherwise in relation to the issue of Securities.

RESOLVED FURTHER THAT the Board be and is hereby authorised to delegate (to the extent permitted by law) all or any of the powers herein conferred to any officer of the Company."

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

"RESOLVED THAT pursuant to the provisions of Section 148(3) and other applicable provisions, if any, of the Companies Act, 2013 and Rule 14 of Companies (Audit and Auditors) Rules, 2014 (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force), the remuneration payable for the financial year 2023-24 to M/s. Harshad S. Deshpande, Cost Accountants having Membership No. 25054 appointed by the Board of Directors of the Company to conduct the audit of the cost records of the Company for the financial year 2023-24, amounting to ₹70,000/- (Rupees Seventy Thousand only) and also the payment of Goods and Service Tax and other taxes/cess as applicable and re-imburement of out of pocket expenses incurred by them in connection with the aforesaid audit be and is hereby ratified and confirmed."

By Order of the Board
For Kolte-Patil Developers Limited

Vinod Patil

Company Secretary
(Membership No. A13258)

Place: Pune
Date: 24 May 2024

NOTES:

- As you are aware, as per the guidelines issued by the Ministry of Corporate Affairs (MCA) vide Circular No. 14/2020 dated April 8, 2020, Circular No.17/2020 dated April 13, 2020, and Circular No. 20/2020 dated May 05, 2020 and General Circular No. 10/2022 dated December 28, 2022 and Securities and Exchange Board of India ("SEBI") vide its Circular No. SEBI/HO/CFD/PoD-2/P/CIR/2023/4 dated January 05, 2023 read with its Circular No. SEBI/HO/CFD/CMD2/CIR/P/2022/62 dated May 13, 2022 and Circular No. 09/2023 dated September 25, 2023 (collectively referred to as "MCA and SEBI Circulars") have permitted the holding of the Annual General Meeting ("AGM") through Video Conferencing or Other Audio Visual Means ("VC / OAVM"), without the physical presence of the Members at a common venue. The forthcoming AGM will thus be held through video conferencing (VC) or other audio visual means (OAVM). Hence, Members can attend and participate in the ensuing AGM through VC/OAVM. Participation of members through VC / OAVM will be reckoned for the purpose of quorum for the AGM as per Section 103 of the Act. The registered office of the Company shall be deemed to be the venue for the AGM.
- Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 (as amended) and Regulation 44 of SEBI (Listing Obligations & Disclosure Requirements) Regulations 2015 (as amended), and the MCA and SEBI Circulars the Company is providing facility of remote e-voting to its Members in respect of the business to be transacted at the AGM. For this purpose, the Company has entered into an agreement with Central Depository Services (India) Limited (CDSL) for facilitating voting through electronic means, as the authorized e-Voting's agency. The facility of casting votes by a member using remote e-voting as well as the e-voting system on the date of the AGM will be provided by CDSL.
- The relevant Explanatory Statement pursuant to Section 102 of the Companies Act, 2013 in respect of the Special Business in the notice is annexed hereto.
- The Profile of Director seeking re-appointment, as required in terms of Regulation 36(3) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, is annexed to this Notice.
- Pursuant to Section 171 of the Companies Act, 2013, the Register of Directors and Key Managerial Personnel and their Shareholding, maintained under Section 170 of the Companies Act, 2013 will be available for inspection by the members at the venue of the Annual General Meeting.
- The Register of Members and Share Transfer Books of the Company will remain closed from Sunday, 11 August 2024 to Saturday, 17 August 2024 (both days inclusive).
- The Dividend would be paid within 30 days from the date of declaration i.e. 17 August 2024 to the shareholders whose names appear in the Register of Members on 10 August 2024.
- The Register of Contracts or arrangements, maintained under section 189 of the Companies Act, 2013 will be available for inspection by the members at the Registered Office of the Company.
- In case of joint holders attending the AGM, only such joint holder who is higher in the order of names in the Register of Members of the Company will be entitled to vote.
- The Members are requested to note that dividend not encashed or not claimed within seven years from the date of transfer to the Company's Unpaid Account will, as per Section 125 of the Companies Act, 2013, be transferred to the Investor Education and Protection Fund (IEPF).

The details of unclaimed amounts are as follows:-

Unclaimed Accounts	Date of transfer to unclaimed account	Unclaimed amount as on 31 March 2024 (Amount in INR)	Date of transfer to IEPF
Final dividend for FY 16-17	04 November 2017	331,405	02 November 2024
Final dividend for FY 17-18	05 November 2018	351,194	03 November 2025
Interim dividend for FY 18-19	07 May 2019	222,380	05 May 2026
Final dividend for FY 18-19	28 October 2019	155,179	26 October 2026
Final dividend for FY 21-22	18 September 2022	259,946	17 September 2029
Final Dividend for FY 22-23	25 September 2023	426,678	23 September 2030

The list of investors or shareholders, who have not claimed dividend is available on the Company's website www.koltepatil.com under Investor Section.

The applicants/Members wishing to claim the unclaimed dividend are requested to correspond with the Compliance Officer or Registrar and Share Transfer Agent of the Company i.e. M/s. Bigshare Services Private Limited.

In accordance with the provisions of the Income Tax Act, 1961 (the Income Tax Act) as amended from time to time, dividend declared and paid by a company is taxable in the hands of shareholders and the company is required to deduct tax at source (TDS) from dividend paid to the shareholders at the applicable rates. We shall therefore be required to deduct tax at source at the time of making the payment of the said dividend

11. The Members can join the AGM in the VC/OAVM mode 15 minutes before and after the scheduled time of the commencement of the AGM by following the procedure mentioned in the Notice. The facility of participation at the AGM through VC/OAVM will be made available to atleast 1,000 members on first come first served basis. This will not include large Shareholders (Shareholders holding 2% or more shareholding), Promoters, Institutional Investors, Directors, Key Managerial Personnel, the Chairpersons of the Audit Committee, Nomination and Remuneration Committee and Stakeholders Relationship Committee, Auditors etc. who are allowed to attend the AGM without restriction on account of first come first served basis.
12. The attendance of the Members attending the AGM through VC/OAVM will be counted for the purpose of ascertaining the quorum under Section 103 of the Companies Act, 2013.
13. Pursuant to MCA Circular No. 14/2020 dated April 08, 2020, the facility to appoint proxy to attend and cast vote for the members is not available for this AGM/. However, in pursuance of Section 112 and Section 113 of the Companies Act, 2013, representatives of the members such as the President of India or the Governor of a State or body corporate can attend the AGM through VC/OAVM and cast their votes through e-voting.
14. In line with the Ministry of Corporate Affairs (MCA) Circular No. 17/2020 dated April 13, 2020, the Notice calling the AGM has been uploaded on the website of the Company at www.koltepatil.com. The Notice can also be accessed from the websites of the Stock Exchanges i.e. BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com respectively. The AGM Notice is also disseminated on the website of CDSL (agency for

providing the Remote e-Voting facility and e-voting system during the AGM) i.e. www.evotingindia.com.

15. The AGM has been convened through VC/OAVM in compliance with applicable provisions of the Companies Act, 2013 read with MCA and SEBI Circulars.
15. Mandatory furnishing of PAN, KYC details and Nomination by holders of physical securities

As per Master circular SEBI/HO/MIRSD/POD-1/P/ CIR/2024/37 issued by SEBI dated May 07, 2024, holders of physical securities are required to update details related to PAN, Choice of Nomination, Contact details (Postal Address with PIN and Mobile Number), Bank A/c details and Specimen signature for their corresponding folio numbers to avail the following;

- a. to lodge grievance or avail any service request from the RTA.
- b. for any payment including dividend, interest or redemption payment only through electronic mode with effect from 01 April 2024.

Explanatory Statement pursuant to Section 102 of the Companies Act, 2013

Item No. 05

The Board, at its meeting held on 24 May 2024 on the recommendation of the Nomination and Remuneration Committee, re-appointed Mr. Rajesh Patil as Chairman and Managing Director of the Company on the terms and conditions provided in the above resolution w.e.f. 15 April 2025 for a period of 5 (five) years.

Pursuant to Regulation 17 (6) (e) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the approval of members by way of Special Resolution is required, if the compensation payable to executive directors who are promoters or members of the promoter group, exceeds 5 per cent of the net profits of the Company.

Since the number of executive directors on the Board of the Company is five (5), it is proposed to take approval of members as per Regulation 17 (6) (e) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for payment of remuneration to all Executive Directors, by way of Special Resolution.

None of the other Directors/Key Managerial Personnel except Mr. Rajesh Patil and their relatives, is interested in this Special Resolution No. 5. The Board recommends this Special Resolution for your approval.

Item No. 06

The Board, at its meeting held on 24 May 2024 on the recommendation of the Nomination and Remuneration Committee, re-appointed Mr. Naresh Patil as Whole Time Director designated as Vice Chairman of the Company on the terms and conditions provided in the

above resolution w.e.f. 15 April 2025 for a period of 5 (five) years.

Pursuant to Regulation 17 (6) (e) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the approval of members by way of Special Resolution is required, if the compensation payable to executive directors who are promoters or members of the promoter group, exceeds 5 per cent of the net profits of the Company.

Since the number of executive directors on the Board of the Company is five (5), it is proposed to take approval of members as per Regulation 17 (6) (e) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for payment of remuneration to all Executive Directors, by way of Special Resolution.

None of the other Directors/Key Managerial Personnel except Mr. Naresh Patil and their relatives, is interested in this Special Resolution No. 6. The Board recommends this Special Resolution for your approval.

Item No. 07

The Board, at its meeting held on 24 May 2024 on the recommendation of the Nomination and Remuneration

Committee, re-appointed Mr. Milind Kolte as Whole Time Director designated as Executive Director of the Company on the terms and conditions provided in the above resolution w.e.f. 15 April 2025 for a period of 5 (five) years.

Pursuant to Regulation 17 (6) (e) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the approval of members by way of Special Resolution is required, if the compensation payable to executive directors who are promoters or members of the promoter group, exceeds 5 per cent of the net profits of the Company.

Since the number of executive directors on the Board of the Company is five (5), it is proposed to take approval of members as per Regulation 17 (6) (e) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for payment of remuneration to all Executive Directors, by way of Special Resolution.

None of the other Directors/Key Managerial Personnel except Mr. Milind Kolte and their relatives, is interested in this Special Resolution No. 7. The Board recommends this Special Resolution for your approval.

STATEMENT PURSUANT TO THE PROVISIONS OF SCHEDULE V OF THE COMPANIES ACT, 2013 [INCLUDING SECRETARIAL STANDARD - 2 AND SEBI (LODR) REGULATIONS, 2015, AS APPLICABLE] IN RESPECT OF ITEM NO. 05, 06 and 07 OF THE NOTICE:

I. General information:

- Nature of Industry: The Company is in the business of Real Estate Development
- Date or expected date of commencement of production: The Company is an existing Company and is in operation since 1991.
- In case of new companies, expected date of commencement of activities as per project approved by Financial Institution appearing in the prospectus: Not applicable.
- Financial performance based on given indicators (Standalone)

(₹ In Lakhs)

Particulars	Financial Year 2023-24	Financial Year 2022-23 (Restated)	Financial Year 2021-22
Revenue from Operations	57,914	90,273	37,760
Profit/(Loss) Before Tax (PBT)	(10,224)	5,291	(5,153)
Profit/(Loss) After Tax (PAT)	(7,126)	4,037	(5,353)

- Export performance and net foreign exchange earned: Nil
- Foreign investments or collaborators, if any: Nil

II. Information about Appointee:

	Mr. Rajesh Patil	Mr. Naresh Patil	Mr. Milind Kolte
Background details:	Please refer the profile attached as annexure to the Notice and forming part of this notice.		
Past remuneration:	(i) FY 2021-22 - ₹197.00 Lakhs, (ii) FY 2022-23 - ₹204.00 Lakhs, (iii) FY 2023-24 - ₹200.00 Lakhs.	(i) FY 2021-22 - ₹197.00 Lakhs, (ii) FY 2022-23 - ₹204.00 Lakhs, (iii) FY 2023-24 - ₹200.00 Lakhs.	(i) FY 2021-22 - ₹197.00 Lakhs, (ii) FY 2022-23 - ₹204.00 Lakhs, (iii) FY 2023-24 - ₹200.00 Lakhs.
Job profile and suitability:	Their detailed profiles are provided under heading "Profile of Directors" forming part of this Notice		
Remuneration proposed:	The remuneration proposed to be paid detailed herein above and provided in the respective resolutions No. 5,6 and 7 of this notice.		
Comparative remuneration profile with respect to industry, size of the Company, profile of the position and person:	Taking into consideration the size of the Company, the profile of Mr. Rajesh Patil, the responsibilities shouldered by him and the industry benchmarks, the remuneration paid is commensurate with the remuneration packages paid to similar senior level managerial personnel in other companies.	Taking into consideration the size of the Company, the profile of Mr. Naresh Patil, the responsibilities shouldered by him and the industry benchmarks, the remuneration paid is commensurate with the remuneration packages paid to similar senior level managerial personnel in other companies.	Taking into consideration the size of the Company, the profile of Mr. Milind Kolte, the responsibilities shouldered by him and the industry benchmarks, the remuneration paid is commensurate with the remuneration packages paid to similar senior level managerial personnel in other companies.
Pecuniary relationship directly or indirectly with the Company or relationship with the personnel, if any:	Please refer the profile attached as annexure to the Notice and forming part of this notice		
Number of Board Meetings attended:	Please refer the profile attached as annexure to the Notice and forming part of this notice		

III. Other information:**a. Reasons of loss or inadequate profits:**

The Company has achieved record sales value of ₹2,822 Crore, up 26% YoY. The sales volumes has also increased of 3.92 Mn sq. ft., up 20% YoY over FY 2022-23 (3.27 Mn sq. ft.)

The Company has achieved strong collections that translated into operating cash flows of ₹434 Crore. During the Financial Year, the Company has strengthened pre-sales, registrations, construction, and customer relationship management resulted into accelerating collections by 9% to ₹2,070 crore.

The Earnings before Interest Taxes and Depreciation was decreased to ₹(5,980) lakhs as compared to ₹7,314 lakhs in the previous year. EBITDA margins decreased to (10.33)% from 8.10% during the year. Total Comprehensive Income decreased to ₹(7,209) lakhs compared to ₹4,021 lakhs in the previous year.

Earnings per Share stood at ₹(9.38) as compared to ₹5.31 last year.

The drop in EBITDA is on account of change in mix of projects offered to revenue in the current year having low margin compared to last year. Other reason for the drop is on account of provision for non-recovery of advances.

Drop in total comprehensive income is due to increase in Finance cost on Non-Convertible Debentures basis Indian Accounting Standard and Impairment of investment in subsidiary.

b. Steps taken or proposed to be taken for improvement:

The Company has been making conscious efforts to improve its financial performance and have initiated various cost reduction and cost optimisation efforts. The results of these initiatives are likely to be felt in the coming quarters.

c. Expected increase in productivity in profits in measurability terms:

The Company is following Cost to Completion Method hence the revenue is booked only upon completion of the project.

IV. Disclosures:

The information and disclosures of aforementioned Directors have been mentioned in the Annual Report in the Corporate Governance Report Section under the Heading "Details of remuneration paid to the Chairman and Managing Director and Executive Directors of the Company".

Item No. 08

The Board, at its meeting held on 24 May 2024 on the recommendation of the Nomination and Remuneration Committee, appointed Mr. Dhananjay Barve as an Additional Director (Non-Executive & Independent) on the Board of the Company w.e.f. 24 May 2024 to hold office till the conclusion of the next Annual General Meeting and subject to the approval of the members in the ensuing General Meeting, for appointment as an Independent Director to hold office for a term upto 23 May 2029 i.e. five consecutive years from the date of Board Meeting.

The Board is of the view that Mr. Dhananjay Barve's knowledge and experience will continue to be of immense benefit and value to the Company and pursuant to the recommendation of the Nomination and Remuneration Committee, recommends his appointment as an Independent Director to the Members. Further, in the opinion of the Nomination and Remuneration Committee and Board, Mr. Dhananjay Barve possess the requisite skills and capabilities required for the role of an Independent Director of the Company, considering his qualifications, rich experience and expertise. The Company has received notice in writing from a Member under section 160 of the Act, proposing the candidature of Mr. Dhananjay Barve, for the office of Director of the Company.

Remuneration: Mr. Barve would be entitled to sitting fees for attending the Meetings of the Board of Directors and committees thereof, as per the decision of the Board of Directors from time to time. The copy of the draft letter of appointment of Mr. Dhananjay Barve setting out terms and conditions of appointment are available for inspection by the Members in electronic form during the AGM and at the Registered Office of the Company on all working days, during business hours up to the date of the AGM.

None of the other Directors/Key Managerial Personnel and their relatives except Mr. Dhananjay Barve and his relatives is interested in this Special Resolution. The Board recommends this Special Resolution No. 08 for your approval.

Item No. 09

The Company proposes to raise long term funds for the purpose of its general corporate purposes and / or

refinancing existing loans and / or any other purpose as the Board of Directors may deem fit.

The Company has been exploring various avenues for raising funds by way of issue of equity shares ("Equity Shares") and/or Non-Convertible Debentures ("NCDs") and/or Fully or Partly Convertible Debentures and/or Bonds (including foreign currency bonds) ("Debt instruments") and /or Global Depository Receipts ("GDRs") and /or American Depository Receipts ("ADRs") ("Securities") to all eligible investors including but not limited to existing of equity shareholders, institutions, incorporated bodies, foreign institutional investors, qualified institutional buyers, banks, mutual funds, insurance companies, pension funds, trusts, stabilizing agents and/or international offerings through public issue and/or private placement and /or rights issue and/or preferential allotment and /or qualified institutional placement ("QIP") and / or any other permitted modes through prospectus and/or through an offer document and/or by way of private placement offer letter, disclosure document(s), general information document, key information document(s), as applicable, and/or such other documents/writings/ circulars / memoranda in such manner. The Board has proposed an amount not exceeding ₹1000,00,00,000/- (Rupees One Thousand Crores only), inclusive of permissible green shoe option, for cash and at such premium / discount, as applicable, at such time or times in such tranche or tranches as the Board deems fit and on such terms and conditions as may be determined and deemed appropriate by the Board in its absolute discretion at the time of such issue and allotment considering the prevailing market conditions and other relevant factors. The Equity Shares shall rank paripassu with the existing equity shares of the Company.

In the event of the issue of the Equity Shares as aforesaid by way of QIP, it will be ensured that:

- a) The relevant date for the purpose of pricing of the Equity Shares would, pursuant to Chapter VI of the SEBI (ICDR) Regulations, be the date of the meeting in which the Board or duly authorised committee thereof decides to open the proposed issue of Equity Shares;
- b) The pricing for this purpose shall be in accordance with regulation 176 of Chapter VIII of the SEBI (ICDR) Regulations. The Company may offer a discount of not more than 5% (Five percent) on the price calculated for the QIP or such other discount as may be permitted under SEBI (ICDR) Regulations, as amended from time to time;
- c) The issue and allotment of Equity Shares shall be made only to Qualified Institutional Buyers (QIBs) within the meaning of SEBI (ICDR) Regulations and such Equity Shares shall be fully paid up on its allotment;

- d) The Equity Shares shall not be eligible to be sold for a period of 1 (one) year from the date of allotment, except on a recognized stock exchange or except as may be permitted from time to time by the SEBI (ICDR) Regulations.

For making any further issue of shares to any person(s) other than existing equity shareholders of the Company approval of members is required to be obtained by way of passing a special resolution, in pursuance to section 62 (1) (c) of the Companies Act.

The said approval for issuance of securities shall be the basis for the Board of Directors to determine the terms and conditions of any issuance of debt instruments by the Company for a period of 1 (one) year from the date on which the shareholders have provided the approval by way of special resolution. All debt instruments issued by the Company pursuant to such authority granted by the shareholders shall be priced on the basis of the prevailing market conditions and as specifically approved by the Board at such time.

The Board recommends the Special Resolution set forth at Item No. 09 for the approval of the members.

None of the Directors, Key Managerial Personnel or their relatives are concerned or interested in the resolution at Item No. 09.

Item No. 10

The Board of Directors of the Company on the recommendation of the Audit Committee, approved the appointment and remuneration of M/s Harshad S. Deshpande, Cost Accountants, to conduct the audit of the cost records of the Company for the financial year ended 31 March 2024. In terms of the provisions of Section 148(3) of the Companies Act, 2013 read with Rule 14(a)(ii) of The Companies (Audit and Auditors) Rules, 2014, the remuneration payable to the Cost Auditor is to be ratified by the Members of the Company. Accordingly, the Members are requested to ratify the remuneration payable to the Cost Auditors for the year ended 31 March 2024 as set out in the Resolution for the aforesaid services to be rendered by them.

The Board of Directors recommend the Ordinary Resolution set out at Item No. 10 of the Notice for approval by the Members.

None of the Directors / Key Managerial Personnel of the Company / their relatives are, in any way, concerned

or interested, financially or otherwise, in the proposed resolution, set out at Item No. 10 of the Notice.

THE INTRUCTIONS OF SHAREHOLDERS FOR E-VOTING AND JOINING VIRTUAL MEETINGS ARE AS UNDER:

- (i) The voting period begins on Wednesday, 14 August 2024 at 09.00 AM (IST) and ends on Friday, 16 August 2024 at 05.00 PM. During this period shareholders' of the Company, holding shares either in physical form or in dematerialized form, as on the cut-off date (record date) of 09 August 2024 may cast their vote electronically. The e-voting module shall be disabled by CDSL for voting thereafter.
- (ii) Shareholders who have already voted prior to the meeting date would not be entitled to vote at the meeting venue.
- (iii) Pursuant to SEBI Circular No. SEBI/HO/CFD/CMD/CIR/P/2020/242 dated 09.12.2020, under Regulation 44 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, listed entities are required to provide remote e-voting facility to its shareholders, in respect of all shareholders' resolutions. However, it has been observed that the participation by the public non-institutional shareholders/retail shareholders is at a negligible level.

Currently, there are multiple e-voting service providers (ESPs) providing e-voting facility to listed entities in India. This necessitates registration on various ESPs and maintenance of multiple user IDs and passwords by the shareholders.

In order to increase the efficiency of the voting process, pursuant to a public consultation, it has been decided to enable e-voting to **all the demat account holders, by way of a single login credential, through their demat accounts/ websites of Depositories/ Depository Participants**. Demat account holders would be able to cast their vote without having to register again with the ESPs, thereby, not only facilitating seamless authentication but also enhancing ease and convenience of participating in e-voting process.

Step 1 : Access through Depositories CDSL/NSDL e-Voting system in case of individual shareholders holding shares in demat mode.

- (iv) In terms of SEBI circular no. **SEBI/HO/CFD/CMD/CIR/P/2020/242 dated December 9, 2020** on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are advised to update their mobile number and email Id in their demat accounts in order to access e-Voting facility.

Pursuant to abovesaid SEBI Circular, Login method for e-Voting and joining virtual meetings **for Individual shareholders holding securities in Demat mode CDSL/NSDL** is given below:

Type of shareholders	Login Method
Individual Shareholders holding securities in Demat mode with CDSL Depository	<ol style="list-style-type: none"> 1) Users who have opted for CDSL Easi / Easiest facility, can login through their existing user id and password. Option will be made available to reach e-Voting page without any further authentication. The users to login to Easi / Easiest are requested to visit cdsl website www.cdslindia.com and click on login icon & New System Myeasi Tab. 2) After successful login the Easi / Easiest user will be able to see the e-Voting option for eligible companies where the evoting is in progress as per the information provided by company. On clicking the evoting option, the user will be able to see e-Voting page of the e-Voting service provider for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. Additionally, there is also links provided to access the system of all e-Voting Service Providers, so that the user can visit the e-Voting service providers' website directly. 3) If the user is not registered for Easi/Easiest, option to register is available at cdsl website www.cdslindia.com and click on login & New System Myeasi Tab and then click on registration option. 4) Alternatively, the user can directly access e-Voting page by providing Demat Account Number and PAN No. from a e-Voting link available on www.cdslindia.com home page. The system will authenticate the user by sending OTP on registered Mobile & Email as recorded in the Demat Account. After successful authentication, user will be able to see the e-Voting option where the evoting is in progress and also able to directly access the system of all e-Voting Service Providers.
Individual Shareholders holding securities in demat mode with NSDL Depository	<ol style="list-style-type: none"> 1) If you are already registered for NSDL IDeAS facility, please visit the e-Services website of NSDL. Open web browser by typing the following URL: https://eservices.nsd.com either on a Personal Computer or on a mobile. Once the home page of e-Services is launched, click on the "Beneficial Owner" icon under "Login" which is available under 'IDeAS' section. A new screen will open. You will have to enter your User ID and Password. After successful authentication, you will be able to see e-Voting services. Click on "Access to e-Voting" under e-Voting services and you will be able to see e-Voting page. Click on company name or e-Voting service provider name and you will be re-directed to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. 2) If the user is not registered for IDeAS e-Services, option to register is available at https://eservices.nsd.com. Select "Register Online for IDeAS "Portal or click at https://eservices.nsd.com/SecureWeb/IdeasDirectReg.jsp 3) Visit the e-Voting website of NSDL. Open web browser by typing the following URL: https://www.evoting.nsd.com/ either on a Personal Computer or on a mobile. Once the home page of e-Voting system is launched, click on the icon "Login" which is available under 'Shareholder/Member' section. A new screen will open. You will have to enter your User ID (i.e. your sixteen digit demat account number hold with NSDL), Password/OTP and a Verification Code as shown on the screen. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on company name or e-Voting service provider name and you will be redirected to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting

Type of shareholders	Login Method
Individual Shareholders (holding securities in demat mode) login through their Depository Participants (DP)	You can also login using the login credentials of your demat account through your Depository Participant registered with NSDL/CDSL for e-Voting facility. After Successful login, you will be able to see e-Voting option. Once you click on e-Voting option, you will be redirected to NSDL/CDSL Depository site after successful authentication, wherein you can see e-Voting feature. Click on company name or e-Voting service provider name and you will be redirected to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.

Important note: Members who are unable to retrieve User ID/ Password are advised to use Forget User ID and Forget Password option available at abovementioned website.

Helpdesk for Individual Shareholders holding securities in demat mode for any technical issues related to login through Depository i.e. CDSL and NSDL

Login type	Helpdesk details
Individual Shareholders holding securities in Demat mode with CDSL	Members facing any technical issue in login can contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at toll free no. 1800 22 55 33
Individual Shareholders holding securities in Demat mode with NSDL	Members facing any technical issue in login can contact NSDL helpdesk by sending a request at evoting@nsdl.co.in or call at toll free no.: 022-4886 7000 and 022-2499 7000

Step 2 : Access through CDSL e-Voting system in case of shareholders holding shares in physical mode and non-individual shareholders in demat mode.

(v) Login method for e-Voting and joining virtual meetings for **Physical shareholders and shareholders other than individual holding in Demat form.**

- 1) The shareholders should log on to the e-voting website www.evotingindia.com.
- 2) Click on "Shareholders" module.
- 3) Now enter your User ID
 - a. For CDSL: 16 digits beneficiary ID,
 - b. For NSDL: 8 Character DP ID followed by 8 Digits Client ID,
 - c. Shareholders holding shares in Physical Form should enter Folio Number registered with the Company.
- 4) Next enter the Image Verification as displayed and Click on Login.
- 5) If you are holding shares in demat form and had logged on to www.evotingindia.com and voted on an earlier e-voting of any company, then your existing password is to be used.
- 6) If you are a first-time user follow the steps given below:

	For Physical shareholders and other than individual shareholders holding shares in Demat.
PAN	Enter your 10 digit alpha-numeric *PAN issued by Income Tax Department (Applicable for both demat shareholders as well as physical shareholders) <ul style="list-style-type: none"> • Shareholders who have not updated their PAN with the Company/Depository Participant are requested to use the sequence number sent by Company/RTA or contact Company/RTA.
Dividend Bank Details OR Date of Birth (DOB)	Enter the Dividend Bank Details or Date of Birth (in dd/mm/yyyy format) as recorded in your demat account or in the company records in order to login. <ul style="list-style-type: none"> • If both the details are not recorded with the depository or company, please enter the member id / folio number in the Dividend Bank details field.

- (vi) After entering these details appropriately, click on "SUBMIT" tab.
- (vii) Shareholders holding shares in physical form will then directly reach the Company selection screen. However, shareholders holding shares in demat form will now reach 'Password Creation' menu wherein they are required to mandatorily enter their login password in the new password field. Kindly note that this password is to be also used by the demat holders for voting for resolutions of any other company on which they are eligible to vote, provided that company opts for e-voting through CDSL platform. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential.
- (viii) For shareholders holding shares in physical form, the details can be used only for e-voting on the resolutions contained in this Notice.
- (ix) Click on the EVSN for Kolte-Patil Developers Limited.
- (x) On the voting page, you will see "RESOLUTION DESCRIPTION" and against the same the option "YES/NO" for voting. Select the option YES or NO as desired. The option YES implies that you assent to the Resolution and option NO implies that you dissent to the Resolution.
- (xi) Click on the "RESOLUTIONS FILE LINK" if you wish to view the entire Resolution details.
- (xii) After selecting the resolution, you have decided to vote on, click on "SUBMIT". A confirmation box will be displayed. If you wish to confirm your vote, click on "OK", else to change your vote, click on "CANCEL" and accordingly modify your vote.
- (xiii) Once you "CONFIRM" your vote on the resolution, you will not be allowed to modify your vote.
- (xiv) You can also take a print of the votes cast by clicking on "Click here to print" option on the Voting page.
- (xv) If a demat account holder has forgotten the login password then Enter the User ID and the image verification code and click on Forgot Password & enter the details as prompted by the system.
- (xvi) There is also an optional provision to upload BR/ POA if any uploaded, which will be made available to scrutinizer for verification.
- (xvii) **Additional Facility for Non – Individual Shareholders and Custodians –For Remote Voting only.**
- Non-Individual shareholders (i.e. other than Individuals, HUF, NRI etc.) and Custodians are required to log on to www.evotingindia.com and register themselves in the "Corporates" module.
 - A scanned copy of the Registration Form bearing the stamp and sign of the entity should be emailed to helpdesk.evoting@cdslindia.com.

- After receiving the login details a Compliance User should be created using the admin login and password. The Compliance User would be able to link the account(s) for which they wish to vote on.
- The list of accounts linked in the login will be mapped automatically & can be delink in case of any wrong mapping.
- It is Mandatory that, a scanned copy of the Board Resolution and Power of Attorney (POA) which they have issued in favour of the Custodian, if any, should be uploaded in PDF format in the system for the scrutinizer to verify the same.
- Alternatively Non Individual shareholders are required mandatory to send the relevant Board Resolution/ Authority letter etc. together with attested specimen signature of the duly authorized signatory who are authorized to vote, to the Scrutinizer and to the Company at the email address viz; investorrelations@koltepatil.com, if they have voted from individual tab & not uploaded same in the CDSL e-voting system for the scrutinizer to verify the same.

INSTRUCTIONS FOR SHAREHOLDERS ATTENDING THE AGM/ THROUGH VC/OAVM & E-VOTING DURING MEETING ARE AS UNDER:

1. The procedure for attending meeting & e-Voting on the day of the AGM is same as the instructions mentioned above for e-voting.
2. The link for VC/OAVM to attend meeting will be available where the EVSN of Company will be displayed after successful login as per the instructions mentioned above for e-voting.
3. Shareholders who have voted through Remote e-Voting will be eligible to attend the meeting. However, they will not be eligible to vote at the AGM.
4. Shareholders are encouraged to join the Meeting through Laptops / IPads for better experience.
5. Further shareholders will be required to allow Camera and use Internet with a good speed to avoid any disturbance during the meeting.
6. Please note that Participants Connecting from Mobile Devices or Tablets or through Laptop connecting via Mobile Hotspot may experience Audio/Video loss due to Fluctuation in their respective network. It is therefore recommended to use Stable Wi-Fi or LAN Connection to mitigate any kind of aforesaid glitches.
7. Shareholders who would like to express their views/ ask questions during the meeting may register themselves as a speaker by sending their request in advance atleast **7 days prior to meeting** mentioning their name, demat account number/folio number, email id, mobile number at investorrelation@koltepatil.com The shareholders who do not wish to

speak during the AGM but have queries may send their queries in advance **7 days prior to meeting** mentioning their name, demat account number/folio number, email id, mobile number at investorrelation@koltepatil.com These queries will be replied to by the company suitably by email.

8. Those shareholders who have registered themselves as a speaker will only be allowed to express their views/ask questions during the meeting.
9. Only those shareholders, who are present in the AGM through VC/OAVM facility and have not casted their vote on the Resolutions through remote e-Voting and are otherwise not barred from doing so, shall be eligible to vote through e-Voting system available during the AGM.
10. If any Votes are cast by the shareholders through the e-voting available during the AGM and if the same shareholders have not participated in the meeting through VC/OAVM facility, then the votes cast by such shareholders may be considered invalid as the facility of e-voting during the meeting is available only to the shareholders attending the meeting.
11. Members holding multiple folios / demat accounts shall choose the voting process separately for each folio / demat account.

PROCESS FOR THOSE SHAREHOLDERS WHOSE EMAIL/MOBILE NO. ARE NOT REGISTERED WITH THE COMPANY/DEPOSITORIES.

1. For Physical shareholders- please provide necessary details like Folio No., Name of shareholder, scanned

copy of the share certificate (front and back), PAN (self attested scanned copy of PAN card), AADHAR (self attested scanned copy of Aadhar Card) by email to **Company/RTA email id.**

2. For Demat shareholders - Please update your email id & mobile no. with your respective **Depository Participant (DP)**
3. **For Individual Demat shareholders – Please update your email id & mobile no. with your respective Depository Participant (DP) which is mandatory while e-Voting & joining virtual meetings through Depository.**

If you have any queries or issues regarding attending AGM & e-Voting from the CDSL e-Voting System, you can write an email to helpdesk.evoting@cDSLindia.com or contact at toll free no. 1800 22 55 33

All grievances connected with the facility for voting by electronic means may be addressed to Mr. Rakesh Dalvi, Sr. Manager, (CDSL,) Central Depository Services (India) Limited, A Wing, 25th Floor, Marathon Futurex, Mafatlal Mill Compounds, N M Joshi Marg, Lower Parel (East), Mumbai - 400013 or send an email to helpdesk.evoting@cDSLindia.com or call toll free no. 1800 22 55 33.

By Order of the Board
For Kolte-Patil Developers Limited

Vinod Patil

Company Secretary
(Membership No. A13258)

Place: Pune
Date: 24 May 2024

TAX ON DIVIDEND

As you may be aware, in terms of the provisions of the Income-tax Act, 1961, ("the Act") as amended by the Finance Act, 2020, dividend paid or distributed by a Company on or after 01 April 2020 shall be taxable in the hands of the shareholders. The Company shall therefore be required to deduct tax at source at the time of payment of dividend.

For resident shareholders: Tax will be deducted at source ("TDS") under Section 194 of the Act @ 10% on the amount of dividend payable unless exempt under any of the provisions of the Act. However, in case of individuals who have valid PAN .., TDS would not apply if the aggregate of total dividend distributed to them by the Company during any financial year does not exceed ₹5,000.

Tax at source will not be deducted in cases where a shareholder provides Form 15G (applicable to any person other than a Company or a Firm) / Form 15H (applicable to an individual above the age of 60 years), provided that the eligibility conditions are being met. Blank Form 15G and 15H can also be downloaded from <https://www.koltepatil.com/investor/investor-services> All the

information is required to be mentioned in Form 15G or 15H, incomplete form will not be considered.

Needless to mention, the Permanent Account Number (PAN) will be mandatorily required. Shareholders are requested to note that in case PAN is not registered with the Company/RTA/Depository Participant, the tax will be deducted at a higher rate of 20%, in accordance with Section 206AA of the Act.

Higher TDS in certain cases:

The Shareholders are requested to ensure Aadhaar number is linked with PAN, as per the timelines prescribed, which was 31 March 2023 in terms of section 139AA of the Act read with Rule 114AAA of the Income-tax Rules, 1962 ("the Rules"). In case of failure of linking Aadhaar with PAN within the prescribed timelines, PAN shall be considered inoperative and in such scenario, tax shall be deducted at higher rate of 20%.

The Finance Act, 2021 has inter alia inserted section 206AB in the Act w.e.f. 1 July 2021 which requires the Company to deduct tax at higher rate viz. 5% or twice of rate specified in the relevant provisions of Act, whichever

is higher, in case of "specified person." Specified person" means person who has: (a) not filed return of income for the assessment year relevant to the previous year immediately preceding the financial year in which tax is required to be deducted, for which the time limit of filing return of income under section 139(1) has expired, and (b) subjected to tax deduction/collection at source in aggregate amounting to ₹50,000 or more in the said previous year.

Notwithstanding the above, tax would not be deducted on payment of dividend to resident Individual shareholder, if total dividend to be paid in FY does not exceed ₹5,000.

The Tables below summarize the applicable TDS provisions in accordance with the provisions of the Act, for various member categories, including Resident/Non-Resident members.

Resident Members:

For Financial Year 2024-25 taxes shall be deducted at source under Section 194 of the IT Act as follows:-

Section	Category of Members	Applicable Tax rate	Exemption applicability/ Documentation requirements
194	Members having valid PAN	10% or as notified by the Government of India	Update valid PAN if not already done with respective depositories
206AA and 206AB	Members not having PAN / invalid PAN; and Members who have not filed their Income-tax returns in the last financial year (Specified Person as per Section 206AB of the Income-tax Act)	20%	Update valid PAN if not already done with respective depositories

However, no tax shall be deducted on the dividend payable to a Resident Member (Individual), if the total dividend to be received by them during Financial Year 2024-25 does not exceed ₹5,000. Where the PAN is either not registered or is invalid, tax shall be deducted at source at a rate which is higher of the prescribed TDS rates or @ 20%.

The following Resident Members will be eligible for NIL/lower rate of TDS upon providing the documents to the Company mentioned hereunder to the satisfaction of the Company:

Section	Category of Members	Applicable TDS rate	Documentation requirement
194	Insurance Companies	NIL	<ul style="list-style-type: none"> A self-declaration that they are covered by the second proviso to Section 194 of the Income-tax Act, 1961 and has full beneficial interest with respect to the shares owned by it; Self-attested copy of IRDAI registration certificate; and Self-attested copy of PAN.
196	Mutual Funds specified under Section 10(23D)	NIL	<ul style="list-style-type: none"> A self-declaration that they are governed by the provisions of Section 10(23D) of the Income-tax Act, 1961; Self-attested copy of SEBI registration certificate; and Self-attested copy of PAN.
196	Government, Reserve Bank of India (RBI), Specified Corporations established by or under Central Act whose income is exempt from tax	NIL	<ul style="list-style-type: none"> A self-declaration that they are governed by the provisions of Section 196 of the Income-tax Act, 1961 read with circular issued under. Self-attested copy of relevant registry documents Self-attested copy of PAN

Section	Category of Members	Applicable TDS rate	Documentation requirement
197(1F)	Alternative Investment Funds (AIF)	NIL	<ul style="list-style-type: none"> • A self-declaration that the income of the AIF is exempt under Section 10(23FBA) of the Income-tax Act, 1961 and that they are governed as Category I or Category II AIF under the SEBI regulations; • Self-attested copy of SEBI registration documents; and • Self-attested copy of PAN.
196D(1A)	Category III AIF IFSC	10%	<ul style="list-style-type: none"> • This rate is applicable for Category III AIF located in any IFSC which is regulated under applicable SEBI regulations or IFSC regulations and of which all the units are held by non-residents other than unit held by a sponsor or manager (i.e. specified fund defined under clause (c) of the Explanation to section 10(4D)). The last condition is subject to prescribed carve outs.
197	All resident shareholders holding Lower Deduction Certificate or Nil Deduction Certificate	Rate specified in the lower deduction certificate issued by Income tax authorities	<ul style="list-style-type: none"> • Self-attested copy of certificate under section 197 of the Act • Please note the TAN of the Company is mentioned in the lower deduction certificate • Self-attested copies of PAN
197A (1) and 197A(1A)	Resident individuals submitting Form 15G/ 15H	NIL	<ul style="list-style-type: none"> • Declaration in Form No. 15G (applicable to any person other than a company or a firm) / Form 15H (applicable to an Individual who is 60 years and older), fulfilling certain conditions. • Self-attested copy of PAN.

Note: Application of NIL rate at the time of tax deduction / withholding on the dividend is subject to completeness and satisfactory review by the Company/RTA, of the documents submitted by such Member.

Transferring credit to the beneficial owner:

As per Rule 37BA, in cases where the dividend is received in the hands of one person but is assessable in the hands of other person, the tax may be deducted in the name of such other person if the first-mentioned person provides a declaration as prescribed in this regard. The aforesaid declaration shall contain (i) name, address, PAN, and residential status of the person to whom credit is to be given; (ii) payment in relation to which credit is to be given; and (iii) the reason for giving credit to such person.

For non-resident Members: Tax is required to be withheld in accordance with the provisions of Section 195 of the Act at applicable rates in force. As per the relevant provisions of the Act, the tax shall be withheld @ 20% (plus applicable surcharge and cess) on the amount of dividend payable. However, as per Section 90 of the Act, a non-resident shareholder has the option to be governed by the provisions of the Double Tax Avoidance Agreement (“DTAA”) between India and the country of tax residence of the shareholder, if they are more beneficial to the shareholder.

Section	Category of Members	Applicable TDS rate	Documentation requirement
195 and 196D	Any Non-resident shareholder, Foreign Institutional Investors, Foreign Portfolio Investors (FII, FPI)	20% plus applicable surcharge and cess or as notified by the Government of India	<ul style="list-style-type: none"> Rate to be increased by applicable surcharge & cess. They are entitled to avail beneficial tax rate if any under Double Taxation Avoidance Agreements if documents referred in below are duly submitted.
196D(1A)	Category III AIF IFSC	10%	<ul style="list-style-type: none"> This rate is applicable for Category III AIF located in any IFSC which is regulated under applicable SEBI regulations or IFSC regulations and of which all the units are held by non-residents other than unit held by a sponsor or manager (i.e. specified fund defined under clause (c) of the Explanation to section 10(4D)). The last condition is subject to prescribed carve outs. In addition total surcharge as per respective slabs and cess @ 4% would be applicable.
197	All Non-resident shareholders holding Lower Deduction Certificate	Rate specified in the lower deduction certificate issued by Income tax	<ul style="list-style-type: none"> Self-attested copy of certificate under section 197 of the Act Please note that the TAN of the Company needs to be mentioned in the lower deduction certificate Self-attested copies of PAN
206AB	Non-resident shareholders having Permanent Establishment (PE) in India and who is a specified person as per section 206AB	Twice the applicable rate would be applied	<ul style="list-style-type: none"> Self-attested copies of PAN

Pursuant to provision of Section 90 of the Act, the non-resident member has the option to be governed by the provisions of the Double Tax Avoidance Agreement ("DTAA") between India and the country of tax residence of the member, if they are more beneficial to them. For this purpose, i.e. to avail the Tax Treaty benefits, the non-resident shareholder will have to provide the following:

- Self-attested copy of Permanent Account Number (PAN Card), if any, allotted by the Indian income tax authorities;
- Self-attested copy of Tax Residency Certificate (TRC) obtained from the tax authorities of the country of which the shareholder is resident;
- Electronically filed Form 10F, as per Notification No. 03/2022 dated 16th July 2022 issued by the Income Tax Department;
- Self-declaration by the non-resident shareholder of having no permanent establishment in India in accordance with the applicable Tax Treaty;
- Self-declaration of beneficial ownership by the non-resident shareholder.

The documents referred to in last three points mentioned above can be downloaded from

<https://www.koltepatil.com/investor/investor-services>

The Company is not obligated to apply the beneficial DTAA rates at the time of tax deduction / withholding on dividend amounts. Application of beneficial DTAA Rate shall depend upon the completeness and satisfactory review of the documents by the Company submitted by Non- Resident shareholder (including Foreign Institutional Investors and Foreign Portfolio Investors).

To enable us to determine the appropriate TDS / withholding tax rate applicable, we request you to provide the above details and documents not later than 09 August 2024.

Dividend will be paid after deducting the tax at source as under:

- NIL for resident individual shareholders receiving dividend upto ₹5000 in aggregate in a Financial Year (i.e., FY 2024-25) or in case Form 15G / Form 15H (as applicable) along with self-attested copy of the PAN is submitted
- 10% for resident shareholders in case PAN is provided/available for those not covered above
- 20% for resident shareholders, if PAN is not provided / not updated in demat account
- Lower/ NIL TDS on submission of self-attested copy of the certificate issued under section 197 of the Income Tax Act, 1961
- 20% plus applicable surcharge and cess for non-resident shareholders in case the aforementioned documents are not submitted
- Tax will be assessed on the basis of documents submitted by the non-resident shareholders

Kindly note that the aforementioned documents shall be emailed to tds@bigshareonline.com on or before 09 August 2024. No communication on the tax determination / deduction shall be entertained after 09 August 2024.

In case tax on dividend is deducted at a higher rate in the absence of receipt of the aforementioned details / documents, you would still have the option of claiming refund of the excess tax paid at the time of filing your income tax return. No claim shall lie against the Company for such taxes deducted.

We also request you to submit / update your bank account details with your Depository Participant. This will facilitate receipt of dividend directly into your bank accounts. We also request you to register your email IDs and mobile numbers in your demat account(s) with your Depository Participant.

As per the provisions of Section 72 of the Companies Act, 2013 the facility for making nomination is available for the Members in respect of the shares held by them. Members who have not yet registered their nomination are requested to register the same by submitting Form No. SH-13. The form can be downloaded from the Company's website at

<https://www.koltepatil.com/investor/investor-services>

Members are requested to submit these details to their DP in case the shares are held by them in electronic form and to the Company at registered office, in case the shares are held in physical form.

As per Regulation 40 of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015 as amended, securities of listed companies can be transferred only in dematerialized form with effect from April 1, 2019, except in case of request received for transmission or transposition of securities. In view of this and to eliminate all risks associated with physical shares and for ease of portfolio management, Members holding shares in physical form are requested to consider converting their holdings to dematerialized form. Members can contact the Company's Registrar and Share Transfer Agent, Bigshare Services Private Limited ("RTA") at www.bigshareonline.com for assistance in this regard.

To prevent fraudulent transactions, Members are advised to exercise due diligence and notify the Company/RTA of any change in address or demise of any Member as soon as possible. Members are also advised to not leave their demat account(s) dormant for long. Periodic statement of holdings should be obtained from the concerned Depository Participant and holdings should be verified from time to time.

The Profile of Director seeking appointment/re-appointment, as required in terms of Regulation 36 (3) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Secretarial Standard-2

Particulars	Mr. Rajesh Patil	Mr. Naresh Patil	Mr. Milind Kolte	Mr. Dhananjay Barve	Mrs. Vandana Patil	Mr. Nirmal Kolte
Designation	Chairman and Managing Director	Vice Chairman	Executive Director	Additional Director (Non-Executive Independent)	Non-Executive Director	Executive Director
Director Identification Number	00381866	00881077	00170760	00066375	00588888	05159986
Age	61	59	63	74	53	35
Date of first appointment	25 November 1991	25 November 1991	25 November 1991	24 May 2024	16 January 2012	31 May 2021
Qualification	B. E. (Civil)	B. Com	B. Com, LL.B	B.com, LL.B, FCA	B. Com	Bachelors in Construction Management from the University of Melbourne, Australia and Master in Management from Lancaster University, UK.
Expertise in specific functional areas	Total experience of more than 30 years in business development, land procurement and funding requirements of the group companies, the new business planning and strategies.	Total experience of more than 30 years in Real Estate industry and his role and responsibilities include handling of the day-to-day business operations of the Company's business in Bangalore.	Total experience of more than 30 years in Real Estate industry for legal matters, operations, procurement, Liaisoning and planning of construction activity. His role and responsibilities include handling of the entire group Companies' day-to-day legal matters and operations, procurement and planning of construction activity.	He is a practicing Chartered Accountant for more than 48 years. He has specialized expertise in the field of Direct Taxation and appears before Income Tax Appellate Authorities as a Counsel. With is specialized expertise in the field of Consulting & Advisory, he has advised many enterprises in taxation & transaction structuring.	Total experience of more than 16 years in Cost Management and Human Resource Development.	Total experience of more than 8 years in the area of Business Development, operations, procurement, Liaisoning and planning of construction activity.

Particulars	Mr. Rajesh Patil	Mr. Naresh Patil	Mr. Milind Kolte	Mr. Dhananjay Barve	Mrs. Vandana Patil	Mr. Nirmal Kolte
Terms and Conditions of appointment / re-appointment	As provided in the Statement pursuant to Section 102 of the Companies Act, 2013.	As provided in the Statement pursuant to Section 102 of the Companies Act, 2013.	As provided in the Statement pursuant to Section 102 of the Companies Act, 2013.	As per the resolution no. 8, Mr. Dhananjay Barve is proposed to be appointed for a period of five years commencing from 24 May 2024 to 23 May 2029 (both days inclusive). Other terms and conditions will be as per the Formal Letter of Appointment issued by the Company.	The re-appointment is due to retirement by rotation. Therefore, there is no change in the terms of appointment.	The re-appointment is due to retirement by rotation. Therefore, there is no change in the terms of appointment.
Names of other public companies incorporated in India in which Directorship held and committees where he is involved	Nil	<ul style="list-style-type: none"> Kolte-Patil Properties Private Limited Member in Audit Committee of Kolte-Patil Properties Private Limited Chairman of Nomination and Remuneration Committee of Kolte-Patil Properties Private Limited 	<ul style="list-style-type: none"> Kolte-Patil Real Estate Private Limited Regenes Facility Management Private Limited KPE Private Limited Kolte-Patil Foundation 	<ul style="list-style-type: none"> Independent Director in UNIVASTU India Limited Chairman in Audit Committee of UNIVASTU India Limited Member in Nomination and Remuneration Committee of UNIVASTU India Limited 	<ul style="list-style-type: none"> Kolte-Patil Properties Private Limited Kolte-Patil Foundation Chairperson in Audit Committee of Kolte-Patil Properties Private Limited Member of Nomination and Remuneration Committee of Kolte-Patil Properties Private Limited 	<ul style="list-style-type: none"> Kolte-Patil Lifespaces Private Limited Kolte-Patil Services Private Limited Kolte-Patil Realtors Estate Private Limited
No. of Equity Shares held in the Company (% held)	1,43,45,965 (18.88%)	1,11,29,160 (14.64%)	64,42,156 (8.48%)	Nil	11,31,380 (1.49%)	Nil

Particulars	Mr. Rajesh Patil	Mr. Naresh Patil	Mr. Milind Kolte	Mr. Dhananjay Barve	Mrs. Vandana Patil	Mr. Nirmal Kolte
Disclosures between Directors inter se	Brother of Mr. Naresh Patil (Vice Chairman) Father of Mr. Yashvardhan Patil (Joint Managing Director)	Brother of Mr. Rajesh Patil (Chairman and Managing Director) Husband of Mrs. Vandana Patil (Non-Executive Director)	Father of Mr. Nirmal Kolte (Executive Director)	Mr. Barve is not related to any Director of the Company.	Wife of Mr. Naresh Patil (Vice Chairman)	Son of Mr. Milind Kolte (Executive Director)
Remuneration Last Drawn	₹200 Lakhs	₹200 Lakhs	₹200 Lakhs	Not Applicable	Not Applicable The Company has paid sitting fees of ₹1 Lakh	₹152 Lakhs
Remuneration proposed	As per the details provided under Item No. 5 of the AGM Notice	As per the details provided under Item No. 6 of the AGM Notice	As per the details provided under Item No. 7 of the AGM Notice	Not Applicable	The re-appointment is due to retirement by rotation. Therefore, there is no change in the terms of appointment.	The re-appointment is due to retirement by rotation. Therefore, there is no change in the terms of appointment.
Number of meetings of Board attended during the financial year 2023-24	5	3	4	Not Applicable	2	5