



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 Email ID: investorrelation@koltepatil.com
Website: www.koltepatil.com

NOTICE

Notice is hereby given that the **35TH ANNUAL GENERAL MEETING** of **KOLTE-PATIL DEVELOPERS LIMITED** ('the Company') will be held on **Monday, 27 July 2026 at 03:00 PM (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 year ended 31 March 2026 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 2026 and the Report of Auditors' thereon.
- To appoint a Director in place of Mr. Asheesh Mohta (DIN: 00358583) 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 pursuant to the Section 149, 152, 160 read with Schedule IV of the Companies Act, 2013, the Companies (Appointment and Qualification of Directors) Rules, 2014 and read with SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, (including any statutory modification(s) or re-enactment thereof for the time being in force), Mr. Girish Vanvari (DIN: 07376482), a Non- Executive Independent Director of the Company, who holds office up to 28 July 2026, 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/her intention to propose Mr. Girish Vanvari as a candidate for the office of director, Mr. Girish Vanvari who is eligible for re-appointment and who has submitted a declaration that he meets the criteria for independence as provided in section 149 (6) of the Companies Act, 2013, read with Regulation 16(1)(b) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 be and is hereby re-appointed to hold the office as Independent Director of the Company for second term of 5 consecutive years with effect from 29 July 2026 up to 28 July 2031, not liable to retire rotation.

RESOLVED FURTHER THAT the Board of Directors and the Mr. Vinod Patil – Company Secretary (Membership No. A13258) of the Company be and are hereby severally authorised to do all such acts, deeds, matters and things and execute all such documents, instruments and writings as may be required to give effect to this resolution."

- 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 27, 42 and 62 and other applicable provisions, if any, of the Companies Act, 2013 read with Rule 7 of the Companies (Prospectus and Allotment of Securities) Rules, 2014, and pursuant to Regulation 30, 32 and other applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, Regulation 160 and other applicable provisions of the SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018, including any statutory modification(s), amendment(s) or re-enactment(s) thereof for the time being in force, approval of members/ shareholders be and is hereby accorded for

extension of the timeline for utilization of the issue proceeds raised through the preferential issue of equity shares on a private placement basis.

RESOLVED FURTHER THAT the period for utilization of the issue proceeds be and is hereby proposed to be extended by 12 (Twelve) months, i.e., from 23 December 2026 to 22 December 2027, in respect of the proceeds raised through the preferential issue of equity shares allotted on 23 June 2025, for the objects of the issue as approved by the shareholders at the Extra-Ordinary General Meeting of the Company held on 10 April 2025.

RESOLVED FURTHER THAT any Director of the Company and/or Mr. Vinod Patil, Company Secretary (Membership No. A13258), be and are hereby severally authorized to do all such acts, deeds, matters and things and to execute all such documents, writings and filings as may be necessary, desirable or expedient for giving effect to this resolution, including obtaining requisite approvals, making regulatory filings and settling any questions or difficulties that may arise in this regard."

5. 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 appointment of M/s. Harshad S. Deshpande, Cost Accountants having Membership No. 25054 to conduct the audit of the cost records of the Company for the financial year 2026-27, at a fees of ₹150,000/- (Rupees One Lakh Fifty Thousand only) and also the payment of Goods and Service Tax and other taxes/cess as applicable and re-imbusement of out of pocket expenses incurred by them in connection with the aforesaid audit be and is hereby approved and confirmed.

RESOLVED FURTHER THAT the Board be and is hereby authorised to do all acts and take all such steps as may be necessary, proper or expedient to give effect to this resolution and to delegate all or any of its powers herein conferred to any Director, Company Secretary or any other officer(s) of the Company."

By Order of the Board
For Kolte-Patil Developers Limited

Vinod Patil
Company Secretary
(Membership No. A13258)

Place: Pune
Date: 22 May 2026

NOTES:

1. As you are aware, as per the guidelines issued by the Ministry of Corporate Affairs (MCA) vide its General Circular No. 03/2025 dated September 22, 2025 read with Circular No. 14/2020 dated April 8, 2020, Circular No.17/2020 dated April 13, 2020, Circular No. 20/2020 dated May 05, 2020, General Circular No. 10/2022 dated December 28, 2022, Circular No. 09/2023 dated September 25, 2023 and Circular No. 09/2024 dated September 19, 2024 and Securities and Exchange Board of India ("SEBI") vide its Circular No. SEBI/HO/CFD/CMD2/CIR/P/2022/62 dated May 13, 2022, read with Circular No. SEBI/HO/CFD/PoD-2/P/CIR/2023/4 dated January 05, 2023, Circular No. SEBI/HO/CFD/CFDPoD-2/P/CIR/2023/167 dated October 07, 2023 and Circular No. SEBI/HO/CFD/CFDPoD-2/P/CIR/2024/133 dated October 03, 2024 (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/OVAM"), 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.
2. 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. Mr. Nitin Prabhune, Practicing Company Secretary, Pune, has been appointed as the Scrutinizer for AGM to scrutinize the voting during the AGM and remote e-voting process in a fair and transparent manner.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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 2026 (Amount in ₹)	Date of transfer to IEPF
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	414,709	23 September 2030
Final Dividend for FY 23-24	22 September 2024	370,036	20 September 2031

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.

8. The Members can join the AGM in the VC/OAVM mode 15 minutes before and after the scheduled time of the commencement of the Meeting by following the procedure mentioned in the Notice. The facility of participation at the AGM through VC/OAVM will be made available to atleast 1000 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.

9. 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.
10. 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.
11. 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.
12. The AGM has been convened through VC/OAVM in compliance with applicable provisions of the Companies Act, 2013 read with MCA and SEBI Circulars.

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

Item No. 03

Mr. Girish Vanvari was appointed as an Independent Director of the Company for a term of five consecutive years commencing from 29 July 2021 and is due to complete the said term on 28 July 2026.

Based on the recommendation of the Nomination and Remuneration Committee and considering the skills, expertise, experience, knowledge, integrity and valuable contribution made by Mr. Girish Vanvari during his tenure as an Independent Director, the Board of Directors at its meeting held on 22 May 2026 approved, subject to the approval of the Members, the re-appointment of Mr. Girish Vanvari as an Independent Director of the Company for a second term of 5 (five) consecutive years commencing from 29 July 2026 till 28 July 2031, not liable to retire by rotation.

The Company has received:

- Consent from Mr. Girish Vanvari to act as a Director in terms of Section 152 of the Companies Act, 2013;
- Declaration confirming that he meets the criteria of independence prescribed under Section 149(6) of the Companies Act, 2013 and Regulation 16(1)(b) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015;
- Confirmation that he is not disqualified from being appointed as a Director in terms of Section 164 of the Companies Act, 2013; and
- Confirmation regarding inclusion of his name in the data bank maintained by the Indian Institute of Corporate Affairs, as applicable.

In the opinion of the Board, Mr. Girish Vanvari fulfills the conditions specified in the Companies Act, 2013 and the SEBI Listing Regulations for re-appointment as an Independent Director and is independent of the management of the Company. The Board is of the view that the continued association of Mr. Girish Vanvari would be beneficial to the Company and recommends the resolution set out at Item No. 3 for approval of the Members by way of a Special Resolution.

The brief profile of Mr. Girish Vanvari, including nature of expertise, qualifications, directorships and committee memberships, as required under the Companies Act, 2013, Secretarial Standard-2 and the SEBI Listing Regulations, is provided in the annexure to the Notice.

None of the other Directors/ Key Managerial Personnel except Mr. Girish Vanvari and his relatives, is interested in this Special Resolution.

The Board of Directors recommend a Special Resolution set out at Item No. 03 of the Notice for approval by the Members.

Item No. 04

The Company had raised ₹417.03 Crores by way of preferential allotment on private placement basis, by issuing 1,26,75,685 equity shares on 23 June 2025 on the basis of the approval of shareholders obtained in the Extra Ordinary General Meeting held on 10 April 2025.

The issue proceeds are required to be utilized in 18 months from the date of allotment i.e. the Company is required to utilize the issue proceeds by 23 December 2026.

The Company is continuously evaluating the deployment opportunities and anticipates that the unutilized Issue proceeds shall be utilized for the objects of the Issue in prudent manner.

Considering the Company's conservative and judicious approach towards utilization of funds without changing objects of the issue, the extension of the utilization timeline is considered appropriate and in the best interests of the Company.

The material facts and details of the proposal as required under Section 27 of the Companies Act, 2013 read with rules made thereunder are given below:

parcels and all related acquisition cost thereto and payment of government premiums and purchase cost of various types of floor space index (FSI). The utilisation plans are narrated below.

(a) The original purpose or object of the Issue:

The Company proposes to utilise the proceeds received from the Preferential Issue towards general corporate purposes and for development of new Real Estate Projects including acquisition of land

(b) The total money raised:

₹417.03 Crores were raised by way preferential allotment on private placement basis on 23 June 2025.

(c) The money utilized for the objects of the company stated in the notice of Extra Ordinary General Meeting read with corrigendum to notice:

Sl. No	Particulars	Estimated utilisation amount (₹)
1.	General Corporate Purposes	104,00,00,000
2.	Development of new Real Estate Projects including acquisition of land parcels and all related acquisition cost thereto	265,00,00,000
3.	Payment of government premiums and purchase cost of various types of floor space index (FSI)	48,03,00,365
Total (Indian Rupees Four Hundred Seventeen Crores Three Lakhs Three Hundred and Sixty Five Only)		417,03,00,365

The Company will utilise the amount within a period of 18 months from the date of proposed allotment.

(d) The extent of achievement of proposed objects:

As on 31 March 2026, the Company has utilized ₹24.93 crores towards general corporate purpose, ₹33.91 crores towards development of real estate projects and ₹45.75 crores towards Payment of government premiums and purchase cost of various types of floor space index.

meeting remain completely unchanged and the unspent funds will be used strictly for those same original objects.

(g) The reason and justification for seeking variation:

The extension is required because the Company is adopting a conservative and judicious approach to ensure that the unutilized issue proceeds are deployed in a prudent manner. While the funds were raised for specific objects including land acquisition, general corporate purposes and payment towards liasoning costs, the Company is continuously evaluating the best market opportunities to utilize these funds effectively. To avoid hasty deployment and to secure the best terms in the interest of the Company, additional time is needed.

(e) The unutilized amount out of the money so raised :

The unutilized amount is ₹312.44 Crore as on 31 March 2026.

Therefore, extending the timeline by 12 months up to 23 December 2027 will allow the Company to utilize the unutilized issue proceeds safely and strategically for the exact same objects originally approved, which is in the best interest of the Company and its shareholders.

(f) The particulars of the proposed variation in the terms of contracts referred to in the prospectus or objects for which prospectus was issued

The Company proposes a variation only in the timeline for using the funds, with no change to the original objects or purposes of the issue. Specifically, the remaining unspent amount of ₹312.44 Crore (as on 31 March 2026) raised via the preferential issue allotted on 23 June 2025 was originally scheduled to be fully utilized by 23 December 2026. It is now proposed to vary these terms by extending the utilization period for a further period of 12 months, making the new revised deadline 23 December 2027.

(h) the proposed time limit within which the proposed varied objects would be achieved:

All other terms, conditions, and objects mentioned in the explanatory statement of the Extraordinary General Meeting notice dated 19 March 2025 read with corrigendum to notice of extraordinary general

There is no change to the original objects/purpose of the issue. The unutilized issue proceeds will be used for the same purposes approved earlier, which include land acquisition, general corporate

and liaison costs. The new proposed time limit to fully deploy these funds is extended by 12 months, shifting the deadline from 23 December 2026 to 23 December 2027.

(i) The clause-wise details as specified in sub-rule (3) of rule 3 as was required with respect to the originally proposed objects of the issue:

There is no change to the original objects/ purpose of the issue.

(j) The risk factors pertaining to the new objects:
Not Applicable.

(k) The other relevant information which is necessary for the members to take an informed decision on the proposed resolution:
Not Applicable.

The Board commends the Special Resolution set forth as Item No. 04 for the approval of the shareholders.

None of the Directors, Key Managerial Personnel and relatives thereof is interested or concerned in the proposed resolution.

Item No. 05

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 2027.

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 approve and ratify the appointment and remuneration payable to M/s Harshad S. Deshpande, Cost Accountants for the year ended 31 March 2027 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. 05 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. 05 of the Notice.

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

- (i) The voting period begins on Friday, 24 July 2026 at 09:00 AM (IST) and ends on Sunday, 26 July 2026 at 05:00 PM (IST). During this period shareholders' of the Company, holding shares either in physical form or in dematerialized form, as on the cut-off date i.e. 20 July 2026 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
Individual Shareholders (holding securities in demat mode) login through their Depository Participants (DP)	<p>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.</p>

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 21 09911
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.
 - any other person and take utmost care to keep your password confidential.
- (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
 - (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 to vote.
 - (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 21 09911

All grievances connected with the facility for voting by electronic means may be addressed to Mr. Rakesh Dalvi, Sr. Manager, 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 21 09911.

By Order of the Board
For Kolte-Patil Developers Limited

Vinod Patil
Company Secretary
(Membership No. A13258)

Place: Pune
Date: 22 May 2026

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. Asheesh Mohta	Mr. Girish Vanvari
Designation	Director (Non-Executive and Non-Independent)	Independent Director (Non-Executive)
Director Identification Number	00358583	07376482
Age	49 years	54 Years
Date of first appointment	11 August 2025 (liable to retire by rotation)	29 July 2021
Qualification	Bachelor of Commerce (honors) degree from the University of Calcutta and an MBA from the Indian School of Business.	Fellow of the Institute of Chartered Accountants of India
Expertise in specific functional areas	Mr. Mohta is the Head of Real Estate Acquisitions India at Blackstone, based in Mumbai. Since joining Blackstone in 2007, Mr. Mohta has been involved in analyzing real estate investments across the residential, commercial, and hospitality sectors.	<ul style="list-style-type: none"> • Over 27 years of consulting experience across multiple leading firms • 13+ years with KPMG. Mr. Girish was the National Leader for Tax in his last serving role and also part of the India Leadership Team at KPMG. In his role, he interacted extensively with business owners and leaders across sectors in India and overseas. He was responsible for setting up and expanding the M&A Tax practice of KPMG India. He built an exclusive legacy of work in the M&A, transactions, and restructuring space for some of the biggest deals in the country. • Prior to KPMG, he was at Arthur Andersen for over a decade. • He has worked with many large multinationals and Indian Promoter companies in advising them on various business, tax, and regulatory issues. • He has worked across sectors such as manufacturing, infrastructure, telecom, IT/ITes, energy and natural resources, financial services, auto, pharmaceutical, FMCG, etc.
Terms and Conditions of appointment	Mr. Mohta is appointed Director, liable to retire by rotation.	As provided in the explanatory Statement pursuant to Section 102 of the Companies Act, 2013 as part of 35 th Notice of Annual General Meeting .

Particulars	Mr. Asheesh Mohta	Mr. Girish Vanvari
Names of other companies incorporated in India in which Directorship held and committees where he is involved	<p>Director in following companies:</p> <ol style="list-style-type: none"> 1. Horizon Industrial Parks Limited 2. South City Projects (Kolkata) Limited 3. Kolte Patil Developers Limited 4. Ventive Hospitality Limited 5. Knowledge Realty Office Management Services Private Limited 6. Nexus Select Mall Management Private Limited 7. Bagmane Developers Private Limited 8. GVT Resi Private Limited <p>Committees in which he is Chairman / Member:</p> <ol style="list-style-type: none"> 1. Kolte-Patil Developers Limited: <ol style="list-style-type: none"> a) Risk Management Committee – Member b) Nomination and Remuneration Committee – Member 2. Horizon Industrial Parks Limited: <ol style="list-style-type: none"> a) Nomination and Remuneration Committee – Member b) Investment Committee – Chairman 3. Ventive Hospitality Limited: <ol style="list-style-type: none"> a) Nomination and Remuneration Committee – Member b) Stakeholders Relationship Committee – Member c) Investment Committee – Chairman 	<p>Director in following companies:</p> <ol style="list-style-type: none"> 1. Aurobindo Pharma Limited 2. Himadri Speciality Chemical Limited 3. RateGain Travel Technologies Limited 4. Suzlon Energy Limited 5. Kolte Patil Developers Limited 6. Blue Jet Healthcare Limited 7. Menon and Menon Limited 8. CMR Green Technologies Limited 9. Rungta Greentech Limited 10. Garware Fulflex India Private <p>Committees in which he is Chairman/ Member:</p> <ol style="list-style-type: none"> 1. Kolte-Patil Developers Limited: <ol style="list-style-type: none"> a) Corporate Social Responsibility Committee – Chairman b) Audit Committee – Member c) Nomination and Remuneration Committee – Member d) Stakeholders Relationship Committee – Member e) Risk Management Committee – Member f) Debenture Allotment Committee – Member 2. Aurobindo Pharma Limited: <ol style="list-style-type: none"> a) Audit Committee – Chairman b) Risk Management Committee – Chairman c) Nomination and Remuneration Committee – Member d) Stakeholders Relationship Committee – Member e) Corporate Social Responsibility Committee – Member 3. Himadri Speciality Chemical Limited: <ol style="list-style-type: none"> a) Audit Committee – Chairman b) Nomination and Remuneration Committee – Member 4. RateGain Travel Technologies Limited: <ol style="list-style-type: none"> a) Audit Committee – Chairman b) Nomination and Remuneration Committee – Chairman c) Risk Management Committee – Chairman

Particulars	Mr. Asheesh Mohta	Mr. Girish Vanvari
		<p>5. Blue Jet Healthcare Limited:</p> <p>a) Audit Committee – Chairman</p> <p>b) Nomination and Remuneration Committee – Member</p> <p>c) Risk Management Committee – Member</p> <p>6. Menon and Menon Limited:</p> <p>a) Audit Committee – Member</p> <p>b) Nomination and Remuneration Committee – Member</p> <p>c) Corporate Social Responsibility Committee – Member</p> <p>7. CMR Green Technologies Limited:</p> <p>a) Audit Committee – Member</p> <p>b) Nomination and Remuneration Committee – Member</p> <p>c) IPO Committee – Member</p>
No. of Equity Shares held in the Company (% held)	Nil	50,000
Disclosures between Directors inter se	No inter-se relationship between the Directors	No inter-se relationship between the Directors
Remuneration Last Drawn	Not Applicable	Not Applicable, Mr. Vanvari had received sitting fees and commission for the Financial year 2025-26, the details are disclosed in Director's Report and Corporate Governance Report.
Remuneration proposed	Not Applicable	Not Applicable*
Number of meetings of Board attended during the financial year 2025-26	Nil	7

* Mr. Vanvari will be entitled to receive sitting fees for attending the Meetings of the Board of Directors of the Company and commission, if any as approved by the Board of Directors of the Company.