



**TRANSCRIPT OF THE EXTRA-ORDINARY GENERAL MEETING OF ASHIANA HOUSING LIMITED**

**THE EXTRA-ORDINARY GENERAL MEETING (“EGM”) OF THE MEMBERS OF ASHIANA HOUSING LIMITED (“THE COMPANY”) HELD ON WEDNESDAY, APRIL 22, 2026, AT 11:30 A.M. (IST) THROUGH VIDEO CONFERENCE (VC)/OTHER AUDIO-VISUAL MEANS (OAVM).**

**Mr. Nitin Sharma (Company Secretary)**

Good morning. Good morning, everybody.

Good morning members and directors. Welcome to the 1<sup>st</sup> extra-ordinary general meeting of Ashiana Housing Limited being held today on 22<sup>nd</sup> April 2026.

I welcome Mr. Vishal Gupta, Managing Director of Ashiana Housing Limited.

Mr. Narayan Anand, Independent Director and chairperson of the audit committee and chairperson of the nomination and Remuneration Committee.

Mr. Suraj Moraje, Independent Director and chairperson of this stakeholder’s relationship committee and member of the CSR committee.

I also welcome Ms. Piyul Mukherjee, Independent Director and Mr. Vikash Dugar Our CFO, Mr. A.K. Verma, a practicing company secretary.

**Mr. Vishal Gupta (Managing Director)**

Nitin Sorry, it is pronounced as Suraj and not Suraj. Please.

**Mr. Nitin Sharma (Company Secretary)**

Okay. Mr. Suraj K Moraje

**Mr. Vishal Gupta (Managing Director)**

Yeah.

**Mr. Nitin Sharma (Company Secretary)**

Okay. I apologize. sir, after ascertaining the quorum, the required quorum is 33 member, 30 members and it is present and we can straight start the meeting and I accordingly call this meeting in order.

I elect directors present to select Vishal sir as chairperson of this meeting.

**Mr. Narayan Anand (Independent Director)**

Yeah, Agreed.

**Mr. Vishal Gupta (Managing Director)**

Piyul, you are on mute please.

**Ms. Piyul Mukherjee (Independent Director)**

Yes, please.

**Mr. Vishal Gupta (Managing Director)**

Thank you.

**Mr. Nitin Sharma (Company Secretary)**

Thank you sir. and sir, I hand over the proceedings to you. Vishal sir.

**Mr. Vishal Gupta (Managing Director)**

Thanks Nitin.

Welcome everybody to the EGM. This is the e-voting facility. So, the resolution is for appointment of Vikas Choudhury as Independent Director of the company and e-voting facility will be available through remote e-voting starting 19th April 2026 from 9 AM ending 21st April 2026 at 5 PM.

The members can cast their vote through e-voting during this meeting. This facility will last for 30 minutes after the conclusion of this meeting and the results will be declared 48 Hours of the conclusion of the meeting. Request everybody who is eligible for voting to cast their votes.

This is for appointment of Mr. Vikas Choudhury, DIN 00267030 as Independent Director of the company and approved payment of remuneration to him in terms of the provisions of the Company Act 2013.

Nitin, you may ask the shareholders if they have any questions.

I just to appraise the shareholders, Vikas Choudhury comes with a very very interesting and a wide spectrum of experience. Right from startup to investing into multiple startups to leading a division in JIO to now evaluating a lot of second third stage startup organizations.

We believe that he will be a great asset to the board and be able to not just look at the statutory but also bring in a lot of strategic views to the Board which would which we are pretty sure who should help Ashiana as an organization going forward. Thank you.

Nitin, over to you please.

**Mr. Nitin Sharma (Company Secretary)**

Okay. Thank you sir.

On behalf of the Chairperson of the meeting, I have by confirmed to the members that we circulated the EGM notice on the 30th of March. I hope everybody received the notice of this EGM on time and I read the first paragraph and the last paragraph of the EGM notice.

The notice is hereby given that the extraordinary general meeting of the members of Ashiana Housing Limited will be held on Wednesday 22nd April 2026 at 11.30am through video conference or other audio visual means for the purpose of which the registered Office of the Company- 5F Everest, 46/C Chowringhee Road, Kolkata - 700 071 shall be deemed as the Venue for the meeting for the proceedings of the EGM and the proceedings of the EGM shall be deemed to meet there at.

And the last paragraph: - The resolution at item number one is therefore recommended for approval of the members by means of special resolution as required under the Company's Act 2013 along with Regulation 25.2A of this listing obligation and disclosure requirement regulations as amended from time to time.

The voting facility as announced by the Chairperson was available from 19th April 9am till 21st April 5pm and this facility is also available during the tenure of this meeting. The members who have not cast their vote, they can cast their vote.

Now, I request the members to ask this question. Ask their questions if they have any.

**Mr. Amarendra Nath Ray (Speaker Shareholder)**

Am I audible, Sir?

**Mr. Nitin Sharma (Company Secretary)**

Yes.

**Mr. Vishal Gupta (Managing Director)**

Yes. Mr. Ray Please go ahead.

**Mr. Amarendra Nath Ray (Speaker Shareholder)**

Respected Chairman, Other board of members present. Myself Amarendra Nath Ray, an equity shareholder of Ashiana Housing Ltd. Joining video conferencing from Kolkata. Special thanks to our well experienced company secretary Mr. Nitin Sharma for giving me an opportunity to express my views and his secretarial department Rendering good investor service, sending joining link and in advance and conducting video conferencing in smooth manner.

Sir, I hereby express my complete support for the EGM resolution. I have submitted my approval through e-voting.

Sir, I have some query, sir. Could the Board please explain how Mr. Vikash Chaudhary's experience in digital transformation and venture investing will specially contribute to the company's future strategy and growth. Next and last, will there be any specific committees or areas where the Board intend to utilize Mr. Vikas Chaudhary's expertise more actively? I have full trust on our strong efficient management.

I wish our company's prosperity I believe under the leadership of our honorable chairman sir, With the help of other directors, officials and staffs our company will grow up new and high near future. Thank you for patient hearing over to her further proceeding.

Thank you sir.

**Mr. Vishal Gupta (Managing Director)**

Thank you.

रेय साब मेने पहले बी बताया था जो उसका एक्सपीरियंस हे! Ability to understand larger markets, customer base, emerging markets should help us. You know kind of look a little bit of what's going around where markets are growing. How customer preferences are changing. So, I believe that Vikas should bring great insight there. Plus, he's also grown businesses so and worked in very large setups.

So, I think that experience will also be a lot of wealth of knowledge. We are a growing organization going to multiple locations. I believe his experience will help us navigate that growth.

**Mr. Amarendra Nath Ray (Speaker Shareholder)**

Thank you, sir.

**Mr. Nitin Sharma (Company Secretary)**

We have another shareholder. Please ask your question.

**Mr. Aparna Sarkar (Speaker Shareholder)**

Hello.

**Mr. Nitin Sharma (Company Secretary)**

Please ask a question.

**Mr. Aparna Sarkar (Speaker Shareholder)**

सर! मैं जॉइंट शेयर होल्डर सरकार। मैं रेजिडेंट सर्कल से हूँ। वेरी गुड मॉर्निंग सर। नमस्कार। एक ही एजेंडा है। क्या पूछो आपको जो विकास चौधरी के बारे में पूछा है ना एक्सपीरियंस होगा ना तो अपने आप में इन तो इनमें उनका जो रैली के लिए जो मीटिंग बुलाया है, मेरा पूरा कॉन्फिडेंस है सर सतीश से लिया है। यह पहले से ही कोई बहुत पुराना शेयर होल्डर है जो शिक्षा लेते हैं। हमारा कंपनी के लिए अच्छा ही होगा। सर, मैं भाई से ज्यादा कुछ नहीं बोलेंगे। देखिए ये आपका कंपनी सेक्रेटरी है। नितिन शर्मा जी और राधिका कठेरिया जी। अच्छी सर्विस देते हैं इसलिए इन लोगों को धन्यवाद देता हूँ तो आपका पूरा टीम खुश रहे। ईश्वर से यह प्रार्थना करते हुए भक्तों को पढ़ रहे हैं। सर, मेरा कोई क्वेश्चन नहीं है सर। थैंक यू सर।

**Mr. Vishal Gupta (Managing Director)**

Thank you, Mr. Sarkar You can ask the next question if there's anyone else. Nitin, you're on mute.

**Mr. Nitin Sharma (Company Secretary)**

Another few holders. Give me a moment. Sir, there's some technical issue.

**Mr. Aparna Sarkar (Speaker Shareholder)**

Hello.

**Mr. Vishal Gupta (Managing Director)**

We heard you through. Thank you and thank you for your support.

**Mr. Sanjog Saraf (Speaker Shareholder)**

Hello?

आवाज आ रही हे सर?

**Mr. Vishal Gupta (Managing Director)**

Yes Mr. Saraf, go ahead.

**Mr. Sanjog Saraf (Speaker Shareholder)**

I am Sanjog speaking from Kolkata. Hope all you are in safe and good health. I also wish good financial year 26-27 to all.

**Mr. Vishal Gupta (Managing Director)**

Thank you, sir.

**Mr. Sanjog Saraf (Speaker Shareholder)**

Sir, I think your proposal are very good for future of the company. I fully support and also, I thank to our secretary Mr. Sharma whose service is very good. He already sent us link by

joining from Kolkata. Sir. Hope we again meet in VC meeting sir in AGM VC meeting sir. Sir same through video conference and sir Gupta ji, I hope you are well and good condition.

**Mr. Vishal Gupta (Managing Director)**

Thank you.

**Mr. Sanjog Saraf (Speaker Shareholder)**

Thank you, sir.

**Mr. Vishal Gupta (Managing Director)**

Thank you. Nitin. Mute. Have you been able to fix the technical problem? Thank you, Mr. Saraf.

**Mr. Sanjog Saraf (Speaker Shareholder)**

Thank you, sir.

**Mr. Goutam Nandy (Speaker Shareholder)**

Am I audible, sir?

**Mr. Vishal Gupta (Managing Director)**

Yes, Mr. Nandi, go ahead.

**Mr. Goutam Nandy (Speaker Shareholder)**

Thank you sir. How are you?

**Mr. Vishal Gupta (Managing Director)**

Very good, very good. बहुत साल हो गए आप से मिले नहीं.

**Mr. Goutam Nandy (Speaker Shareholder)**

बहुत साल हो गए, सर। सर आप हम लोगों को भूल जाते हैं। कोलकाता से जाने के बाद, बस आप, हम लोग 'Out of sight, out of mind' हो गए हैं सर, हम आप लोगो को देख ने के लिए कितना बेचैन है सर।

**Mr. Vishal Gupta (Managing Director)**

आप कितना इम्पोर्टेंट काम दे रखे हैं उसी को करते रहते हैं।

**Mr. Goutam Nandy (Speaker Shareholder)**

Right. Right. Sir, please.

Very good morning and namaste. Respected chairman board of directors online fellow shareholders, myself Gautam Nandi from Calcutta. Very old equity shareholder of your company. Sir, I have received the EGM notice joining link to email well in advance. I have also received the physical copy of the same as I requested for. So, thanks to our respected company secretary Nitin ji and his whole team of your secretarial department for rendering good services to our minority shareholders.

नितिन जी तो हम लोग का बहुत पुराना सेक्रेटरी सर है। बहुत साल से आप लोग के साथ हम लोग जुड़े हुए हैं। अभी थोड़ा मुलाकात नहीं हो रहा है। ठीक है कोई बात नहीं, बात तो होते ही चलेगा सर।

Sir you are organizing your EGM through video conference in a very smooth manner like the previous years. So, thanks again sir. But this is some technical issue.

थोड़ा बहुत इधर उधर हो ही जाता है। आपकी शुरुआत में भी थोड़ा सा लेट हो गया।

No issue, sir no issue. We are with you sir. No problem. Sir, this is your EGM for the AGM. So, no question regarding the performance as well as the accounts part of our company. At least from my side, sir. Sir, only I like to know what is the road map of our company for the next three to four years.

Sir I'm very happy and also very proud to be a shareholder of your company. I have full trust with our strong management sir like you. And so, I along with my family wholeheartedly support your today's only resolutions which we have already casted to our e-Voting sir. Sir Looking forward with a positive outlook towards our company with a higher profit margin. Very good dividend and a return. May God bless you sir. Stay safe, stay healthy. Thank you, sir. Myself Goutam Nandy signing off sir. Thank you. Namaste sir.

**Mr. Vishal Gupta (Managing Director)**

Thank you. Nandi Sahab. Thank you for your support. The company has done. Is been doing well. I think over the next three, four years we want to make sure that we grow in a manner which is sustainable उसकी तरफ पूरा एफर्ट कर रहे हैं। Thank you.

**Mr. Nitin Sharma (Company Secretary)**

We have another share holder.

**Mr. Sujan Modak (Speaker Shareholder)**

Yeah. You can hear me?

**Mr. Nitin Sharma (Company Secretary)**

Yes.

**Mr. Sujan Modak (Speaker Shareholder)**

Yeah.

नमस्कार सर। नमस्कार।

**Mr. Vishal Gupta (Managing Director)**

नमस्कार। How are you doing?

**Mr. Sujan Modak (Speaker Shareholder)**

Yeah, it's fine sir. Fine. Very nice, sir.

सर, कोई क्वेश्चन है नहीं सर। आप आप पूछोगे क्यों आये हैं सर हम आये आपको दर्शन के लिए सच बताता हूँ सर सच सच बता दूँ बहुत दिन हम लोग मिले नहीं है। इसमें तो कोई क्वेश्चन करने का जगह है ही नहीं। क्या क्वेश्चन करेंगे।

Definitely it is going to help our company.

वो तो आपको देख कर हमको पता चलता है सर और नितिन जी को भी थोड़ा दर्शन मिलना चाहिये। नितिन जी और उनका टीम हमारा इतना ख्याल रखते हैं शेयरहोल्डर्स के लिए तो मैं उनको भी बधाई देना चाहता हूँ। और आपने जो Explain कर दिया।

Very nice. Definitely company is in a very right track. Very good sir. Only thing is अभी थोड़ा जो पॉलिटिकल war का जो प्रॉब्लम चल रहा है उसका कुछ इफेक्ट हो। कुछ आएगा नहीं। तो मैं अगर उसके लिए थोड़ा दो शब्द बोलेंगे हम लोगों के लिए तो अच्छा रहेगा नहीं। मतलब कुछ Material Problems, कुछ ऐसा है तो तो Otherwise कोई अन्य Logistics problems, I think is nothing. Over to you for further proceedings.

Thank you very much. Thank you

**Mr. Vishal Gupta (Managing Director)**

Thank you. Modak ji.

थोड़ा बहोत है But Nothing Substantial but what we are doing as a company, we're keeping an eye on the situation. अभी कोई Material इस तरह का बहुत Major कोई Impact नहीं है। There is some cost impact but I think that was built into some of the business plan but I think और बढ़ेगा तो फिर समझना पड़ेगा। But We're on it. Thank you sir.

**Mr. Nitin Sharma (Company Secretary)**

Sir We have another shareholder. We have two or three shareholders left only.

**Mr. Ashit Kumar Pathak (Speaker Shareholder)**

Hello.

**Mr. Vishal Gupta (Managing Director)**

जी। पाठक साहब बोले।

**Mr. Ashit Kumar Pathak (Speaker Shareholder)**

Ah. Good morning, sir. How are you, sir?

**Mr. Vishal Gupta (Managing Director)**

Very good, very good. How are you?

**Mr. Ashit Kumar Pathak (Speaker Shareholder)**

अगले तो हर साल मिलते थे। थोड़ा शेयर करते थे मेरे सुख दुख। का कहानी।

So good morning. Respected chairman, Board of directors, company secretary. Fellow members joining EGM of Ashiana Housing Ltd. Extreme gratitude to our company secretary Mr. Nitin Sharma and excellent secretarial team for sending me the notice of EGM very well. In advance and allow me to speak. Sir, you have already said.

Our respected new independent director Mr. Vikas Chaudhary is joining to my company's board and we expect his enhanced contribution to my company. So as a minority shareholder we can expect good return and good dividend also, sir, but not in the list. I just. I am sharing my thoughts. In current financial year Ministry of Housing and Urban affairs just allocated rupees 85,522 crores than revised estimate in financial year 25-26 by 50% and also report rate is unchanged. So, share your thoughts.

How my company will progress this financial year as a. As a good company in my list as a housing company. So, if possible, share some thoughts from your site and nothing to say more. And as a very good company and I also received the interim dividends also in financial year 25-26.

Praying to God for everybody. Good health and prosperity of my company by the leadership of you and inter management team.

**Mr. Vishal Gupta (Managing Director)**

Thank you, sir. Thank you so much sir. I'm sure the money that the government is allocating will help build more urban infrastructure. Urban infrastructure may enhancement direct

benefit real estate. और जितना Urban infrastructure में enhancement होगा, उसका direct benefit real estate को मिलेगा ही मिलेगा।

I think the more livable our cities become the better the future for all of us or that's it. I think. I think there is. And overall, there is a lot of growth that India is seeing and we. We foresee a lot of demand. So Good wicket. I think we just need to make sure that our strategy and execution is focused. That's it. Thank you.

**Mr. Nitin Sharma (Company Secretary)**

We have another shareholder, sir.

**Mr. Jaydip Bakshi (Speaker Shareholder)**

Yes. Very good noon. Chairman Vishal ji and other board members. Myself Jaydip Bakshi connecting from the city of Kolkata. You shared about the. The today's resolutions and I really support it. And with his wide experience I hope it will be a good contribution to other company with the strategic inputs also. And nothing to add more because many quizzes has been asked. I don't want to repeat them.

And wish the company all the best. And thank you Nitin ji also for giving us this platform to express our views and also the secretary department. Thank you, sir. And wish the company all the best in the coming days.

**Mr. Vishal Gupta (Managing Director)**

Thank you, Mr. Bakshi.

**Mr. Nitin Sharma (Company Secretary)**

We have no more shareholders who want to speak. Oh, thank you sir. And with this our question-and-answer session concludes. I request Vishal sir to give vote of thanks to the shareholders and to the participants of this meeting.

**Mr. Vishal Gupta (Managing Director)**

Thank you. Narayan Suraj P. Joining in our team at Asiana. Vikas, Nitin, sincerely thank you for taking out the time. And very, very special thanks to all our shareholders. So many of you have been with the company for so long and giving so much love.

में पर्सनली बी आता हु तो आप लोग बड़ा प्यार देते हे बड़ा अच्छा लगता हे।

It's very heartening. It's. It makes you want to do more thank you and look forward to see you more often. Thank you.

**Mr. Nitin Sharma (Company Secretary)**

Thank you.

**Mr. Ashok Kumar Verma (Secretarial Auditor)**

Thank you, sir.