

TRANSCRIPT OF THE 28TH ANNUAL GENERAL MEETING OF RODIUM REALTY LIMITED HELD AT 3.00 P.M. IST ON THURSDAY, SEPTEMBER 30, 2021 THROUGH VIDEO CONFERENCING

Company Secretary: Mrs. Tulsi Rajput:

Good afternoon members, and a very warm welcome to you all at this 28th Annual General Meeting of the Company. I hope that you and your family members are in good health and spirit. In view of the risks posed by the COVID-19 pandemic, for the second successive year, the annual general meeting of the Company is being convened on virtual mode through video conferencing (VC) or other audio visual means (OAVM) facility. This is in compliance with the provisions of the Companies Act, 2013 (“Act”) and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Before the formal proceedings, let me give some technical information to the members. Dear Members, the facility of joining the AGM through video-conference has been made available to the members on first come, first serve basis. The proceedings of the AGM shall be deemed to have been conducted at the registered office of the company. All members who have joined this meeting, are placed on mute by the moderator, to ensure smooth conduct of the meeting.

Further, Members will be required to allow Camera and use Internet with a good speed to avoid any disturbance during the meeting.

I request all members to check whether they are clearly audible, minimize any noise in the background. Please ensure that your device wifi is not connected to any other devices, please ensure no other background applications are running, and proper light is available to have clear video & audio.

Please note that participants connecting from Mobile devices or Tablets or through Laptop OR connecting via Mobile Hotspot may experience Audio or 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.

Once the question-answer session starts, the name of the members, who have registered as speakers, would be announced one-by-one by the moderator. Thereafter, the audio of the speaker-member would be unmuted by the moderator. Before speaking, the member is requested to ensure that the audio and video on their device is activated. If for any reasons, the member is not able to connect through video, the member can speak through the audio mode. If for any reason, the speaker is unable to connect, then we would move on to the next speaker and he would be invited to speak. Once the connectivity improves the muted speaker will be called again to speak after other shareholders who have registered as speaker completes their turn. We request speaker shareholder to kindly limit their speech or question or clarification to 3 minutes so that all the registered speakers get their turn to speak.

During the AGM, if any shareholder faces any technical issue, then he or she may contact the NSDL helpline number mentioned in the AGM notice. With this I would like to introduce the dignitaries who are present for this AGM and joined us through video conferencing.

- (Slight disturbance) We have with us, Mr. Deepak Chheda, chairman & managing Director of the Company, is attending this meeting.
- We have with us Mr. Rohit Dedhia, Whole-Time Director, of the Company, who has joined us for this meeting.
- Mr. Harish Nisar, Whole-Time Director, of the Company also member of Stakeholder's Relationship Committee, is attending this meeting from Mumbai.
- We have with us Mr. Yogesh Shah, Independent Director of the Company, also chairman of Audit Committee and member of Stakeholder's Relationship Committee joining in from Mumbai.
- Mrs. Tejal Mehta, Women Independent Director of the Company, is attending this meeting from Mumbai.
- Mr. Sudhir Mehta, Independent Director of the Company and chairman of Nomination and Remuneration Committee, Joining in from Mumbai.
- We have with us Mr. Vatsal Shah, Independent Director of the Company, joined us for this meeting.
- Mr. Rohan Chheda, CFO of the Company, also joined us for this meeting.

I would also like to inform that our Statutory Auditors, Secretarial Auditors, Internal Auditors and representatives of them are also attending this AGM from their respective offices. Ms. Hiya Rathia, a Practicing Company Secretary, has been appointed as the Scrutinizer for this meeting and to scrutinize the remote e-voting and voting done during the AGM process in a fair and transparent manner, is also attending this AGM from Mumbai.

As the required Quorum is present, I call the Meeting to be in Order.

The Company has also received letters for authorized representative appointment. As the AGM is being held through Video Conferencing or other Audio visual means (OAVM) accordingly, the facility for appointment of proxies is not available for this AGM and hence the Proxy Form and Attendance Slip are not annexed to the AGM Notice.

Statutory Registers are open for inspection on request received from the members. Moving on to the Annual Report, in compliance with the aforesaid MCA Circulars, Notice of the AGM along with the Annual Report for the year 2020-2021 is being sent on 07th September, 2021, only through electronic mode to those Members whose email addresses are registered with the Company or with Company's Registrar and Share Transfer Agents ("RTA) or

Depositories/Depository Participant(s). We believe all the shareholders have received the same.

Company had provided remote e-voting facility to its shareholders from 27th September, 2021 to 29th September, 2021. Apart from remote e-voting the Company has also provided the facility to vote during the AGM for those members who have not cast their votes by remote e-voting.

With this, I request the Chairman & Managing Director of our Company, Mr. Deepak Chheda to takeover and conduct the proceedings. Over to you Chairman.

Chairman: Mr. Deepak Chheda:

Good Afternoon Shareholders, A very warm welcome to each and every one of you. On behalf of the entire Board of Directors of the Company, it gives me great pleasure to greet you all at the 28th Annual General Meeting of Rodium Realty Limited. Like the last year, we are once again meeting virtually as the continued impact of the Covid-19 pandemic necessitates adoption of social distancing norms and safety precautions to arrest its spread. The Company has made an arrangement for the shareholders to join this meeting through Video Conferencing/other Audio Visual Means facility, in compliance with the directives issued by Ministry of Corporate Affairs & SEBI. I also hope and pray that each one of you and your family & friends, stay safe and secure in these testing times. Having seen the sudden and wide-spread impact of the second wave very recently, it is our individual and collective responsibility, to adopt and promote usage of safety precautions and push for large scale vaccination as it is the only reliable way to fight our way out of this pandemic.

As we gather today, new hopes are being reconverted, as the economic recovers from the debts of the second waves. Last year, it caused unimaginable grief to many who have lost their family members, close friends and colleagues, in their memory may I request you all to please observe one-minute silence as we pray for their eternal peace.

(pause for one-minute)

Thank You, everyone.

Now, I shall continue with proceedings, as informed by the Company Secretary the required Quorum is present for the meeting, I call the Meeting to be in Order.

Now I request the Company Secretary to read out the resolutions as mentioned in the AGM notice.

Company Secretary: Mrs. Tulsi Rajput:

The resolutions that are put for member's approval in this AGM are-

Ordinary Business:

- a) To consider and adopt the Audited Standalone Financial Statements of the Company for the financial year ended March 31, 2021, together with the reports of the Board of Directors and Auditors thereon.
- b) To consider and adopt the Audited Consolidated Financial Statements of the Company for the financial year ended March 31, 2021, and reports of Auditors thereon.
- c) To consider re-appointment of a Director in place of Mr. Rohit Dedhia (DIN: 02716686), who retires by rotation under provisions of Companies Act, 2013 and being eligible, offers himself for reappointment.

Special Business:

- d) Re-appointment of Mr. Deepak Chheda (DIN: 00419447) as the Chairman and Managing Director of the Company for the period of three years:
- e) Re-appointment of Mr. Harish Nisar (DIN: 02716666) as Whole-Time Director of the Company period of three years:
- f) Re-appointment of Mr. Rohit Dedhia (DIN: 02716686) as Whole-Time Director of the Company for the period of three years.

They are no qualification, observation or any specific comments made by the statutory auditors on Auditors Report.

I would further request chairman to continue with the proceeding. Over to you Chairman.

Chairman: Mr. Deepak Chheda:

I now take the notice of 28th Annual General Meeting, Financial Statements for the Financial Year 2020-2021 together with report thereon and Directors report as read.

Since there is no qualification, observation or any specific comments made by the Statutory Auditors on Auditors Report, I shall take it as read.

Now let me take this opportunity to give you an Overview of your Company's Business:

Your Company's business model is to undertake real estate development projects on property development basis and project management basis. Property Development includes activities starting from conceptualization stage to completion stage. Throughout its operations, Rodium aims to deliver superior value to all stakeholders through extraordinary and imaginative spaces created out of deep customer focus and insight.

Your Company is also focusing to expand its horizon's not only in property development but also in providing services related to Project Management,

Design Management, advising to existing societies for Self development projects in the Mumbai Metropolitan region.

In the present economic scenario, the Company has been able to hold its head high due to its pre-eminent strengths in quality construction, project execution capabilities, transparent and honest dealings, aggressive marketing strategy and above all a strong customer-centric approach.

While the entire real estate industry has been starved of adequate funding for their operations, the Company has continued to prudently manage its finance, focused on a low gearing ratio and controlled growth.

“RODIUM’S” strength lies in, strong in-house design and architectural capabilities. Rodium’s slogan PERSPECTIVE TO PERFECTION is achieved with core competencies in design management, project management and product marketing.

Our efforts of rain water harvesting, vermiculture, waste allocation, elaborate green spaces, etc. have inculcated the ‘green-way of living’ among our buyers. This has not only changed the way of living of urban residents this is paving way towards community centric approach for environment-friendly living for future generations to come.

When evaluating new projects, the Company will continue to seek superior long-term growth in shareholder value by maximizing their returns.

It gives us immense pleasure to share with you the latest developments of your Company.

Completed projects:

X’Point- Your Company has completed the Project and has received its Full Occupancy Certificate in the year 2019. Just to give you the overview, the Project phase consists of wing A & wing B, a 20 storey buildings that includes 31 retail shops, which spanned over 2,00,000 Sq. ft. including 10,000 Sq. ft for re-creational open space.

Ongoing Project

X’enus- Your Company has also commenced construction activities in the residential project “Xenus”- nestle in the heart of Mumbai situated at Matunga (Central). The project is RERA Registered. It consists of 20 Storey Residential Tower consisting of 2 BHK, 3 BHK and a Partial Penthouse with terrace garden, landscape and various other features. The Company is confident to complete the construction of project with its given time frame.

Upcoming Projects:

Your Company’s subsidiary has been appointed as the Redeveloper under the process of Appointment of Developer under Sec 79A of the Maharashtra Co-operative Housing Societies Act, 1960 in presence of Sub-registrar of Co-operative Societies, for two Residential Projects situated at Kandivali (West),

Mumbai. The said two proposed projects will commence after the registration of the definitive agreements and clearances from the regulatory authority for starting the construction work is received by the Company.

Your Company is continuously making efforts for expansion and exploring opportunity to develop “smart homes for smart living” concept in MMR region.

To keep abreast with the changing times, your company is also focusing to create designated work space in its ongoing & upcoming projects, to enable the people to work from the comfort of their homes.

Now I request the moderator to call the names of speaker one by one who have registered as Speaker shareholders.

Also I request Mr. Rohan Chheda (Chief Financial officer) to address the queries of speakers.

Moderator: Thank You Mr. Depak Chheda. Now we bring with our question and answer session; Our first speaker is Mrs. Tara Ashish Shah. Mrs. Tara Ashish Shsh you have been unmuted, you can switch on your video if you wish to, now you can continue with your question.

Speaker Shareholder: Mrs. Tara Ashish Shah

Hello, Good Afternoon! I’m I Audible?

Moderator: Yes, you are Audible.

Speaker Shareholder: Mrs. Tara Ashish Shah

Good afternoon to all respected Board of Directors, and Congratulations on the 28th AGM of Rodium Realty Limited. I am Mrs. Tara Ashish Shah, am the equity Shareholder of the Company. I thank the Company for giving me an opportunity to speak at the Annual General Meeting and providing a platform for the shareholders to interact with the Company one to one basis. I would like to ask our Chairman a following question:

I would like to know the Details about the complete & upcoming projects of our Company.

Thank you.

Moderator: Thank You! Mrs. Tara Ashish Shah. Now we move on to our next speaker Ms. Shachi Shah. Ms. Shachi Shah, you have been unmuted you can switch on your video if you wish to, now you can continue with your question.

Speaker Shareholder: Ms. Shachi Shah

I’m I Audible?

Moderator: Yes, you are Audible.

Speaker Shareholder: Ms. Shachi Shah

Honorable Chairman, respected Board members, key managerial personnel and my dear colleagues a very good afternoon to all. My name is Ms. Shachi Manish Shah, I'm the equity shareholder of the Company. Firstly, I would like to thank the Company Secretary team who encouraged and guided me to join this meeting through Video conferencing and for allowing me to share some of my views. I would like to thank you all and your team for managing the working of the Company so nicely during the tough time of covid-19 pandemic. The year 2020-2021 was a lackluster year with full of challenges for the real estate sector. The real estate activity in Mumbai has remained stagnant and at a standstill for the substantial part of the year, however, the company has managed to maintained its standard. Lastly, I would like to conclude by saying, "Success is not final; failure is not fatal: it is the courage to continue the at counts", Rodium I'm sure will deal with ease and prediction to make mark in the next decade, in the conclusion I wish Rodium a great success ahead.

I Hope the pandemic ends soon and wish to see you all in the physical AGM next year in 2022.

Thank you.

Moderator: Thank You! Ms. Shachi Shah. Now I invite our next speaker Mr. Vijay Hariani. Mr. Vijay Hariani, you have been unmuted, you can switch on your video if you wish to, you can continue with your question.

Speaker Shareholder: Mr. Vijay Hariani

Hello!

Moderator- Yes, Mr. Vijay Hariani, you are audible.

Speaker Shareholder: Mr. Vijay Hariani- Im I Audible?

Moderator- Yes

Speaker Shareholder: Mr. Vijay Hariani

Ok, Good afternoon to the Board of directors, fellow shareholders and the fellow speakers. My name is Mr. Vijay Hariani and I am the shareholder of the Company. My question is that, From the balance sheet I can see that the Company has reduce its expenditure, I would like to know what are the measures adopted by the Company to reduce its expenditure. Thank You!

Moderator- Thank You Mr. Vijay Hariani. Now I invite our next speaker Mr. Kaushal ved. Mr. Kaushal Ved you have been unmuted, you may switch on your video if you wish to, you can continue with your question now.

Speaker Shareholder: Mr. Kaushal Ved.

Good afternoon to the Board of directors My name is Mr. Kaushal Ved and I am one of the shareholder in the Company. I would like to put up a question and clarification, for how long can shareholders cast their votes and whether the general meeting be available online afterwards as well? Thank you!

Moderator- Thank You Mr. Kaushal Ved. Now, I request CFO Mr. Rohan Chheda to answer the questions of speaker shareholder one by one. Over to you Mr. Rohan Chheda.

CFO-Mr. Rohan Chheda

Thank You Prerak! First and foremost, thank you all the shareholders for the confidence that you have reposed in your Company and I assure yours Company will go from strength to strength in the days and years to come. I will be answering the questions not by name but the various topics that have been raised.

I would like to answer the question regarding the Details about the completed & upcoming projects of our Company.

The details about the completed & upcoming projects are given in the Annual Report under Management Discussion & Analysis Report on page 79 to page 81, I would request the members to please read the following pages.

However, I will also update you about the same.

The ongoing projects of your Company is the residential project called “Xenus”- nestle in the heart of Mumbai situated at Matunga (Central). The project is RERA Registered. It consists of 20 Storey Residential Tower consisting of 2 BHK, 3 BHK luxurious apartments, it also features amenities such as terrace garden, yogalaya and other features. The Company is confident to complete the construction of project within its given time frame.

About, the upcoming projects, your Company has two proposed redevelopment projects, situated at Kandivali (West). I would request the member to please read pages 79 to 81 for information on the same.

The next question was about how the Company has reduce its expenditure, and what measures we have taken.

The Covid-19 pandemic has had vast economic repercussions which affected every business sector, including real estate sector. In such testing times your Company has reduced the expenditure by strategic planning, effective use of its resources and by adopting various cost cutting measures by the management.

Your Company works with team of experts in all fields which enables the effective and efficient working of the Company.

One of the shareholder asked about how long can shareholders cast their votes and how will the general meeting be available online afterwards?

The shareholder who have not cast their votes by remote voting period, can cast their votes during the AGM and until 15 minutes post the conclusion of the meeting.

Lastly, I would like to thank the speaker shareholders who have shared their experience and appreciation. Your insights will help to stay motivated and inspire us for higher levels of performance in the coming years. Thank You, for your good luck & wishes.

So, I think most of the questions that were asked by our shareholders have been covered now, If anything is left, I will request the Company Secretary to get back to you via email and so that everyone's questions are answered.

Thank You.

Now, I request Mr. Chairman, to continue with his speech.

Chairman: Mr. Deepak Chheda:

I hope the queries of Shareholders are being address satisfactorily.

Now I would like to conclude the meeting. On behalf of the entire Board of Directors, I would like to thank stakeholders, management and the staff of the Company for their continued trust, guidance and support to us without which our success would not have been possible.

Now I would like to thank all Directors, customers, business associate, our clients, vendors and partners for their trust and valuable support in the Company.

Also, I would request Company Secretary to give information about the e-voting facility available for those shareholders who have not cast their vote by remote voting.

I hereby declare the 28th Annual General Meeting of the Company as concluded. Thanking you everyone for attending this meeting.

Please Stay Safe, Stay Healthy!!!

Thank you very much.

Company Secretary: Ms. Tulsi Rajput:

Thank You Chairman, Further, I would like to inform the members that, e-voting facility will be available till 4:00 p.m. for those shareholders who have not cast their vote by remote voting. The voting Results will be announced within 48 hours of the conclusion of the meeting i.e. on or before 2nd October, 2021. The results will also be immediately forwarded to BSE also be placed on the website of NSDL & Company's website.

On behalf of all the members of the Company and all other respected persons present at the meeting as well as the Directors and other executives of the Company, I propose vote of thanks to the Chair.



Rodium Realty Ltd.
Perspective To Perfection®

I hereby declare the 28th Annual General Meeting of the Company as concluded.

Thank you everyone for joining.