

CAPRICON REALTY PRIVATE LIMITED

TRANSCRIPT OF THE THIRTIETH (30TH) ANNUAL GENERAL MEETING ("AGM") OF THE MEMBERS OF CAPRICON REALTY PRIVATE LIMITED HELD ON WEDNESDAY, 30TH SEPTEMBER 2026 AT 11.03 A.M THROUGH VIDEO-CONFERENCING/OTHER AUDIO-VISUAL MEANS

Moderator (providing third party technical assistance):

So, currently 5 shareholders are in the meeting room. We can start with the AGM as the quorum is present.

Mr. Hrishikesh Narkar (Company Secretary):

Just one thing, Moderator, one of the shareholder is '*read.ai meeting notes*'. I mean is it a shareholder or someone ? Or what is that ?

Moderator:

They have to re-named themselves.

Mr. Raoul Thackersey (Chairman and Joint Managing Director of the Company):

They will have to remove that.

Mr. Hrishikesh Narkar:

We will have to then remove it.

Moderator:

Okay.

Mr. Hrishikesh Narkar:

Or else we will ask the shareholder who is read.ai meeting notes, can you please rename yourself?

Mr. Raoul Thackersey:

Or ask her to remove. I think that's that auto....

Mr. Hrishikesh Narkar:

Okay.

Moderator:

'Read.ai meeting notes', you can please rename yourself.

Mr. Hrishikesh Narkar:

So, moderator what I suggest is, we will start with the meeting. In the meanwhile in the next maybe 5 minutes, if the *'read.ai meeting notes'* doesn't rename itself, then we will have to remove.

Mr. Raoul Thackersey:

Remove them only, they can rejoin with their name.

Mr. Hrishikesh Narkar:

Or else remove and then whoever it is, they can re-join with their actual name as a shareholder of the Company. Moderator, please remove them.

Moderator:

Okay. I will remove.

Mr. Hrishikesh Narkar:

We ask them to re-join with their actual name as their shareholder name.

Moderator:

'Read.ai meeting notes', I am removing you. You can please re-join with your name.

Mr. Hrishikesh Narkar:

Yeah. Thank you. We have 4 shareholders.

Moderator:

Yes.

Mr. Hrishikesh Narkar:

I will re-start.

Dear Shareholders, it is 11.03 a.m. right now and I welcome you for the 30th AGM of Capricon Realty Private Limited. We have 4 attendees, the 4 shareholders plus the Director shareholders with us, participating in this meeting. As the requisite quorum is present, we begin with the meeting. So, as allowed by the Ministry of Corporate Affairs, this Meeting is being held through Audio-Visual means in accordance with the provisions of the Companies Act, 2013.

Mr. Sudhir Thackersey (Director and Shareholder of the Company):

No-no one minute, I have to ask a question before you go on, because the meeting has started. First of all, Mr. Narkar, are you were in the meeting of Bhishma. Are you related to Bhishma or are you in this Company ?

Mr. Hrishikesh Narkar:

Sir, I am the...

Mr. Raoul Thackersey:

One minute, this is not a relevant question.

Mr. Sudhir Thackersey:

It is a relevant question, Mr. Chairman.

Mr. Raoul Thackersey:

Please follow the script. Yes so your question is noted

Mr. Sudhir Thackersey:

You have to allow me to talk.

Mr. Raoul Thackersey:

I am allowing you to talk. You may certainly talk.

Mr. Sudhir Thackersey:

I am asking a question whether he is related to this Company or Bhishma, because he was present in the Bhishma meeting.

Mr. Raoul Thackersey:

I will answer that question. You have any other question ?

Mr. Sudhir Thackersey:

Then answer the question.

Mr. Raoul Thackersey:

Okay, so I will answer it at the time I am answering all the questions.

Mr. Sudhir Thackersey:

No no, you answer it just now, because we should not have outsiders in the meeting.

Mr. Raoul Thackersey:

Please continue.

Mr. Sudhir Thackersey:

Please reply to me, are you deaf ? I think you are deaf.

Mr. Hrishikesh Narkar:

As allowed by the Ministry of Corporate Affairs, this meeting is being.....

Mr. Sudhir Thackersey:

I am asking a question. You have to reply first.

Mr. Raoul Thackersey:

I will reply at the appropriate time. Please continue.

Mr. Sudhir Thackersey:

So, you don't want to reply ?

Mr. Raoul Thackersey:

Please continue.

Mr. Sudhir Thackersey:

So, this shows that you are not capable of replying.

Mr. Hrishikesh Narkar:

As allowed by the Ministry of Corporate Affairs, this Meeting is being held through Audio-Visual means in accordance with the provisions of the Companies Act, 2013 and the circulars issued by the Ministry.

I will now introduce the Directors attending the AGM:

Mr. Raoul Thackersey, who is the Chairman of the AGM and Joint Managing Director of the Company.

Ms. Tanya Thackersey, Joint Managing Director.

Ms. Tara Thackersey, who is an Additional Director and

Mr. Sudhir Thackersey, who is a Director.

I am Mr. Hrishikesh Narkar, Company Secretary of the Company, joining from Mumbai

Mr. Sudhir Thackersey:

First of all, you are not replying to my question, Mr. Chairman.

Mr. Raoul Thackersey:

Your question has been replied. Are you not following what is being said ?

Mr. Sudhir Thackersey:

No, no, I am not following.

Mr. Raoul Thackersey:

Your question has just been replied.

Mr. Sudhir Thackersey:

No, you have not replied. You have to reply to my question first.

Mr. Raoul Thackersey:

Continue.

Mr. Sudhir Thackersey:

What do you mean take (inaudible)..... Are you deaf ?

Mr. Raoul Thackersey:

Please continue.

Mr. Hrishikesh Narkar:

We also have with us.....

Mr. Sudhir Thackersey:

Now, I have realised that you are dumb and deaf.

Mr. Raoul Thackersey:

Please continue.

Mr. Hrishikesh Narkar:

We also have with us the representatives of Statutory Auditors, Singhi & Co., Mr. Ravi Kapoor and Dholakia & Associates, who is the Scrutinizer for the meeting.

We welcome you for this meeting.

I will now explain the process of the AGM. We will first start with the Chairman's speech followed by reading of the notice of the AGM, if required and then we will start with the speaker session for the shareholders who had pre-registered with us as speakers for the AGM and post that we will conclude the meeting.

I now request Mr. Raoul Thackersey, the Chairman of the Meeting to continue the proceedings of the meeting.

Mr. Sudhir Thackersey:

But who are you ? What is your.... who are you ?

Mr. Raoul Thackersey:

The requisite quorum is present, I declare the meeting to be in order.

Mr. Sudhir Thackersey:

Who are you Mr. Narkar in this Company?

Mr. Raoul Thackersey:

It give me pleasure to welcome you to the 30th Annual General Meeting of the Company. I am pleased to inform you that..

Mr. Sudhir Thackersey:

I didn't know that I am sitting with all deaf people.

Mr. Raoul Thackersey:

I am pleased to inform you that all the assets of the Company viz. commercial and residential premises are fully licensed and that there is no non-occupancy.

During the Financial Year 2025-26, the Company has made several venture capital / private equity investments in various companies.

Further, the Company has acquired 100% shareholding of Aadeshri RealEstate Private Limited, which owns 2 units admeasuring 23,400 sq. ft. each in Magarpatta, Pune.

I would like to also inform you that Mr. Sudhir Thackersey has filed various cases against the Company before the Hon'ble High Court of Bombay and Hon'ble NCLT. In a counterclaim filed by him before the Hon'ble Bombay High Court, Mr. Sudhir Thackersey has falsely claimed that the assets and properties of the Company as well as the shareholding of the Company are his HUF's Assets.

This only shows his diminished mental capacity due to his advanced age. Finally, you will be..

Mr. Sudhir Thackersey:

Don't talk nonsense.

Mr. Raoul Thackersey:

Finally, you will be pleased to note that the Board has recommended a dividend of Rs. 2,500/- per equity share.

Mr. Sudhir Thackersey:

Don't talk nonsense Mr. Chairman. My mental capacity is better than yours.

Mr. Raoul Thackersey:

Having given you an overview of the activities & other matters, I would now like to conclude by conveying my sincere appreciation to the employees of the Company, the Auditors, Singhi & Company, the Solicitors, Bilawala & Co., & all the other Directors on the Board of the Company for their valuable contribution & unstinted support.

Thank You.

Notice of the Annual General Meeting. Since the Notice of the Annual General Meeting is circulated to all the members, I take the Notice of the AGM as read.

All the members have received the Annual Report, which includes the Auditor's Reports. The Statutory Auditors of the Company has submitted their report for the financial year ended 31st March 2026 and there are no qualifications, reservations or adverse remarks in the report. With your permission, I take the same as read.

I request Mr. Hrishikesh Narkar, Company Secretary to carry forward the proceedings of this meeting.

Mr. Sudhir Thackersey:

Is he the Company Secretary of this Company or of Bhishma?

Mr. Raoul Thackersey:

Please continue.

Mr. Hrishikesh Narkar:

Thank you, Sir. The notice was sent to all the shareholders on 4th September, 2026. As per point 8 under notes to the members of the Notice of AGM, if any shareholder wished to speak, they had to register themselves as speaker atleast 7 days before the AGM. If any shareholder had to say something, they had pre-register with the Company. One shareholder had pre-registered with us.

Before we start with, allow me to give instruction for speaker session:

Once the speaker session begins, the shareholder who is registered with us.

Mr. Raoul Thackersey:

But he is not here.

Mr. Hrishikesh Narkar:

Yeah, he is not here. Okay. So, Mr. Mihir Vikram Mehta had pre-registered with us. Moderator, has Mr. Mihir Vikram Mehta joined with us ?

Moderator:

No Sir, he has not joined the meeting.

Mr. Hrishikesh Narkar:

Okay. So, the speaker has not joined. So, we will conclude with the speaker session. As you all are aware that the voting on the business items for this AGM was conducted through remote e-voting which started on Sunday, 27th September, 2026 at 9:00 A.M. (IST) and ended on Tuesday, 29th September, 2026 at 5:00 P.M.(IST). Members attending the AGM today and who have not cast their vote by remote e-voting may cast their vote through e-voting post this AGM. The e-voting facility shall remain open for next 15 minutes after the conclusion of this Meeting.

Dholakia & Associates LLP, Practicing Company Secretaries, have been appointed by the Board as the Scrutinizer for remote e-voting and e-voting during the AGM and to provide the consolidated report.

The results shall be disseminated on the website of the Company as soon as the scrutiniser gives his report to us.

Mr. Raoul Thackersey:

The quorum was present through-out the Meeting. The conclusion time of the meeting is 11.11 A.M.

I thank you all once again for joining the meeting today.

Thank you.

Mr. Sudhir Thackersey:

Thank you, dumb gentleman.

Moderator:

Thank you for joining. I will conclude this meeting.

Mr. Hrishikesh Narkar:

Thank you, Shareholders. Thank you.

(END OF TRANSCRIPT)