

**TRANSCRIPT OF THE 27TH ANNUAL GENERAL MEETING OF RODIUM REALTY LIMITED HELD AT 3.00 P.M. IST ON WEDNESDAY, SEPTEMBER 30, 2020 THROUGH VIDEO CONFERENCING**

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**Company Secretary: Ms. Tulsi Rajput:**

Good afternoon to all members, I hope everyone are in good health.

I welcome you all at this Twenty-Seventh (27) Annual General Meeting of the Company which is being held through video conferencing or other Audio visual means(OAVM) this year, in view of the outbreak of the COVID-19 pandemic, Ministry of Corporate Affairs and the Securities and Exchange Board of India has permitted the holding of the Annual General Meeting (AGM) through video conferencing (VC) or other audio visual means (OAVM), without the physical presence of the Members at a common venue.

Thus, in compliance with the above provisions of the Companies Act, 2013 (“Act”) and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the 27th AGM of the Company for the financial Year 2019-2020 is being held through video conferencing or other audio visual means.

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 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.

If there is connectivity problem at the speaker’s end, the host will mute such speaker and other speaker will be invited to speak. Once the connectivity improves the muted speaker will be called again to speak after other shareholder 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 present 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.

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

I would also like to inform that our Statutory Auditors, Secretarial Auditors, Internal Auditors and other consults/invitees have also joined us for this AGM.

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 2019-2020 is being sent on 04th September, 2020, 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, 2020 to 29th September, 2020. 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.

**Chairman: Mr. Deepak Chheda:**

Good Afternoon Ladies & Gentleman,

At the outset, I welcome all the members who are present for this 27th Annual General Meeting of the Company, would like to inform you that due to COVID-19 pandemic and social distancing norms... the Company has made an arrangement for the shareholders to join this meeting through Video Conferencing/other Audio Visual Means, in compliance with the directives issued by Ministry of Corporate Affairs.

I hope that you, your family and loved ones are safe and doing well as the global spread of COVID 19 and India's lockdown has created an economic environment filled with uncertainty and risk.

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

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

**Company Secretary: Ms. Tulsi Rajput:**

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

- a) To consider and adopt the Audited Standalone Financial Statements of the Company for the financial year ended 31st March 31,2020, 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 31,2020, and reports of Auditors thereon.
- c) To consider re-appointment of a Director in place of Mr. Shailesh Shah (DIN: 01230174), who retires by rotation under provisions of Companies Act, 2013 and being eligible, offers himself for reappointment.
- d) To appoint Auditors and fix their remuneration and in this regard, to consider and, if thought fit, to pass the following resolution as an Ordinary Resolution

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.

**Chairman: Mr. Deepak Chheda:**

I now take the notice of 27th Annual General Meeting, Financial Statements for the Financial Year 2019-2020 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:

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 garden, etc. have inculcated the 'green-way of living' among our buyers. This has not only changed the way of living of urban residents but is also 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. Mt for re-creational open space.

#### Ongoing Project

X'enus- Your company residential project "X'enus" is being conceived on your Company's owned plot of land and re-development rights acquired for the adjacent plot. The said project is located at one of the finest residential locations in the city i.e. Matunga (central). The project has already received IOD and is RERA Registered. The Project as received its commencement certificate from MCGM.

#### Upcoming Projects:

Your Company has been appointed as the Redeveloper under Section 79A of the Maharashtra Co-operative Housing Societies Act, 1960, for a Residential Project situated at Kandivali. The project being in one of the prime location of the Mumbai suburban will attract a lot of investors looking for viable residential apartments.

Your Company is also working on affordable housing scheme in its upcoming project.

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.

In the present economic scenario, Your 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, and above all a strong customer-centric approach.

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:**

The Moderator carried out the speaker session. The speakers Ms. Jerome Antony Crasta following with Mrs. Tara Ashish Shah, Mr. Harit Chitalia, Ms. Shachi Manish Shah, Mr. Suhas Kharat, and Mr. Vijay Hariani spoke at the meeting. They expressed their views and asked several questions relating to the how the Company is dealing with the current pandemic situation and partial lockdown, Company's future plans for affordable housing, why has the Company not declared any dividend to its shareholders this year etc.

Thank You! All the speakers for addressing their queries.

Now I request the CFO to answer the questions of speaker shareholder one by one.

**Chief Financial Officer: Mr. Rohan Chheda:**

Sorry! For the Technical Issue everyone, Im I audible?

**Moderator:**

Yes, you are audible.

**Chief Financial Officer: Mr. Rohan Chheda:**

Thank you for the questions everyone.

SPEAKER 1- Ms. Jerome Antony Crasta has asked the following question.

How the Company is dealing with the current pandemic situation and partial lockdown?

I would like to answer that, Your Company is following strict guidelines provided by the Government during Covid-19 pandemic. Your Company is working with minimum and allowed staff for the health and safety of our employees. The remaining employees are working from home.

Your Company has taken a series of pro-active and preventive measures like:

1. social distancing norms and high standards of hygiene.
2. Thermal screening of all its employees/labours/site supervisors/visitors.
3. mandatory wearing of masks, presence of Arogya Setu App etc.

We shall continue to follow the guidelines of the Government.

SPEAKER 2-Thank You Mrs. Tara Ashish Shah, for your good luck & wishes.

SPEAKER 3- Mr. Harit Chitalia, the answer to the question asked by Speaker 3 is- Your Company has always believed in creating sustainable and affordable homes for people through all walks of life, by providing luxurious and best in class amenities and use of space. Hence, our core strategy of “affordable housing for all” shall be continued in its future projects to come because luxury should not only be in the hands of the few.

Speaker 4- Thank You, Ms. Shachi Manish Shah for sharing your experience. Thank You for your good luck & wishes. Take care.

SPEAKER 5- Mr. Suhas Kharat, aapki subhkamnaye ke liye Dhanyavaad.

SPEAKER 6- Mr. Vijay Hariani, as asked about the upcoming projects of the Company. The answer to your question, has been already given by Chairman in his speech. Thank you.

**Chairman: Mr. Deepak Chheda:**

I hope the queries of Shareholders are being address satisfactorily.

Now I would like to conclude the meeting

“Rodium” being acknowledged as brand now, our success would not have been possible without the unstinted support and co-operation of all stakeholders, management and the staff of the Company.

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

I now declare the 27th Annual General Meeting of the Company as concluded.

Please Stay Safe, Stay Healthy! See you Soon!

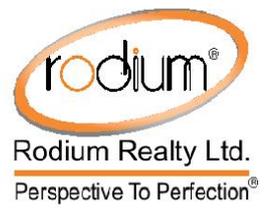
Thank you!

**Company Secretary: Ms. Tulsi Rajput:**

Also, The Company has appointed Ms. Hiya Rathi of M/s Hiya Rathi & Associates, Practicing Company Secretary to act as the Scrutinizer to scrutinize the remote e-voting and voting done during the AGM process in a fair and transparent manner.

Further, I would like to inform the members that, e-voting facility will be available till 4:15 p.m. for those shareholders who have not cast their vote by remote evoting.

The voting Results will be announced within 48 hours of the conclusion of the meeting i.e. on or before 2nd October, 2020. 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.

Stay Safe, Stay Healthy!!

Thank You!