WAGHOLI ESTATES
PRIVATE LIMITED

Date: 26th May, 2026

Listing Compliances
BSE Limited,
Floor 25, P. J. Towers,
Dalal Street, Mumbai - 400001

Ref: **Scrip Code: 975855, (ISIN: INE0Z1N07017)**

Sub: Intimation of Extra-ordinary General Meeting to be held on Wednesday, 27th May, 2026

Ref: Regulation 50(2) read with Schedule III and other applicable Regulation of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015

Dear Sir/Madam,

Pursuant to Regulation 50(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform you that Extra-ordinary General Meeting of the Members of Wagholi Estates Private Limited is scheduled to be held on Wednesday, 27th Day of May, 2026 at shorter notice, inter-alia, to transact the special business as mentioned in the Notice of the Meeting which is enclosed herewith.

The Notice is being sent to the Members and others who are entitled to receive the same.

You are requested to take the same on your record.

Thanking you
Yours faithfully,

For Wagholi Estates Private Limited

BHOPALE PRITAM PRAKASH

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Date: 2026.05.26 15:54:04 +05'30'

WAGHOLI ESTATES PRIVATE LIMITED

Pritam Prakash Bhopale
Company Secretary and Compliance Officer
Membership No: A43001

REGISTERED & ADMIN. OFFICE
TECH PARK ONE, TOWER 'E', NEXT TO DON BOSCO SCHOOL, OFF AIRPORT ROAD, YERWADA PUNE - 411006.,TEL: +91 20 66473100
CIN: U70100PN1993PTC139076 (FORMERLY KNOWN AS SHAHENSHAH PROPERTIES PRIVATE LIMITED)

NOTICE OF EXTRA ORDINARY GENERAL MEETING

NOTICE is hereby given that an Extra-ordinary General Meeting of the Members of Wagholi Estates Private Limited will be held on Wednesday, 27th May, 2026 at 05:00 p.m. on shorter notice at the Registered Office of the Company situated at Tech Park One, Tower 'E', Next To Don Bosco School, Off Airport Road, Yerwada 411006 to transact the following business:

Special Business:

ITEM NO. 1 : APPROVAL FOR ISSUE OF AMORTISING, SECURED, LISTED, RATED, REDEEMABLE, NON-CONVERTIBLE DEBENTURES:

To consider and thought fit, to pass with or without modification(s), the following resolution as a Special Resolution:

"RESOLVED THAT in accordance with the provisions of Sections 42 and 71 and all other applicable provisions, if any, of the Companies Act, 2013 (including any statutory modification(s) or re-enactment thereof for the time being in force) read with Rule 14(2)(a) of the Companies (Prospectus and Allotment of Securities) Rules, 2014, provisions of memorandum of association and articles of association of the Company, consent of the members of Company be and is hereby accorded to the board of directors of the Company to issue and allot up to 20,000 (twenty thousand) amortising, secured, listed, rated, redeemable, non-convertible debentures ("Debentures") of the face value of INR 1,00,000 (Indian Rupees One Lakh) each on a private placement basis for an aggregate principal amount of up to INR 2,000,000,000/- (Indian Rupees Two Thousand Million only), in one or more tranches and/or series, to identified investors including foreign portfolio investors, mutual funds, financial institutions, insurance corporations, provident and pension funds and corporate investors and any other person as may be eligible under applicable laws.

RESOLVED FURTHER THAT the Board be and is hereby authorised to finalise the terms of the Debentures, including but not limited to, the number of series and/or tranches, the terms of the issue, issue price, mode, the allottees and form of remitting the subscription amount by the allottees of Debentures, tenor, coupon rate, redemption premium, early redemption premium, costs, fees and charges payable for the Debentures, security for the Debentures if any, without requiring any further approval of the members of the Company.

RESOLVED FURTHER THAT for the purpose of giving effect to the private placement of the Debentures, the Board be and is hereby authorised to make an offer to the debenture holders in accordance with the Companies Act, 2013 and rules thereunder (including any statutory modifications or re-enactments thereof), and all other law, rules, guidelines, regulations as may be applicable.

RESOLVED FURTHER THAT the Board be and is hereby authorised to negotiate, finalise, amend, alter, execute requisite documents, agreements, instruments, forms, applications and writings in connection with the Debentures and to do all such acts, deeds, matters and things, from time to time, as may be deemed necessary and expedient, and also to delegate all or any of the above powers to other officers of the Company, to give effect to the aforesaid resolutions.

RESOLVED FURTHER THAT a copy/ certified true copy of this resolution may be provided to any person (including any authorised representatives, agents, consultants or officers of such person) under the signatures of any Director or Company Secretary or the authorised person of the Company."

By order of the Board
For Wagholi Estates Private Limited

BHOPALE PRITAM PRAKASH

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WAGHOLI ESTATES PRIVATE LIMITED

Pritam Prakash Bhopale
Company Secretary and Compliance Officer
Membership No: A43001

Place: Pune
Date: 26.05.2026

NOTES:

1. A member entitled to attend and vote at the Extra Ordinary General Meeting (the "Meeting" is entitled to appoint a proxy to attend and vote on a poll instead of himself and the proxy need not be a member of the Company. A proxy may be sent by submitting form no. MGT11 enclosed and in order to be effective, it must reach the registered office of the Company not less than forty-eight hours before the commencement of the Meeting.

2. A member holding more than 10% of the total share capital of the company carrying voting rights may appoint a single person as proxy and such person shall not act as proxy for any other person or shareholder.

3. A person can act as proxy for maximum 50 members and aggregate holding of such members shall not be more than 10% of total share capital of the Company carrying voting rights.

4. An Explanatory Statement pursuant to Section 102(1) of the Companies Act, 2013, which sets out details relating to Special Business at the Meeting is annexed hereto and forms part of Notice.

5. The Notice is being sent to all the Members, whose names appear in the Register of Members as on the date of signing of this Notice.

6. Body corporate can be represented at the meeting by such person(s) as are authorised. The scan copy/physical copy of relevant Board Resolution/ Authority letter etc. as required under section 113 of the Companies Act, 2013, authorizing such person(s) to attend the meeting should be sent to the Company Secretary at secretarial@panchsil.com, prior to the meeting or can be submitted at the time of meeting.

7. Relevant documents referred to in the accompanying Notice and the Statement are open for inspection by the members at the registered office of the Company on all working days, during business hours up to the date of the Meeting.

8. The Register of Directors and Key Managerial Personnel (KMP) and their shareholding and Register of Contracts or Arrangements in which directors are interested, maintained under section 170 and 189 of the Companies Act, 2013 respectively will be available for inspection by the members during the EGM.

9. In case of joint holders attending the meeting, only such joint holder who is higher in the order of names will be entitled to vote at the meeting.

10. Members holding shares in single name and physical form are advised to make nomination in respect of their shareholding in the Company. The nomination form can be obtained from the Company's registered office.

11. The complete particulars of the venue of the meeting including route map and prominent land mark for easy location are as given under.