LUCINA LAND DEVELOPMENT LIMITED
(CIN: U70109DL2006PLC151260)
Registered Office: Office No. 202, 2nd Floor, A-18, Rama House, Middle Circle, Connaught Place, New Delhi - 110001, **Email**: edlsecretarial@embassyindia.com, **Tel:** 011-42175143
Website: https://www.embassyindia.com/lldl/

NOTICE OF THE 20TH ANNUAL GENERAL MEETING

NOTICE is hereby given that the 20th (Twentieth) Annual General Meeting of the Members of Lucina Land Development Limited will be held on Monday, September 7, 2026 at 12:00 P.M. **("AGM")** at the Registered Office of the Company at Office No. 202, 2nd Floor, A-18, Rama House, Middle Circle, Connaught Place, New Delhi - 110001, to transact the following business:

ORDINARY BUSINESS:

ITEM NO. 1: TO RECEIVE, CONSIDER AND ADOPT THE AUDITED STANDALONE AND CONSOLIDATED FINANCIAL STATEMENTS OF THE COMPANY FOR THE FINANCIAL YEAR ENDED MARCH 31, 2026, TOGETHER WITH THE REPORTS OF THE BOARD OF DIRECTORS AND AUDITORS THEREON

To consider and, if thought fit, to pass the following resolution, by way of an Ordinary Resolution (i.e. where the votes cast in favour of the resolution are more than the number of votes cast against the resolution):

"RESOLVED THAT the Audited Standalone and Consolidated Financial Statements of the Company for the financial year ended March 31, 2026, together with the Reports of the Board of Directors and Auditors thereon, be and are hereby received, considered and adopted."

ITEM NO. 2: RE-APPOINTMENT OF MR. SSATYAJIT PARRIHAAR (DIN: 09643887) NON-EXECUTIVE DIRECTOR, WHO RETIRES BY ROTATION AND BEING ELIGIBLE, HAS OFFERED HIMSELF FOR RE-APPOINTMENT

To consider and, if thought fit, to pass the following resolution, by way of an Ordinary Resolution (i.e. where the votes cast in favour of the resolution are more than the number of votes cast against the resolution):

"RESOLVED THAT pursuant to the provisions of Sections 149, 152(6) and other applicable provisions, if any, of the Companies Act, 2013, read with the Rules made thereunder (including any statutory amendment(s), modification(s) or re-enactment(s) thereof for the time being in force) (the "Act"), provisions of Articles of Association of the Company, Mr. Ssatyajit Parrihaar (DIN: 09643887), Non-Executive Director, who retires by rotation at the 20th (twentieth) Annual General Meeting and being eligible offers himself for re-appointment, be and is hereby re-appointed as a Director of the Company, liable to retire by rotation, and shall continue in his existing role as 'Non-Executive Director' on the existing terms and conditions of appointment at Nil remuneration."

SPECIAL BUISNESS:

ITEM NO. 3: APPOINTMENT OF MR. BHAVYA NAYYAR (DIN: 11045704) AS NON-EXECUTIVE DIRECTOR OF THE COMPANY

To consider and, if thought fit, to pass the following resolution, by way of an Ordinary Resolution (i.e. where the votes cast in favour of the resolution are more than the number of votes cast against the resolution):

"**RESOLVED THAT** pursuant to the provisions of Sections 149, 152 and 160 and any other applicable provisions of the Companies Act, 2013 read with the applicable rules made thereunder (including any statutory modifications or re-enactments thereof for the time being in force) and Articles of Association of the Company, Mr. Bhavya Nayyar (DIN: 11045704), who was appointed as an Additional Director, in the capacity of Non-Executive Director of the Company with effect from April 02, 2026, be and is hereby appointed as a Non-Executive Director of the Company, liable to retire by rotation.

RESOLVED FURTHER THAT the Director(s) and Company Secretary of the Company be and are hereby severally authorised to make necessary filings, furnish returns, or submit any documents with the Registrar of Companies or any other regulatory or governmental authorities as may be required, and to do all such acts, deeds, matters and things as may be necessary or desirable, resolving any questions, difficulties or doubts that may arise in this regard, without being required to seek further approval of the Members of the Company."

ITEM NO. 4: RATIFICATION OF REMUNERATION OF COST AUDITORS FOR FY 2026-27

To consider and, if thought fit, to pass the following resolution, by way of an Ordinary Resolution (i.e. where the votes cast in favour of the resolution are more than the number of votes cast against the resolution):

"RESOLVED THAT pursuant to the provisions of Section 148 and other applicable provisions, if any, of the Companies Act, 2013, read with Rule 14 of Companies (Audit and Auditors) Rules, 2014 and the Companies (Cost Records and Audit) Rules, 2014 (including any statutory amendments or modification(s) or re-enactment(s) thereof for the time being in force) (the "Act"), and in accordance with the approval of the Board of Directors of the Company ("Board"), the remuneration of INR 50,000 (Indian Rupees Fifty Thousand only), plus applicable taxes and reimbursement of out-of-pocket expenses at actuals, payable to M/s Gurvinder Chopra & Co., Cost Accountants (Firm Registration No. 100260), appointed as Cost Auditors of the Company for the financial year 2026-27, be and is hereby ratified and confirmed.

RESOLVED FURTHER THAT the Director(s) and Company Secretary of the Company be and are hereby severally authorised to make necessary filings, furnish returns, or submit any documents with the Registrar of Companies or any other regulatory or governmental authorities as may be required, and to do all such acts, deeds, matters and things as may be necessary or desirable, resolving any questions, difficulties or doubts that may arise in this regard, without being required to seek further approval of the Members of the Company."

By Order of the Board of Directors
For **Lucina Land Development Limited**
Sd/-
Yash Garg
Company Secretary
(Membership No. A54005)

Place: New Delhi
Date: August 10, 2026

NOTES:

1) The Explanatory Statement pursuant to Section 102 of the Companies Act, in respect of the business as set out in the AGM Notice is annexed hereto.

2) **A member entitled to attend and vote at the Annual General Meeting (AGM) is entitled to appoint a proxy to attend and on a poll to vote instead of himself and that a proxy need not be a member. The proxy form to be valid and effective should be lodged with the company at its Registered Office, duly completed and signed, not less than 48 hours before the commencement of the AGM.**

3) A Proxy shall not have a right to speak at the AGM and shall not be entitled to vote except on a poll.

4) Corporate members are requested to send a scanned copy (PDF/ JPG Format) of their Board Resolution/ power of attorney authorizing their representatives to attend/ participate in the AGM on their behalf and to vote. The said resolution/ power of attorney shall be sent to the Company by e-mail through their registered e-mail address at edlsecretarial@embassyindia.com.

5) All documents referred to in this Notice and other statutory registers are open for inspection by the Members on the date of the AGM at the venue of the meeting and also at the Registered Office of the Company between 10:00 A.M. to 4:00 P.M. on all working days except Saturdays, Sundays and national holidays, from the date hereof up to the date of the AGM.

6) Members desiring any information relating to the financial statement of the Company are requested to write to the Company at the earliest, so as to enable the Board of Directors to keep the information ready at the AGM.

7) Road map of the location for the venue of Annual General Meeting is attached herewith as per Secretarial Standard-2.

8) In case of joint holders attending the Meeting, only such joint holder who is higher in order of names will be entitled to vote.

9) In compliance with the applicable MCA circulars and SEBI circulars, Notice convening 20th AGM of the Company along with Annual Report for the financial year 2025-26, is being sent only through electronic mode to all members whose e-mail addresses are registered with the Company or the Depository Participant(s). As physical copies of the Annual Report 2025-26 will not be sent by the modes permitted under Companies Act, 2013, the Annual Report and 20th AGM Notice are available on the Company's website at https://www.embassyindia.com/lldl/ and on the website of Stock Exchange i.e. BSE Limited at https://www.bseindia.com/ for those members whose email Ids are not registered with the Company/RTA.

10) Skyline Financial Services Private Limited, having its Registered Office at D-153A, 1st Floor, Okhla Industrial Area, Phase-I, New Delhi-110020 is the Registrar & Transfer Agent (RTA) of the Company.

EXPLANATORY STATEMENT

The following Explanatory Statement pursuant to Section 102 of the Companies Act, 2013 ("Act") and Secretarial Standard on General Meetings ("SS-2") sets out all material facts relating to the ordinary/special businesses mentioned at Item nos. 2 to 4 of the accompanying Notice dated August 10, 2026.

Item Nos. 2 & 3:

Pursuant to the provisions of Section 152 of the Companies Act, 2013 (the "Act"), read with the applicable rules made thereunder and Articles of Association of the Company, Mr. Ssatyajit Parrihaar (DIN: 09643887), Non-Executive Director of the Company, is liable to retire by rotation at the ensuing Annual General Meeting ("AGM") of the Company, being longest in the Company since his last appointment.

Mr. Ssatyajit, being eligible, has offered himself for re-appointment as a Director of the Company at the ensuing AGM. The Board recommends his re-appointment as a Director liable to retire by rotation.

Brief profile of Mr. Ssatyajit Parrihaar is as under:

Mr. Ssatyajit Parrihaar has a very rich, varied and extensive experience especially in client relationship, administration, and travel & tours. He has been associated with the Embassy Developments Limited since April 2022 and is responsible for managing the travel, customer relations and other administration related activities. Prior to joining Embassy, he has worked for various TMC's (Travel Management Companies) and handled the travel programs of big corporates for almost over 26 years and has got expertise in client relationship, man management, vendor management, airlines and hotel negotiations, corporates RFP programs, revenue management etc. He was instrumental in organising events for corporates like ATC/AVON/DAIKIN. He is graduated from Delhi University.

Further, Mr. Bhavya Nayyar (DIN: 11045704) was appointed as an Additional Director in the capacity of Non-Executive Director of the Company with effect from April 02, 2026.

Pursuant to Section 161(1) of the Act and the Articles of Association of the Company, Mr. Bhavya holds office up to the date of the ensuing Annual General Meeting ("AGM") of the Company.

Brief profile of Mr. Bhavya Nayyar is as under:

Mr. Bhavya Nayyar, aged 31 years, brings over 9 years of diverse experience in the legal domain. He has been associated with Embassy Developments Limited for the past two years, he currently serves as an Assistant Legal Manager. His educational background includes an LL.B., from IP University, equipping him with strong academic and professional grounding in legal matters.

He is recognized for his dedication, professionalism, and ability to adapt to evolving organizational needs, making his valuable contribution to the Legal function.

The Company has received from Mr. Ssatyajit and Mr. Bhavya, their consent to act as Directors and declarations confirming that they are not disqualified from being appointed as Directors under Section 164 of the Act. They do not hold any shares in the Company, nor related to any Director or Key Managerial Personnel of the Company, or is debarred from holding the office of director pursuant to any order issued by the Securities and Exchange Board of India or any other authority.

Considering their respective qualifications, experience, expertise and professional capabilities, the Board is of the opinion that their association would be beneficial to the Company. Accordingly, the Board recommends:

(a) the Ordinary Resolution set out at Item No. 2 of this Notice for the re-appointment of Mr. Ssatyajit Parrihaar (DIN: 09643887) as a Non-Executive Director of the Company, liable to retire by rotation; and

(b) the Ordinary Resolution set out at Item No. 3 of this Notice for the appointment of Mr. Bhavya Nayyar (DIN: 11045704) as a Non-Executive Director of the Company with effect from April 02, 2026, liable to retire by rotation.

Pursuant to the provisions of Secretarial Standard 2 (SS-2) issued by the Institute of Company Secretaries of India (ICSI), as amended from time to time, the required details to be disclosed with respect to the above matter are appended in **Annexure I** to Notice of this AGM.

Except the proposed appointee, in resolution set out at Item No. 2 & 3 of this Notice, proposing re-appointment/appointment, none of the Promoters, Directors and Key Managerial Persons (KMPs) of the Company or any relatives of such Promoters, Directors or KMPs, are in any way concerned or interested, financially or otherwise, in the resolutions.

ITEM NO. 4: RATIFICATION OF REMUNERATION OF THE COST AUDITORS FOR FY 2026-27

Pursuant to Section 148 and other applicable provisions of the Companies Act, 2013 ("Act"), read with the Companies (Audit and Auditors) Rules, 2014 and the Companies (Cost Records and Audit) Rules, 2014, the Company is required to appoint a Cost Auditor to audit its cost records.

Accordingly, the Board, at its meeting held on August 10, 2026, has approved the appointment of M/s Gurvinder Chopra & Co., Cost Accountants (Firm Registration No. 100260), as the Cost Auditors of the Company for the financial year 2026-27, at a remuneration of INR 50,000 (Indian Rupees Fifty Thousand only) plus applicable taxes and reimbursement of out-of-pocket expenses at actuals, subject to the ratification of such remuneration by the Members at the ensuing AGM. M/s Gurvinder Chopra & Co. has confirmed that they are not disqualified from being appointed as Cost Auditors of the Company and that the said appointment is within the limits prescribed under the Act.

Accordingly, the Board recommends the resolution, as set out at Item No. 4 of this AGM Notice, for the approval of the Members of the Company by way of an Ordinary Resolution.

None of the Promoters, Directors and Key Managerial Persons (KMPs) of the Company or any relatives of such Promoters, Directors or KMPs, are in any way concerned or interested, financially or otherwise, in the resolution as set out at Item No. 4 of the AGM Notice.

By Order of the Board of Directors
For **Lucina Land Development Limited**

Sd/-
Yash Garg
Company Secretary
(Membership No. A54005)

Place: New Delhi
Date: August 10, 2026

Annexure 1

Details of Directors Seeking Appointment/Re-appointment

Name of Director	Mr. Ssatyajit Parrihaar	Mr. Bhavya Nayyar
Director Identification Number (DIN)	09643887	11045704
Date of Birth & Age	06-05-1969 / (57 Years)	24-02-1995 / (31 Years)
Date of First/ Original Appointment	June 24, 2022	April 02, 2026
Qualification(s)	Graduate degree from Delhi University	LL.B., from IP University
Number of Shares held in the Company	Nil	NIL
Brief Profile/ Resume/ Experience/ Nature of expertise in specific functional areas and capabilities required for the role and the manner in which the proposed person meets the requirements	As stated in the explanatory statement to Item No. 2	As stated in the explanatory statement to Item No. 3
Other listed entities in which he holds the directorship and the membership of Committees of the board along with listed entities from which the person has resigned in the past three years	None	None
Directorship held in other Companies/ LLPs	1. Lucina Buildwell Limited 2. Juventus Infrastructure Limited 3. Sylvanus Properties Limited 4. Selene Buildwell Limited 5. Selene Constructions Limited 6. Selene Land Development Limited 7. Juventus Constructions Limited 8. Juventus Land Development Limited 9. Nilgiri Infrastructure Projects Limited	1. Majesta Infrastructure Limited 2. Vindhyachal Developers Limited 3. Majesta Developers Limited 4. Diana Infrastructure Limited 5. Nilgiri Infrastructure Development Limited 6. Kaltha Developers Limited 7. Majesta Constructions Limited 8. Nerissa Infrastructure Limited 9. Nerissa Properties Limited
Committee Positions in other Companies	None	None
Number of Board meetings attended during FY 2025-26	11 Board Meetings	N.A., since he was appointed in FY 2026-27.
Terms and Conditions of Appointment/ Reappointment	As per his original terms of appointment.	Appointed as a Non-Executive Director, w.e.f. April 02, 2026.
Details of proposed remuneration from the Company	Nil	Nil
Last Remuneration drawn from the Company	Nil	Nil
Relationships between Directors inter-se and other Key Managerial Personnel of the Company	Not related	Not related
Sitting Fees	Not Applicable	Not Applicable

LUCINA LAND DEVELOPMENT LIMITED
(CIN: U70109DL2006PLC151260)
Registered Office: Office No. 202, 2nd Floor, A-18, Rama House, Middle Circle, Connaught Place, New Delhi - 110001, **Email**: edlsecretarial@embassyindia.com, **Tel:** 011-42175143
Website: https://www.embassyindia.com/lldl/

FORM NO. MGT 11
PROXY FORM

[Pursuant to Section 105(6) of the Companies Act, 2013 and Rule 19(3) of the Companies (Management and Administration) Rules, 2014]

CIN: U70109DL2006PLC151260
Name of the Company: **Lucina Land Development Limited**
Registered Office: Office No. 202, 2nd Floor, A-18, Rama House, Middle Circle, Connaught place, New Delhi – 110001

Name of the Member (s): ____
Registered address: ____
E-mail Id: __________________________________
Folio No. / DP ID No.____________________ Client ID No. ______________________

I / We, being the member(s) of ____________________ Equity Shares of the above named Company, hereby appoint:

1. Name: _________________________ E-mail ID:___________________
Address: ____

Signature ______________ or failing him / her

2. Name: __________________________ E-mail ID:__________________
Address: ____

Signature ______________ or failing him / her

3. Name: ______________________________ E-mail ID:__________________
Address: ____

Signature ______________

as my / our proxy to attend and vote (on a poll) for me / us and on my / our behalf at the 20th Annual General Meeting of the Company, to be held on **Monday, September 07, 2026 at 12:00 P.M. (IST)** at the registered office of the Company at Office No. 202, 2nd Floor, A-18, Rama House, Middle Circle, Connaught. Place, New Delhi - 110001, and at any adjournment thereof, in respect of such resolutions set out in the Notice convening the meeting, as are indicated below:

Resolution No.	Brief Details of the Resolutions
ORDINARY BUSINESS	
1.	To receive, consider and adopt the audited standalone and consolidated financial statements of the company for the financial year ended March 31, 2026, together with the reports of the board of directors and auditors thereon.
2.	Re-appointment of Mr. Ssatyajit Parrihaar (DIN: 09643887) Non-Executive Director, who retires by rotation and being eligible, has offered himself for re-appointment.
SPECIAL BUSINESS	
3.	Appointment of Mr. Bhavya Nayyar (DIN: 11045704) as Non-Executive Director of the company.
4.	Ratification of remuneration of Cost Auditor for FY 2026-27.

Signed this --------, 2026

Affix Revenue Stamp of Re. 1/-

Signature of Shareholder: ______________________

Signature of Proxy Holder(s): ____________________

Notes:

1. This form of proxy in order to be effective should be duly completed and deposited at the Registered Office of the Company, not less than 48 hours before the commencement of the Meeting.
2. A Proxy need not be a Member of the Company.
3. A person appointed as Proxy shall act on behalf of not more than 50 (fifty) Members and holding not more than 10% of the total share capital of the Company carrying voting rights. However, 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 Member.

LUCINA LAND DEVELOPMENT LIMITED

(CIN: U70109DL2006PLC151260)

Registered Office: Office No. 202, 2nd Floor, A-18, Rama House, Middle Circle, Connaught Place, New Delhi - 110001, **Email**: edlsecretarial@embassyindia.com, **Tel:** 011-42175143

Website: https://www.embassyindia.com/lldl/

ATTENDANCE SLIP

Folio No.*:____________________ No. of Shares: _____________________

DP ID: _______________________ Client ID: __________________________

Members or their Proxies are requested to present this Slip in accordance with the Specimen Signatures registered with the Company, at the entrance of the Meeting Hall, for admission.

Name of the attending Member / Proxy ____

(**in BLOCK LETTERS**)

I hereby record my presence at the 20th Annual General Meeting of the Company held on **Monday, September 07, 2026 at 12:00 P.M. (IST)** at the registered office of the Company at Office No 202, 2nd Floor, A-18, Rama House, Middle Circle, Connaught Place, New Delhi - 110001.

_______________________ ___________________

Member's Signatures Proxy's Signatures

*Applicable for Members holding shares in Physical form.

Road Map of the Venue of 20th Annual General Meeting