

August 13, 2024

To,  
BSE Limited,  
Listing Department,  
P.J. Towers, Dalal Street,  
Mumbai – 400001.

Scrip Code: 502445

**Subject: Outcome of Board Meeting in accordance with the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.**

**Ref.: Regulation 30 and 33 SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015.**

Dear Sir/Madam,

Pursuant to Regulation 30 and 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations'), this is to inform you that the Board of Directors of the Company at their meeting held today i.e. August 13, 2024 have *inter-alia* considered and approved:

1. Unaudited Financial Results (Standalone and Consolidated) of the Company for the quarter ended June 30, 2024 together with the respective Limited Review Reports issued by the Statutory Auditors. A copy of said Unaudited Financial Results and Statutory Auditor's Limited Review Report are enclosed herewith as "Annexure-I".

In accordance with Regulation 47(1) of the Listing Regulations, the Company would be publishing statement of Unaudited Financial Results for the quarter ended June 30, 2024 in newspapers as required.

2. Appointment of Ms. Yamini Anish Shah (DIN:03441691) as an Additional Director in the category of Non-Executive Independent Director on the Board of the Company, with effect from 13<sup>th</sup> August, 2024 for the term of 5 years, subject to approval of shareholders of the Company. The details as required under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated 13th July, 2023, including brief profile is enclosed herewith as "Annexure-2".

3. Appointment of Mr. David Saldanha (Membership No.:- A74305) as Whole Time Company Secretary & Compliance Officer of the Company w.e.f. August 13, 2024. The details as required under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated 13th July, 2023, including brief profile is enclosed herewith as "Annexure-3".



**4. Reconstitution of following Committees of the Board:****a. Audit Committee:**

Audit Committee is reconstituted by inducting Ms. Yamini Shah (DIN: 03441691), Non-Executive Independent Director as Member of the Committee. Post reconstitution, the composition of the Audit Committee shall be as under:

Name of the Member	Position
Mr. Veeraraghavan Ranganathan	Non-Executive, Independent Director
Mr. Devendra Shrimanker	Non-Executive, Independent Director
Ms. Yamini Shah	Non-Executive, Independent Director
Mr. Nilesh Dand	Executive Director

**b. Nomination & Remuneration Committee:**

Nomination & Remuneration Committee is reconstituted by inducting Ms. Yamini Shah (DIN: 03441691), Non-Executive Independent Director as Member of the Committee. Post reconstitution, the composition of the Nomination & Remuneration Committee shall be as under:

Name of the Member	Position
Mr. Devendra Shrimanker	Non-Executive, Independent Director
Mr. Veeraraghavan Ranganathan	Non-Executive, Independent Director
Mrs. Sonal Shah	Non-Executive, Non Independent Director
Ms. Yamini Shah	Non-Executive, Independent Director

**c. Stakeholders Relationship Committee:**

Stakeholders Relationship Committee is reconstituted by inducting Ms. Yamini Shah (DIN: 03441691), Non-Executive Independent Director as Member of the Committee. Post reconstitution, the composition of the Stakeholders Relationship Committee shall be as under:

Name of the Member	Position
Mr. Veeraraghavan Ranganathan	Non-Executive, Independent Director
Mr. Nilesh Dand	Executive Director
Mrs. Sonal Shah	Non-Executive, Non Independent Director
Ms. Yamini Shah	Non-Executive, Independent Director



5. Further, pursuant to Regulation 30 (5) of SEBI (LODR) Regulations, 2015 following Key Managerial Personnel of the Company be and are hereby severally authorized for the purpose of determining the Materiality of an event or information as well as making disclosures of the same to the Stock Exchange.

Particulars	Name of the KMP	Contact details
For determining the Materiality of an event or information as well as making disclosures to the Stock Exchange	Mr. Nilesh Dand	<a href="mailto:cs@marathonrealty.com">cs@marathonrealty.com</a>
	Mr. David Saldanha	<a href="mailto:citadel@marathonrealty.com">citadel@marathonrealty.com</a>  Tel: 9122 - 67248484  Add: Marathon Futurex, N M Joshi Marg, Lower Parel (W), Mumbai - 400013.

The Board meeting commenced at 5:15 p.m. and concluded at 6:30 p.m.

This is for your information and records.

Thanking you,  
For Citadel Realty and Developers Limited



Nilesh Dand  
Executive Director, CEO & CFO  
DIN: 00199785





**BIPIN B. SHAH & CO**  
**CHARTERED ACCOUNTANTS**

Flat No.18,3rd Floor, Fair Field, B-Wing Ramakrishna Mission Road,  
Santacruz (West), Mumbai 400054, Email ID: bipinbshah234@gmail.com,  
Tel. No. 26001054/26495925 Mobile: 9820234880

**Independent Auditors' Limited Review Report on Unaudited Quarterly Financial Results of the Company Pursuant to the Regulations 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**

**To,**  
**The Board of Directors of**  
**Citadel Realty and Developers Limited**

1. We have reviewed the accompanying Statement of Standalone Unaudited Financial Results of **CITADEL REALTY AND DEVELOPERS LIMITED** ("the Company") for the quarter ended June 30, 2024 ("the Statement") attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("the Regulations"), as amended, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016 ("the Circular").
2. The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting (Ind AS 34) prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of Companies (Indian Accounting Standards) Rules, 2015 and the Circular, which is the responsibility of the Company's management and approved by the Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as stated above nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards (Ind AS) specified under section 133 of the Companies Act, 2013 read with relevant rules issued there under and other recognised accounting practices and principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5<sup>th</sup> July, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. Attention is drawn to the fact that the figures for the 3 months ended March 31, 2024 as reported in these financial results are the balancing figures between audited figures in respect of the full previous financial year and the published year to date figures up to the third quarter of the previous financial year. The figures up to the end of the third quarter of previous financial year had only been reviewed and not subjected to audit.

**For Bipin B. Shah & Co.**  
Chartered Accountants  
Firm Registration No 101511W

*Bipin B. Shah*

**Bipin B. Shah**  
Proprietor  
Membership No.: 013191  
UDIN: 24013191BKGUXU5823  
Mumbai  
Date: August 13, 2024



**CITADEL REALTY AND DEVELOPERS LIMITED**

CIN:L21010MH1960PLC011764

Regd.Office : Marathon Futurex, N.M. Joshi Marg, Lower Parel (West), Mumbai 400 013.

**STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE ,2024**

**PREPARED IN COMPLIANCE WITH INDIAN ACCOUNTING STANDARD (IND-AS)**

Sr. No.	Particulars	(₹. in lakhs - Except Equity share data)			
		Standalone			
		Quarter ended			Year ended
		30 June 2024 Un-Audited	31 March 2024 Audited	30 June 2023 Un-Audited	31 March 2024 Audited
<b>1</b>	<b>Income from operations</b>				
	(a) Income from Operations	88.33	78.84	78.84	317.10
	(b) Other Income	-	-	-	-
	<b>Total Income (a+b)</b>	<b>88.33</b>	<b>78.84</b>	<b>78.84</b>	<b>317.10</b>
<b>2</b>	<b>Expenses</b>				
	a) Property Development Expenses	-	-	-	-
	b) Changes in inventories	-	-	-	-
	c) Director's Sitting Fees	1.60	2.30	1.80	8.30
	d) Legal & Professional Fees	0.23	1.71	0.20	5.82
	e) Annual Listing fees	0.95	1.03	1.01	4.16
	f) Finance Cost	40.90	35.51	33.51	138.03
	g) Other expenses	2.76	2.01	1.52	8.09
	<b>Total Expenses</b>	<b>46.44</b>	<b>42.56</b>	<b>38.04</b>	<b>164.40</b>
<b>3</b>	<b>Profit/(Loss) from operations before exceptional items and Tax (1-2)</b>	<b>41.89</b>	<b>36.28</b>	<b>40.80</b>	<b>152.70</b>
<b>4</b>	<b>Exceptional Items</b>	-	-	-	-
<b>5</b>	<b>Profit/(Loss) before tax (3-4)</b>	<b>41.89</b>	<b>36.28</b>	<b>40.80</b>	<b>152.70</b>
<b>6</b>	<b>Tax expense</b>				
	- Current Tax	10.89	9.43	10.61	39.70
	- Deferred Tax	-	-	-	-
<b>7</b>	<b>Net Profit for the period (5-6)</b>	<b>31.00</b>	<b>26.85</b>	<b>30.19</b>	<b>113.00</b>
<b>8</b>	<b>Share of Profit/(loss) of Firm</b>	<b>0.88</b>	-	<b>0.98</b>	<b>0.98</b>
<b>9</b>	<b>Net Profit for the period after share in profit (7+8)</b>	<b>31.88</b>	<b>26.85</b>	<b>31.17</b>	<b>113.98</b>
<b>10</b>	<b>Other comprehensive income (OCI)</b>	-	-	-	-
<b>11</b>	<b>Total Comprehensive Income for the period (9+10)</b>	<b>31.88</b>	<b>26.85</b>	<b>31.17</b>	<b>113.98</b>
<b>12</b>	<b>Paid up equity share capital (F.V. ₹. 10/-)</b>	<b>789.22</b>	<b>789.22</b>	<b>789.22</b>	<b>789.22</b>
<b>13</b>	<b>Other equity (Excluding Revaluation Reserve)</b>	-	-	-	412.68
<b>14</b>	<b>Earning per share (EPS) (₹.)</b>				
	a) Basic EPS	0.40	0.34	0.39	1.44
	b) Diluted EPS	0.40	0.34	0.39	1.44



Notes :

1	The unaudited financial results, after review by the Audit Committee, have been approved and taken on record by the Board of Directors at its meeting held on 13th August 2024. The Statutory Auditors of the Company have carried out a "Limited Review" of the results for the quarter ended June 30, 2024 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosures Requirements) Regulation, 2015.
2	Company is primarily engaged in the business of real estate. Hence, disclosure of segment wise information is not required as per Ind -AS 108.
3	Post Shareholders approval for issuance of 1,35,000 Compulsorily Convertible Debentures (CCD) of Rs. 1,000 each aggregating to Rs. 135.00 Lakhs, out of the Inter Corporate Deposit extended to the company by Fibre Box Bombay Private Limited and Company's application to the stock exchange for in principal approval has been lapsed due to passage of time. As a result, the status of ICD remains the same.
4	The figures of the quarter ended March 31,2024 are the balancing figures between the audited figures in respect of the full financial year and published the year to date figures up to the third quarter of the financial year which have been subjected to limited review.
5	Figures for the previous period are reclassified / re-arranged / re-grouped, wherever necessary.

Place : Mumbai

Date :- 13th August 2024



For CITADEL REALTY AND DEVELOPERS LIMITED

A handwritten signature in blue ink, appearing to be "U.S. Singh".

Whole Time Director





**BIPIN B. SHAH & CO**  
**CHARTERED ACCOUNTANTS**

Flat No.18,3rd Floor, Fair Field, B-Wing Ramakrishna Mission Road,  
Santacruz (West), Mumbai 400054, Email ID: bipinbshah234@gmail.com,  
Tel. No. 26001054/26495925 Mobile: 9820234880

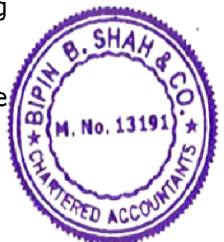
**Independent Auditors' Limited Review Report on Unaudited Consolidated Quarterly Financial Results of the Company Pursuant to the Regulations 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**

**To,**  
**The Board of Directors of**  
**Citadel Realty and Developers Limited**

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of **CITADEL REALTY AND DEVELOPERS LIMITED** ("the Company") for the quarter ended June 30, 2024 ("the Statement") attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("the Regulations"), as amended, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016 ("the Circular").
2. The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting (Ind AS 34) prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of Companies (Indian Accounting Standards) Rules, 2015 and the Circular, which is the responsibility of the Company's management and approved by the Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as stated above nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards (Ind AS) specified under section 133 of the Companies Act, 2013 read with relevant rules issued there under and other recognised accounting practices and principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5<sup>th</sup> July, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement
5. In our opinion and to the best of our information and according to the explanations given to us, the Statement:
  - (i) includes the annual Ind AS financial results of the following entities:

Sr. No.	Name of the Entity	Relationship
1.	Citadel Realty and Developers Limited	Partner in the Firm
2	Shree Swami Samarth Builders & Developers	Associate (Partnership Firm)

- (ii) is presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015; and
- (iii) Gives a true and fair view of the consolidated net profit (including other comprehensive





**BIPIN B. SHAH & CO**  
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income) and other financial information of the Holding Company including its associate for the quarter ended June 30, 2024.

Our report is not modified in respect of these matters.

6. The Statement also include Group's share of net loss (including other comprehensive income) of Rs. 0.47 lakhs for the quarter ended June 30, 2024, as considered in the Statement, in respect of the partnership firm, whose Ind AS financial statements have not been audited by us. These Ind AS financial statements are not audited by their auditor and have been furnished to us by the Management and our opinion on the Statement, in so far as it relates to the amounts and disclosures included in respect of this Partnership Firm, is based solely on such unaudited Ind AS financial Statements
7. Attention is drawn to the fact that the figures for the 3 months ended March 31, 2024 as reported in these financial results are the balancing figures between audited figures in respect of the full previous financial year and the published year to date figures up to the third quarter of the previous financial year. The figures up to the end of the third quarter of previous financial year had only been reviewed and not subjected to audit.

**For Bipin B. Shah & Co.**

Chartered Accountants  
Firm Registration No 101511W

**Bipin B. Shah**

Proprietor  
Membership No.: 013191  
UDIN: 24013191BKGUXV4463  
Mumbai  
Date: August 13, 2024





**CITADEL REALTY AND DEVELOPERS LIMITED**

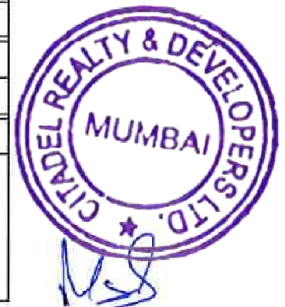
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Regd. Office : Marathon Futurex, N.M. Joshi Marg, Lower Parel (West), Mumbai 400 013.

**STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE ,2024**

PREPARED IN COMPLIANCE WITH INDIAN ACCOUNTING STANDARD (IND-AS)

Sr. No.	Particulars	(₹. in lakhs - Except Equity share data)			
		Consolidated			
		Quarter ended			Year ended
		30 June 2024 Un-Audited	31 March 2024 Audited	30 June 2023 Un-Audited	31 March 2024 Audited
<b>1</b>	<b>Income from operations</b>				
	(a) Income from Operations	88.33	78.84	78.84	317.10
	(b) Other Income	-	-	-	-
	<b>Total Income (a+b)</b>	<b>88.33</b>	<b>78.84</b>	<b>78.84</b>	<b>317.10</b>
<b>2</b>	<b>Expenses</b>				
	a) Property Development Expenses	-	-	-	-
	b) Changes in inventories	-	-	-	-
	c) Director's Sitting Fees	1.60	2.30	1.80	8.30
	d) Legal & Professional Fees	0.23	1.71	0.20	5.82
	e) Annual Listing fees	0.95	1.03	1.01	4.16
	f) Finance Cost	40.90	35.51	33.51	138.03
	g) Other expenses	2.76	2.01	1.52	8.09
	<b>Total Expenses</b>	<b>46.44</b>	<b>42.56</b>	<b>38.04</b>	<b>164.40</b>
<b>3</b>	<b>Profit/(Loss) from operations before exceptional items and Tax (1-2)</b>	<b>41.89</b>	<b>36.28</b>	<b>40.80</b>	<b>152.70</b>
<b>4</b>	<b>Exceptional Items</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>5</b>	<b>Profit/(Loss) before tax (3-4)</b>	<b>41.89</b>	<b>36.28</b>	<b>40.80</b>	<b>152.70</b>
<b>6</b>	<b>Tax expense</b>				
	- Current Tax	10.89	9.43	10.61	39.70
	- Deferred Tax	-	-	-	-
<b>7</b>	<b>Net Profit for the period (5-6)</b>	<b>31.00</b>	<b>26.85</b>	<b>30.19</b>	<b>113.00</b>
<b>8</b>	<b>Share of Profit/ (loss) of Firm</b>	<b>(0.47)</b>	<b>1.26</b>	<b>(1.54)</b>	<b>1.72</b>
<b>9</b>	<b>Net Profit for the period after share in profit (7+8)</b>	<b>30.53</b>	<b>28.11</b>	<b>28.65</b>	<b>114.72</b>
<b>10</b>	<b>Other comprehensive income (OCI)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>11</b>	<b>Total Comprehensive Income for the period (9+10)</b>	<b>30.53</b>	<b>28.11</b>	<b>28.65</b>	<b>114.72</b>
<b>12</b>	<b>Paid up equity share capital (F.V. ₹. 10/-)</b>	<b>789.22</b>	<b>789.22</b>	<b>789.22</b>	<b>789.22</b>
<b>13</b>	<b>Other equity (Excluding Revaluation Reserve)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>428.96</b>
<b>14</b>	<b>Earning per share (EPS) (₹.)</b>				
	a) Basic EPS	0.39	0.36	0.36	1.45
	b) Diluted EPS	0.39	0.36	0.36	1.45



Notes :

1	The unaudited financial results, after review by the Audit Committee, have been approved and taken on record by the Board of Directors at its meeting held on 13th August 2024. The Statutory Auditors of the Company have carried out a "Limited Review" of the results for the quarter ended June 30, 2024 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosures Requirements) Regulation, 2015.
2	Company is primarily engaged in the business of real estate. Hence, disclosure of segment wise information is not required as per Ind -AS 108.
3	Post Shareholders approval for issuance of 1,35,000 Compulsorily Convertible Debentures (CCD) of Rs. 1,000 each aggregating to Rs. 135.00 Lakhs, out of the Inter Corporate Deposit extended to the company by Fibre Box Bombay Private Limited and Company's application to the stock exchange for in principal approval has been lapsed due to passage of time. As a result, the status of ICD remains the same.
4	The figures of the quarter ended March 31,2024 are the balancing figures between the audited figures in respect of the full financial year and published the year to date figures up to the third quarter of the financial year which have been subjected to limited review.
5	Figures for the previous period are reclassified / re-arranged / re-grouped, wherever necessary.

Place : Mumbai

Date :- 13th August 2024



For CITADEL REALTY AND DEVELOPERS LIMITED

A handwritten signature in blue ink, appearing to be "U.S. L." or similar.

Whole Time Director

"Annexure-2"

**Brief Profiles of Ms. Yamini Anish Shah**

Sr. No	Particulars	Details
1	Name of Director	Ms. Yamini Anish Shah
2	Reason for Change	Appointment
3	Date of Appointment and Term of Appointment	Appointment of Ms. Yamini Anish Shah as an Additional Director in the category of Non-Executive Independent Director on the Board of the company, with effect from 13 <sup>th</sup> August, 2024.
4	Brief Profile	Ms. Yamini Anish Shah is the Assistant Director and Assistant Professor, Centre for Kachchh Studies, School of Civilisation at Somaiya Vidyavihar University. Alongside she is an academic, an Editorial Advisor for publishing houses and on the Board of studies for English Literature and Curator at Kala Ghoda Arts Festival.
5	Disclosure of Relationship between Directors	Ms. Yamini Anish Shah is not related to any of the Directors, Key Managerial Personnel, Promoters, or Promoter group of the Company
6	Information as required pursuant to BSE Circular with ref. no. LIST/ COMP/ 14/2018- 19 and the National Stock Exchange of India Ltd with ref. no. NSE/CML/2018/24, dated 20th June, 2018	Ms. Yamini Anish Shah is not debarred from holding the office of director on account of any order of SEBI or any other such authority.



"Annexure-3"

**Appointment of Mr. David Saldanha as Company Secretary and Compliance Officer of  
Citadel Realty and Developers Limited.**

Sr. No	Details of events that needs to be provided	Information of such events
1	Reason for change viz. appointment, <del>resignation,</del> <del>removal, death or otherwise</del>	Appointment as Company Secretary and Compliance Officer
2	Date of appointment/ cession (as applicable) & <del>term of appointment</del>	w.e.f:- 13 <sup>th</sup> August, 2024
3	Brief profile (in case of appointment)	Mr. David Saldanha is an Associate member of Institute of Company Secretaries of India.He has an overall experience of 2 years working in listed Companies.His key strengths lie in ensuring regulatory compliance, handling corporate governance matters, and preparing notices, agenda papers, annual reports, etc., Pre and post Board Meeting, Committee meetings and general meeting related compliances, listing compliances and FEMA matters.
4	Disclosure of relationships between directors (in case of appointment of a director)	Not Applicable

