

Date: 06th February 2026

To
The Board of Directors of
Assetz Industrial Parks Private Limited
Address: Assetz House, 3rd Floor, 30 Crescent Road, Bengaluru 560001.

INVITEES:

Mr. Veerappan Subbiah
Mr. Vijay Vikram Singh – Representing Statutory Auditor

IN ATTENDANCE:

Ms. Reshma M – Company Secretary

Dear Sir(s)

Sub: Shorter Notice of Ninety Seventh (97th) Board Meeting of Assetz Industrial Parks Private Limited (“the Company”)

Notice is hereby given that 97th Meeting of the Board of Directors of the Company is scheduled to be held as mentioned below:

Date: 10th February 2026

Day: Tuesday

Time: 11:30 a.m. IST

Venue: No.10, 3rd Floor, Aurbis Concord, Richmond Rd, Shanthala Nagar, Richmond Town, Bengaluru – 560025.

This is a shorter notice of the Board meeting. The Board of Directors and invitees are requested to make it convenient to attend the meeting. In case you require any support to conveniently attend the meeting, you can reach at agpcompliance@agpgroup.com/+91 63644 20765.

Please note that Directors and Invitee may attend the Board Meeting through Video Conference mode (“VC”) by dialing/connecting to the meeting Link:

Join on your computer, mobile app or room device through Microsoft Teams Meeting App. The meeting invite to join will be shared in an email.

Thanking You
For Assetz Industrial Parks Private Limited

Sd/-
Thiruppathi Somasundaram
Director
DIN: 07016259

Encl: Meeting Agenda and Notes on Agenda for the meeting

ASSETZ INDUSTRIAL PARKS PRIVATE LIMITED

CIN: U45205KA2015PTC080444

Reg Off: Assetz House, 3rd Floor, 30, Crescent Road, Bengaluru – 560001. Ph.: (080) 48512480

Email: agp.compliance@agpgroup.com, Web: www.assetzproperty.com

Agenda Item No.	Agenda	Annexures
1.	To elect the Chairperson of the meeting;	-
2.	To record the attendance, grant leave of absence, if any and to take roll call;	-
3.	To record the quorum of the meeting;	-
4.	To confirm and sign the minutes of the previous Board Meeting;	Annexure-1
5.	To take note of the detailed presentation by the Statutory Auditor on financial results for the third quarter ended 31 st December 2025;	-
6.	To consider and approve the unaudited financial results with Limited Review Report for the third quarter ended 31 st December 2025;	-
7.	To consider and review the statement on Investor complaints registered under the SCORE portal during the third quarter ended 31 st December 2025;	Annexure-2
8.	To consider and take on record appointment of M/s Vinod Kumar & Associates as the Secretarial Auditor of the Company for the FY 2025-26;	-
9.	To consider and take on record appointment of M/s. Guru & Jana LLP as the Internal Auditor of the Company for the FY 2025-26;	-
10.	To consider and approve the increase in the remuneration payable to M/s Walker Chandiok & Co. LLP, Statutory Auditors of the Company;	-
11.	To take note of resignation of Mr. Jagannatha Laxman Shetty, Director (DIN: 02044085);	-
12.	Any other item with prior permission of Chairman.	-

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NOTES TO THE AGENDA

Item No.	1
Agenda	To elect the Chairperson of the Meeting
Executive Summary	The Board to elect the chairperson of the meeting among the Directors present at the meeting.
Draft Resolution	None
Attachments	None

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Item No.	2
Agenda	To record the attendance, grant leave of absence, if any and to take roll call;
Executive Summary	To record the names of Directors who are physically/virtually present at the Board meeting. Leave of absence, if any, shall be granted to a Director only when a request for such leave has been received by the Company.
Draft Resolution	None
Attachments	None

As per the mandatory protocol, each one of you will be requested to announce and declare as follows:

- ❖ Your name and the City/Place from where you attending the Meeting.
- ❖ Please confirm that if the audio and video facilities are in order and that you can see and hear others clearly.
- ❖ Kindly confirm that apart from you, no other person is in the room or hall from where you participate.
- ❖ Kindly confirm that you have received the Notice and Agenda within time.

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Item No.	3
Agenda	To Record the Quorum of the Meeting
Executive Summary	The Chairperson shall record the quorum of the meeting and shall start the proceedings of the meeting.
Draft Resolution	None
Attachments	None

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Item No.	4
Agenda	To confirm and sign the minutes of the previous Board meeting
Executive Summary	Pursuant to the applicable provisions of the Companies Act, 2013 and the Secretarial Standards, the signed Minutes of the previous Board Meeting held on 19 th January 2026 will be placed before the Board.
Draft Resolution	None
Attachments	<i>Enclosed as Annexure-1</i>

Annexure-1

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MINUTES OF THE 96TH MEETING OF THE BOARD OF DIRECTORS OF ASSETZ INDUSTRIAL PARKS PRIVATE LIMITED HELD ON MONDAY THE 19TH DAY OF JANUARY 2026 AT ASSETZ HOUSE, 3RD FLOOR, 30 CRESCENT ROAD, BENGALURU 560001 AT 10:30 AM.

DIRECTOR'S PRESENT IN PERSON

1. Mr. Thiruppathi Somasundaram – Director,
2. Mr. Jagannatha Laxman Shetty – Director,
3. Mr. Kushal Bolaria - Director

IN ATTENDANCE

4. Ms. Reshma M - Company Secretary.

1. ELECTION OF CHAIRPERSON:

Mr. Thiruppathi Somasundaram was unanimously elected as Chairman of the meeting, and he presided over the proceedings.

The Chairman welcomed all the Directors and the attendees to participate in the meeting. He confirmed that the notices calling for the Board Meeting were duly dispatched pursuant to Section 173(3) of the Companies Act, 2013 read with Secretarial Standard I issued by the Institute of Company Secretaries of India. All the Directors present confirmed the same and taken as read.

2. GRANT LEAVE OF ABSENCE, IF ANY:

Since all three Directors of the Company were present at the meeting, there was no requirement for granting leave of absence.

3. QUORUM OF THE MEETING:

The Chairman confirmed that the requisite quorum was present, and accordingly, the meeting was called to order. The agenda items of the meeting were then taken up for discussion.

4. APPROVAL OF THE SHORTER NOTICE OF BOARD MEETING:

The Board was informed that as per the provisions of 173(3) of the Companies Act, 2013, a meeting of the Board of Directors should be called by giving Seven days' Notice, however due to some urgent business transactions to discuss the meeting was called at shorter notice subject to consent of all the Directors.

In this regard, the Board of Directors provided their consent to hold the Board Meeting at Shorter Notice and the same was duly taken on record at the meeting.

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5. MINUTES OF THE PREVIOUS BOARD MEETING:

The Minutes of the previous Board Meetings was reviewed and confirmed as true and accurate to the recordings of the meeting proceedings. The Board took note of the same and further the minutes were signed by the Chairman.

6. APPROVAL OF PROFESSIONAL SERVICES IN THE NATURE OF ISSUANCE OF CERTIFICATE ON STATEMENT OF COVENANT COMPLIANCE TO BE RENDERED BY WALKER CHANDIOK & CO. LLP:

The Board considered and approved the proposal for the provision of professional services and for issuance of Certificate on the Statement of Covenant Compliance by Walker Chandiook & Co. LLP and passed the following resolution.

“RESOLVED THAT pursuant to the provisions of Section 144 and other applicable provisions, if any, of the Companies Act, 2013, read with the Companies (Audit and Auditors) Rules, 2014 and other applicable laws, rules, and regulations, the consent of the Board of Directors of the Company be and is hereby accorded for the provision and performance of professional services by **Walker Chandiook & Co. LLP**, Chartered Accountants, in the nature of **issuance of a Certificate on the Statement of Covenant Compliance of the Company as at 31 March 2025**, being a service permissible under Section 144 of the Companies Act, 2013.

RESOLVED FURTHER THAT the Board hereby records and confirms that the aforesaid service is not prohibited under Section 144 of the Companies Act, 2013 and does not result in any conflict of interest or impairment of the independence of the statutory auditors of the Company.

RESOLVED FURTHER THAT the remuneration payable to Walker Chandiook & Co. LLP for the aforesaid professional services shall be as per the terms and conditions mutually agreed between the Company and Walker Chandiook & Co. LLP.

RESOLVED FURTHER THAT any Director or the Company Secretary of the Company be and is hereby authorized to do all such acts, deeds, matters, and things and to sign and execute all such documents as may be necessary or expedient to give effect to this resolution.”

7. APPROVAL OF PROFESSIONAL SERVICES IN THE NATURE OF ISSUANCE OF CERTIFICATE FOR THE UNHEDGED FOREIGN CURRENCY EXPOSURE AS ON 31 MARCH 2025 TO BE RENDERED BY WALKER CHANDIOK & CO. LLP

The Board discussed and approved the proposal for issuance of a Certificate Certificate for Unhedged Foreign Currency Exposure by Walker Chandiook & Co. LLP and passed the following resolution.

“RESOLVED THAT pursuant to the provisions of Section 144 and other applicable provisions, if any, of the Companies Act, 2013 read with the Companies (Audit and Auditors) Rules, 2014 and other applicable laws, rules, and regulations, the consent of the Board of Directors of the Company be and is hereby accorded for the provision and performance of professional services by Walker Chandiook & Co. LLP, Chartered Accountants, in the nature of

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issuance of a Certificate for Unhedged Foreign Currency Exposure of the Company as on 31 March 2025, being a service permissible under Section 144 of the Companies Act, 2013.

RESOLVED FURTHER THAT the Board hereby notes that the said service is not prohibited under Section 144 of the Companies Act, 2013 and does not impair the independence of the statutory auditors.

RESOLVED FURTHER THAT the remuneration payable to Walker Chandiok & Co. LLP for the aforesaid service shall be as per the terms mutually agreed between the Company and Walker Chandiok & Co. LLP.

RESOLVED FURTHER THAT any Director or the Company Secretary of the Company be and is hereby authorized to do all such acts, deeds, matters, and things and to sign and execute all such documents as may be necessary or expedient to give effect to this resolution.”

8. ANY OTHER MATTER AND VOTE OF THANKS.

There being no other business to transact, the meeting ended with a vote of thanks to the chairperson, other directors and invitees to the meeting.

Somasundaram Thiruppathi
Chairman of the Meeting

Date of Entry:

Date of Signing:

Place:

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Item No.	5
Agenda	To review and discuss the detailed presentation by Statutory auditors on financial results for the quarter ended 31 st December 2025;
Executive Summary	The Statutory Auditors will present a detailed overview of the Company's financial performance for the quarter ended 31 December 2025. The Board will review the financial results, discuss key observations, and provide guidance or seek clarifications, as required.
Draft Resolution	None
Attachments	None

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Item No.	6
Agenda	To consider and approve the unaudited financial results with Limited Review Report for the third quarter 31 st December 2025;
Executive Summary	<p>The draft of the unaudited financial results and Limited Review Report, along with supporting statements and Annexures as required under the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations 2015, for the third quarter ended 31st December 2025, will be placed before the Board of Directors for their review and approval.</p> <p>The Board is to review, discuss, and pass the following resolution with or without any modification:</p>
Draft Resolution	<p>“RESOLVED THAT the draft of the unaudited financial results and Limited Review Report along with the supporting Statements and Annexures as required under the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations 2015, for the third quarter ended 31st December 2025 be and is hereby reviewed, approved by the Board of Directors and initialed by the Chairman of the meeting;</p> <p>“RESOLVED FURTHER THAT any one of the Directors or the Company Secretary of the Company be and is hereby authorized to sign, and submit the financial results with the Bombay Stock Exchange, Debenture Trustee as required to be submitted under the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations 2015 and publish the said financial results in the Newspaper;</p> <p>“RESOLVED FURTHER THAT any of the Directors or the Company Secretary of the Company be and is hereby authorized to do all such acts, deeds and things as required to give effect to the above resolutions.”</p>
Attachments	None

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Item No.	7
Agenda	To consider and review the statement on Investor complaints registered under SCORE portal during the third quarter ended 31 st December 2025;
Executive Summary	<p>The Statement of the Investors Complaints for the third quarter ended 31st December 2025 as submitted to Bombay Stock Exchange (“BSE”) under the Regulation 13(3) of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations 2015 shall be placed before the Board.</p> <p>The Board to note that there are no complaints received and pending for disposal during the third quarter ended 31st December 2025.</p> <p>The Board to take the same on record.</p>
Draft Resolution	None
Attachments	Enclosed as Annexure-2

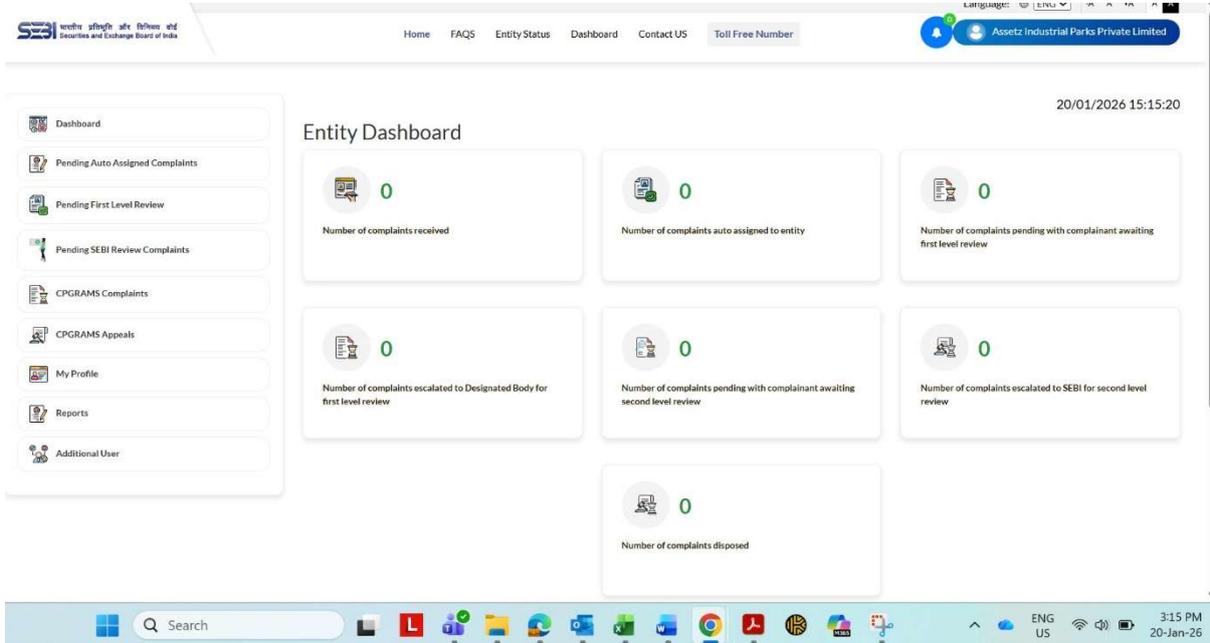
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Investors Compliant on Scores Portal



The screenshot displays the 'Entity Dashboard' on the AGP Scores Portal. The dashboard is titled 'Entity Dashboard' and shows the date and time as 20/01/2026 15:15:20. It features a sidebar with navigation options: Dashboard, Pending Auto Assigned Complaints, Pending First Level Review, Pending SEBI Review Complaints, CPGRAMS Complaints, CPGRAMS Appeals, My Profile, Reports, and Additional User. The main content area contains seven cards, each representing a different category of complaints with a count of 0:

- Number of complaints received: 0
- Number of complaints auto assigned to entity: 0
- Number of complaints pending with complainant awaiting first level review: 0
- Number of complaints escalated to Designated Body for first level review: 0
- Number of complaints pending with complainant awaiting second level review: 0
- Number of complaints escalated to SEBI for second level review: 0
- Number of complaints disposed: 0

The bottom of the screenshot shows a Windows taskbar with a search bar, various application icons, and system tray icons including network, volume, and battery status, along with the time 3:15 PM and date 20-Jan-26.

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Item No.	8
Agenda	To Consider and take on record appointment of M/s. Vinod Kumar & Associates as the Secretarial Auditor of the Company for the FY 2025-26;
Executive Summary	<p>As per Section 204 of the Companies Act, 2013, Secretarial Audit is mandatory for companies (including private companies) having outstanding borrowings of ₹100 crore or more from banks or public financial institutions. As the Company falls under this criterion, it is required to appoint a Secretarial Auditor for the financial year 2025–26 to ensure statutory compliance and report the same to the Board.</p> <p>Thereby, the Board may take note of the eligibility and consent M/s. Vinod Kumar & Associates and to approve the appointment by passing the following resolution with or without any modification:</p>
Draft Resolution	<p>“RESOLVED THAT pursuant to the provision of Section 204(1) of the Companies Act, 2013 & Rule 9 of the Companies (Appointment and Remuneration of Personnel) Rules, 2014 and other applicable provisions, if any of the Companies Act, 2013, consent of the Board be and is hereby given for appointment of M/s Vinod Kumar & Associates., Company Secretary in Practice to be appointed as Secretarial Auditor of the Company for the FY 2025-26 and Directors of the Company be and are hereby authorized to fix the remuneration.”</p> <p>“RESOLVED FURTHER THAT the appointment letter has been placed before the Board and the same has been approved by the Board and the same has been signed by the Chairman of the Board for the purpose of appointment of M/s Vinod Kumar & Associates., Company Secretaries in Practice as Secretarial Auditor of the Company.”</p> <p>“RESOLVED FURTHER THAT Directors of the Company be and are hereby authorized to file necessary forms with Registrar of Companies and to do all such acts, deeds and things as may be necessary to give effect to the above said resolution.</p>
Attachments	None

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Item No.	9
Agenda	To Consider and take on record appointment of M/s. Guru & Jana LLP as the Internal Auditor of the Company for the FY 2025-26;
Executive Summary	<p>As per Section 138 of the Companies Act, 2013, certain classes of companies, including private companies having outstanding loans or borrowings of ₹100 crore or more from banks or public financial institutions, are required to appoint an Internal Auditor.</p> <p>As the Company falls under this mandatory requirement, the appointment of M/s Guru & Jana LLP as Internal Auditor for the financial year 2025–26 is placed before the Board for consideration and approval.</p> <p>The Board may pass the following resolution with or without any modification:</p>
Draft Resolution	<p>“RESOLVED THAT in terms of Section 138 of the Companies Act, 2013 read with rules 13 of the Company (Account) Rules, 2014 M/s. Guru & Jana LLP, Chartered Accountants be and is hereby appointed as internal auditor of the Company for the FY 2025-26 at a remuneration as may be decide by the Board of Directors in consultation with them.”</p> <p>“RESOLVED FURTHER THAT Directors of the Company be and are hereby authorised to issue appointment letter to M/s Guru & Jana LLP, along with a power to approve the scope of services as approved by the Board and take all necessary steps in this regard including the filing of necessary forms with Ministry of Corporate Affairs, if any.”</p> <p>“RESOLVED FURTHER THAT a certified true copy of this resolution signed by any of the Directors of the company be provided to anyone concerned or interested in the matter.”</p>
Attachments	None

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Item No.	10
Agenda	To consider and approve the increase in the remuneration payable to M/s Walker Chandiok & Co. LLP, Statutory Auditors of the Company;
Executive Summary	<p>M/s Walker Chandiok & Co. LLP were appointed as the Statutory Auditors of the Company at the 7th Annual General Meeting held in 2022 for a term of five years, up to the conclusion of the AGM to be held in FY 2027, to audit the accounts up to the financial year ended 31 March 2027.</p> <p>The Board is requested to consider and approve an increase of 10% in the remuneration payable to the Statutory Auditors, as previously decided by the Board. The Board may pass the following resolution with or without any modification:</p>
Draft Resolution	<p>“RESOLVED THAT pursuant to the provisions of the Companies Act, 2013 and other applicable provisions, if any, and in continuation of the appointment of M/s Walker Chandiok & Co. LLP as Statutory Auditors of the Company for a term of five years approved at the 7th Annual General Meeting held in 2022, the consent of the Board be and is hereby accorded to approve an increase of 10% in the remuneration payable to the Statutory Auditors, as proposed.</p> <p>RESOLVED FURTHER THAT the revised remuneration, along with applicable taxes and reimbursement of out-of-pocket expenses, shall be paid for auditing the books of accounts of the Company from this financial year 2025-26 up to the financial year ended 31 March 2027.</p> <p>RESOLVED FURTHER THAT any Director or the Company Secretary of the Company be and is hereby authorized to do all such acts, deeds, and things as may be necessary to give effect to this resolution.”</p>
Attachments	None

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Item No.	11
Agenda	To take note of resignation of Mr. Jagannatha Laxman Shetty, Director (DIN: 02044085).
Executive Summary	<p>The Board to take note of the resignation letter dated 6th February 2026 received from Mr. Jagannatha Laxman Shetty, Director (DIN: 02044085) for their perusal. He further informed that due to personal and unavoidable circumstances, Mr. Jagannatha Laxman Shetty won't be able to devote his time to the affairs of the Company and had decided to resign with effect from 10th February 2026.</p> <p>The Board may pass the following resolution with or without any modification:</p>
Draft Resolution	<p>“RESOLVED THAT pursuant to the provisions of Section 168 of the Companies Act, 2013 read with Rule 15 of the Companies (Appointment and Qualification of Directors) Rules, 2014, and other applicable provisions, the resignation tendered by Mr. Jagannatha Laxman Shetty, Director (DIN: 02044085), from the directorship of the Company vide resignation letter dated 6th February 2026, a copy of which is placed before this meeting, be and is hereby noted and accepted with effect from 10th February 2026.</p> <p>RESOLVED FURTHER THAT the Board places on record its sincere appreciation and gratitude for the valuable services, guidance, and assistance rendered by Mr. Jagannatha Laxman Shetty during his tenure as Director of the Company.</p> <p>RESOLVED FURTHER THAT any Director or Key Managerial Personnel of the Company be and is hereby severally authorised to do all such acts, deeds, matters, and things as may be necessary, expedient, proper, or desirable to give effect to this resolution including but not limited to updating corporate records, making statutory disclosures, and to file the requisite forms and documents with the Registrar of Companies, Ministry of Corporate Affairs and compliances.”</p>
Attachments	None

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Item No.	12
Agenda	Any other item with prior permission of chairman.
Executive Summary	To consider any other agenda item not included in the agenda may be taken up for consideration with the prior permission of the Chairman and with the consent of the majority of the Directors present in the meeting.
Draft Resolution	None
Attachments	None

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