



LADAM AFFORDABLE HOUSING LIMITED

POLICY ON RELATED PARTY TRANSACTIONS

1. Objective

The Board of Directors of Ladam Affordable Housing Limited (hereinafter referred to as “Company”) has adopted the following policy and procedures (hereinafter referred to as “Policy”) to regulate transactions between the Company and its Related Parties (as defined below) based on the laws and regulations applicable to the Company in this regard and to ensure proper approval and reporting of transactions between the Company and its Related Parties.

2. Regulatory Framework

- a. The Companies Act, 2013 together with the rules notified thereunder (together referred to as the “Act”) and Regulation 23 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI LODR Regulations”), provide a framework for regulating transactions with Related Parties. The Act and the SEBI LODR Regulations are together referred to as “Applicable Laws”.
- b. This policy is framed as per the requirements of the Applicable Laws and shall operate within the boundaries set by the Applicable Laws.

3. Definition

- a) “**Accounting Standards**” means the standards of accounting or any addendum thereto for companies or class of companies referred to in Section 133 of the Act.
- b) “**Arm’s Length Transaction**” means a transaction between two Related Parties that is conducted as if they were unrelated, so that there is no conflict of interest.
- c) “**Audit Committee**” or “**Committee**” means the committee constituted by the Board of Directors of the Company, from time to time, under the provisions of Regulation 18 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Section 177 of the Companies Act, 2013.
- d) “**Board of Director**” or “**Board**” means the Board of Directors of Ladam Affordable Housing Limited, as constituted from time to time.
- e) “**Company/ listed entity**” means Ladam Affordable Housing Limited.



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- f) **“Key Managerial Personnel”** shall have the meaning ascribed to the term under Section 2(51) the Companies Act, 2013 and shall mean:
- (i) the Chief Executive Officer or the managing director or the manager;
 - (ii) the company secretary;
 - (iii) the whole-time director;
 - (iv) the Chief Financial Officer;
 - (v) such other officer, not more than one level below the directors who is in wholetime employment, designated as key managerial personnel by the Board, and
 - (vi) such other officer as may be prescribed under the Act.
- g) **“Material Modification to Related Party Transactions”** in relation to a Related Party Transaction approved by the Audit Committee or a material related party transaction approved by the shareholders of the Company, as the case may be, means any variation which changes the nature/ tenure / material terms and conditions of the transaction already approved by the Audit Committee or the shareholders of the Company.
- h) **“Material Related Party Transaction”** shall be a transaction with a related party as specified under SEBI (LODR) Regulations 2015 and as amended from time to time. Accordingly, transaction with a related party shall be considered material if the transaction(s) to be entered into individually or taken together with previous transactions during a financial year, exceeds the thresholds specified in schedule XII of the SEBI (LODR) Regulations, 2015 as mentioned below or as amended from time to time:

Consolidated turnover of listed entity	Threshold
(I) Up to Rs. 20,000 Crore	10% of the annual consolidated turnover of the listed entity
(II) More than Rs. 20,000 Crore up to Rs. 40,000 Crore	Rs. 2,000 Crore + 5% of the annual consolidated turnover of the listed entity above Rs. 20,000 Crore
(III) More than Rs. 40,000 Crore	Rs. 3,000 Crore + 2.5% of the annual consolidated turnover of the listed entity above Rs. 40,000 Crore or Rs. 5,000 Crores, whichever is lower.

Explanation: For computing the thresholds stated above, the annual consolidated turnover of the Company shall be determined based on the last audited financial statements of the listed entity.



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Notwithstanding the above, a transaction involving payments made to a related party with respect to brand usage or royalty shall be considered material if the transaction(s) to be entered into individually or taken together with previous transactions during a financial year, exceed five percent of the annual consolidated turnover of the listed entity as per the last audited financial statements of the listed entity.

- i) **“Office or Place of Profit”** means any office or place—
- i. where such office or place is held by a director, if the director holding it receives from the company anything by way of remuneration over and above the remuneration to which he is entitled as director, by way of salary, fee, commission, perquisites, any rent-free accommodation, or otherwise;
 - ii. where such office or place is held by an individual other than a director or by any firm, private company or other body corporate, if the individual, firm, private company or body corporate holding it receives from the company anything by way of remuneration, salary, fee, commission, perquisites, any rent-free accommodation, or otherwise;
- j) **“Policy”** means this policy on Related Party Transactions.
- k) **“Relative”** means relative as defined under sub-section (77) of section 2 of the Companies Act, 2013 and rules prescribed there under:
- l) **“Related Party”** shall refer to a person or an entity which is:
- (i) a related party as defined under Section 2(76) of the Companies Act, 2013; or
 - (ii) a related party under the applicable accounting standards.

Provided that:

- a) any person or entity forming a part of the promoter or promoter group of the listed entity; or
- b) any person or any entity, holding equity shares:
 - (i) of twenty per cent or more; or
 - (ii) of ten per cent or more, with effect from April 1, 2023;

in the listed entity either directly or on a beneficial interest basis as provided under section 89 of the Companies Act, 2013, at any time, during the immediate preceding financial year; shall be deemed to be a **related party**.

The parties specified in Section 2(76) of the Companies Act, 2013 are as under:

- (i) a director or his relative;
- (ii) a key managerial personnel or his relative;
- (iii) a firm, in which a director, manager or his relative is a partner;



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- (iv) a private company in which a director or manager of his relative is a member or director;
 - (v) a public company in which a director or manager is a director and holds along with his relatives, more than two per cent of its paid-up share capital;
 - (vi) any body corporate whose Board of Directors, managing director or manager is accustomed to act in accordance with the advice, directions or instructions of a director or manager;
 - (vii) any person on whose advice, directions or instructions a director or manager is accustomed to act. Provided that nothing in sub-clauses (vi) and (vii) shall apply to the advice, directions or instructions given in a professional capacity;
 - (viii) any company which is –
 - (A) a holding, subsidiary or an associate company of such company;
 - (B) a subsidiary of a holding company to which it is also a subsidiary; or
 - (C) an investing company or the venturer of a company;Explanation: For the purpose of this clause, “the investing company or the venturer of a company” means a body corporate whose investment in the company would result in the company becoming an associate company of the body corporate.
 - (ix) such other person as may be prescribed.
- m) **“Related Party Transaction”** means a transaction involving transfer of resources, services or obligations between:
- (i) The listed entity or any of its subsidiaries on one hand, and a Related Party of the listed entity or any of its subsidiaries on the other hand; or
 - (ii) A listed entity or any of its subsidiaries on one hand, and any other person or entity on the other hand, the purpose and effect of which is to benefit a related party of the listed entity or any of its subsidiaries, with effect from April 1, 2023.

regardless of whether a price is charged and a “transaction” with a related party shall be construed to include a single transaction or a group of transactions in a contract.

Provided that the following shall not be a related party transaction:

- a) the issue of specified securities on a preferential basis, subject to compliance of the requirements under the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018;
- b) the following corporate actions by the listed entity which are uniformly applicable/offered to all shareholders in proportion to their shareholding:
 - i. payment of dividend;
 - ii. subdivision or consolidation of securities;
 - iii. issuance of securities by way of a rights issue or a bonus issue; and
 - iv. buy-back of securities.



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- c) acceptance of fixed deposits by banks/Non-Banking Finance Companies at the terms uniformly applicable/offered to all shareholders/public, subject to disclosure of the same along with the disclosure of related party transactions every six months to the stock exchange(s), in the format as specified by the Board:
- d) acceptance of current account deposits and saving account deposits by banks in compliance with the directions issued by the Reserve Bank of India or any other central bank in the relevant jurisdiction from time to time:

Explanation: For the purpose of clauses (c) and (d) above, acceptance of deposits includes payment of interest thereon.

- e) retail purchases from any listed entity or its subsidiary by [the directors or key managerial personnel of the listed entity or its subsidiary, and relatives of such directors or key managerial personnel], without establishing a business relationship and at the terms which are uniformly applicable/offered to all [employees, directors, key managerial personnel and relatives of directors or key managerial personnel].
- n) “**subsidiary**” means a subsidiary as defined under sub-section (87) of section 2 of the Companies Act, 2013.

4. Policy

All Related Party Transactions and subsequent Material Modifications to Related Party Transactions must be reported for approval of the Audit Committee or referred for approval of the Committee or the Board or the Shareholders, as required under this Policy.

4.1 Identification of Relate Party Transactions:

- a) Each Director and Key Managerial Personnel is responsible for providing notice to the Board/Audit Committee of any potential Related Party Transaction involving him or her or his or her Relative, including any additional information about the transaction that the Board/Audit Committee may reasonably request. Upon receipt of such notice, the CFO is authorised to determine whether the transaction does, in fact, constitute a Related Party Transaction requiring compliance with this policy.
- b) The CFO shall be responsible for keeping a record of all Related Parties of the Company and the transactions with all Related Parties at all times.
- c) As regards transactions with Related Parties that require prior approval of the Board/Audit Committee, the CFO shall be responsible to notify the Board/ Audit Committee of any such potential Related Party Transactions.



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- d) The notice of any potential Related Party Transaction shall be given well in advance to the Board/ Audit Committee and shall also contain adequate information about the Related Party transaction(s). This will provide the Board/Audit Committee members adequate time and information to consider and review the proposed transaction(s).

4.2 Approval for Related Party Transactions:

The Company shall not enter into any Related Party Transaction except as stated hereinafter.

4.2.1 Transactions requiring approval of Audit Committee:

- a) All Material Related Party Transactions and subsequent Modifications to Related Party Transactions shall require approval of the Audit Committee.
- b) Only those members of the Audit Committee, who are independent directors, shall approve Related Party Transactions.
- c) A prior approval of the Audit Committee shall be required for all Material Related Party Transactions except for the following:
 - i. transactions between the Company and its wholly owned subsidiary(ies) whose accounts are consolidated with the Company and placed before the shareholders at the general meeting of the Company for approval (“WOS Transactions”) Provided that any of the above Related Party Transaction which is not in the ordinary course of business or not at arm’s length shall require a prior approval of the Audit Committee.
 - ii. Unforeseen Related Party Transactions

The Audit Committee shall approve / ratify the transactions listed under points (i) and (ii) above subsequently.

4.2.2. Transactions requiring approval of Board:

Following transactions shall require a prior approval of the Board:

- a) Related Party Transactions which are not in the ordinary course of business or not at arm’s length price and
- b) Material Related Party Transactions.

4.2.3. Transactions requiring approval of Shareholders of the Company:

- a) All Material Related Party Transactions and subsequent Material Modifications to Related Party Transactions shall require approval of the Shareholders of the Company by way of a resolution passed at the general meeting of the Company,



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and no related party shall vote to approve such resolutions whether the entity is a party to the particular transaction or not.

- b) All Related Party Transactions which are not in the ordinary course of business or not at arm's length and which are in excess of the limits prescribed under the Act requiring the approval of shareholders shall require approval of the Shareholders by way of a resolution passed at the general meeting of the Company; and in such cases, the Related Party/(ies) to the transaction shall abstain from voting on such resolution.

4.2.4. Deemed Approval

The transactions or arrangements which are specifically dealt under the separate provisions of the Applicable Laws and executed under separate approvals / procedures from relevant committee shall be deemed to be approved for the purpose of this Policy. Such transactions are enumerated below:

- a) Appointment and payment of remuneration, including any variations thereto, to Key Managerial Personnel pursuant to the Nomination and Remuneration Committee approval;
- b) Payment of remuneration, fees, commission, etc. to directors pursuant to the approval of the Nomination and Remuneration Committee;
- c) Payments made to/received from Directors or Key Managerial Personnel pursuant to share based incentive plans as approved by shareholders.
- d) Any benefits, interest arising to Related Party solely from the ownership of Company shares at par with other holders, for example, dividends, right issues, stock split or bonus shares approved by the Nomination and Remuneration Committee or any other Board composed committee.
- e) Contribution with respect to Corporate Social Responsibility to eligible entity pursuant to the approval of the Board or the Corporate Social Responsibility Committee.
- f) a holding company and its wholly owned subsidiary whose accounts are consolidated with such holding company and placed before the shareholders at the general meeting for approval.

4.2.5. Approval & Review Mechanism:

- a) While seeking the approval of the Audit Committee, Board or the Shareholders, all information that is relevant and necessary to the Related Party Transaction and as prescribed under the Applicable Laws or by the Audit Committee or the Board, shall be duly provided to the Audit Committee, Board or Shareholders, as the case may be.



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- b) The Audit Committee may grant omnibus approval for Related Party Transactions considering the repetitive nature of the transactions.
- c) The Audit Committee, shall, after being authorized by the Board of Directors, specify the criteria for granting omnibus approvals to the Related Party Transactions proposed to be entered into by the Company in the manner and to the extent prescribed under the Applicable Laws. Such omnibus approvals shall be valid for one financial year. The Audit Committee shall, while granting such omnibus approvals, satisfy itself about the adherence to the criteria so specified by it.
- d) The Audit Committee shall satisfy itself about the need for such omnibus approval and that such approval is in the interest of the Company.
- e) The omnibus approval granted by the Audit Committee shall include the following particulars:
 - i. Name of the related parties;
 - ii. Nature and duration of the transaction;
 - iii. Maximum amount of transactions that can be entered into;
 - iv. The indicative base price or current contracted price and the formula for variation in the price, if any; and
 - v. Any other information relevant or important for the Audit Committee to take a decision on the proposed transaction.
- f) In the case of Unforeseen Related Party Transactions, the Audit Committee may grant an omnibus approval for such transactions provided that the value does not exceed Rs.1 crore per transaction in a financial year.
- g) The Audit Committee shall not grant omnibus approval for transactions in respect of selling or disposing of the undertaking of the Company.
- h) All Material Related Party Transactions shall be reviewed and validated by the Statutory Auditors of the Company and a confirmation of the same shall be made to the Audit Committee, the Board of Directors and the Shareholders of the Company while seeking the necessary approvals.
- i) Any Director or Key Managerial Personnel who is interested in any Related Party Transaction shall not be present at the meeting of the Board or Audit Committee during discussions on the subject matter of the resolution relating to such transaction.
- j) The Audit Committee shall review, on a quarterly basis, the details of all Related Party Transactions entered into by the Company.



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- k) On a quarterly basis, the management shall submit a report to the Audit Committee providing a comparison between the approvals granted and the actual transactions.

4.2.6. Disclosure:

Appropriate disclosures as required under the Applicable Laws shall be made in its Annual Return, Boards' Report and at such other places and to the Stock Exchanges on which equity shares of the Company are listed and such other authority as may be prescribed under the Applicable Laws.

This Policy will be disclosed on the Company's website www.ladamaffordablehousing.com and a web link thereto would be disclosed in the Annual Report of the Company.

5. General

- a) The Policy would be subject to revision/amendment in accordance with the Applicable Laws. The Audit Committee shall review the Policy at least once in three years or as may be felt appropriate by the Audit Committee, whichever is earlier for recommending suitable amendments to the Policy and for better implementation of the Policy. Any changes or modification on the Policy as recommended by the Audit Committee would be presented for review and approval of the Board.
- b) The Company reserves its right to alter, modify, add, delete or amend any of the provisions of this Policy.
- c) The power to interpret and administer the Policy shall rest with the Chairman of the Audit Committee whose decision shall be final and binding. The Chairman is also empowered to make any supplementary rules/orders to ensure effective implementation of the Policy. These will, however, be reported to or tabled before the Audit Committee, from time to time, to ensure the Committee's oversight on these issues.