

May 25, 2026

| | |
|--|---|
| To, BSE Limited, Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai- 400001 Scrip Code: 544044 | To, National Stock Exchange of India Limited, Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (E), Mumbai – 400051 NSE Symbol: INDIASHLTR |
| ISIN: INE922K01024 : INE922K07104 : INE922K07112 | ISIN: INE922K01024 |

Sub: Disclosure under Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”) –Notice of Postal Ballot

Pursuant to Regulation 30 of the Listing Regulations, please find enclosed a copy of the Notice of Postal Ballot along with the explanatory statement seeking approval of the Members for the following agenda items:

1. To consider and approve the reclassification of Individual(s)/Entity(ies) forming part of the ‘Promoter and Promoter Group’ to the ‘Public’ category

The Notice of Postal Ballot has been sent only through electronic mode to the members whose names appear in the Register of Members / List of Beneficial Owners as on Friday, May 22, 2026 (“Cut-Off Date”) and whose e-mail addresses are registered with the Company/Registrar and Transfer Agent/ Depository Participants / Depositories.

In accordance with applicable provisions of the Listing Regulations, the Company will send letters to the members, who have not registered their email IDs, informing them that the Postal Ballot Notice is available on the Company’s website at <https://www.indiashelter.in/investor-relations>.

The Company has availed the service of Kfin Technologies Limited (“Kfin”) for providing remote e-voting facility to all its members. Members who have not yet registered their e-mail addresses are requested to register their e-mail addresses by following the procedure as set out in the notes to the Notice of Postal Ballot.

The remote e-voting facility will be available for the Members as on the Cut-Off Date as follows:

| Particulars | Event Date |
|---------------------------------|---|
| Commencement of remote e-voting | Tuesday, May 26, 2026 at 9:00 A.M (IST) |
| End of remote e-voting | Wednesday, June 24, 2026 at 5:00 P.M (IST) |

India Shelter Finance Corporation Limited

Registered office – 6th Floor, Plot No 15, Institutional Area, Sector 44, Gurgaon, Haryana-122002

CIN: L65922HR1998PLC042782, Phone No +91-124-4131800

E-mail: customer.care@indiashelter.in, Website: www.indiashelter.in

The Notice of Postal Ballot is also available on the website of the Company at <https://www.indiashelter.in/> and on the website of e-voting agency i.e. Kfin Technologies Limited (Kfin) at <https://evoting.kfintech.com/>.

Kindly take the above intimation on your record.

For India Shelter Finance Corporation Limited

Mukti Chaplot
Company Secretary and Compliance Officer
Mem. No. 38326

India Shelter Finance Corporation Limited

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NOTICE OF POSTAL BALLOT

(Pursuant to Section 108 and 110 of the Companies Act, 2013 read with Rule 20 and Rule 22 of the Companies (Management and Administration) Rules, 2014)

Dear Member(s),

Notice is hereby given that the resolution as set out below is proposed for approval by the members of India Shelter Finance Corporation Limited ("**the Company**") by means of Postal Ballot, only by remote e-voting process ("**e-voting**") being provided by the Company to all its members to cast their votes electronically, pursuant to Section 108 and Section 110 of the Companies Act, 2013 ("**the Act**") read together with Rule 20 and Rule 22 of the Companies (Management and Administration) Rules, 2014 ("**the Rules**") and other applicable provisions of the Act and the Rules made thereunder, the relaxations and clarifications issued by the Ministry of Corporate Affairs ("MCA"), the latest being General Circular No. 03/2025 dated September 22, 2025 read with other relevant circulars, notifications, guidelines issued by the MCA from time to time, Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("**Listing Regulations**"), Secretarial Standards on General Meetings ("**SS-2**") issued by the Institute of Company Secretaries of India and other applicable laws, rules and regulations (including any statutory modification(s) or re-enactment(s) thereof for the time being in force).

The Explanatory Statement, pursuant to the provisions of Section 102(1) read with other applicable provisions of the Act and the Rules made thereunder, setting out all material facts relating to the resolution proposed in this Postal Ballot Notice and additional information as required under the Listing Regulations is annexed to this Notice.

In compliance with the MCA Circulars, this Postal Ballot Notice is being sent through electronic mode only to those members whose names appear in the Register of Members / List of Beneficial Owners as on Friday, May 22, 2026 ("Cut-Off Date") received from the Depositories and whose e-mail address is registered with the Company / Registrar and Transfer Agent / Depository Participants / Depositories. This Postal Ballot Notice will also be available on the Company's website at <https://www.indiashelter.in/>, websites of the Stock Exchanges, i.e., BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com respectively, and on the website of e-voting agency i.e. KFin Technologies Limited at <https://evoting.kfintech.com>.

Pursuant to the provisions of Rule 22(5) of the Rules, the Board of Directors of your Company, has appointed Mr. Jigarkumar Gandhi, a Practicing Company Secretary (Membership No.: FCS 7569, COP 8108), Partner of M/s JNG & Co. LLP as Scrutinizer for conducting the Postal Ballot through remote e-Voting process in a fair and transparent manner and he has communicated his willingness to be appointed and be available for the said purpose.

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The Company has availed the services of KFin Technologies Limited (“KFinTech” or Registrar and Transfer Agent”) for the purpose of providing remote e-Voting facility to all its Members.

The Members are requested to read the notes to this Postal Ballot Notice and instructions given thereunder carefully and cast their votes by e-Voting. The remote e-Voting period commences on Tuesday on May 26, 2026, at 09:00 A.M. (IST) and ends on Wednesday June 24, 2026, at 5.00 P.M. (IST).

The Scrutinizer shall submit his report to the Chairman, or any person authorized by the Chairman after completion of the scrutiny, and the results of the Postal Ballot will be announced not later than 2 (Two) working days from the conclusion of the voting through Postal Ballot, on or before Monday, June 29, 2026.

The results will be intimated to National Stock Exchange of India Limited and BSE Limited where the shares of the Company are listed and will be displayed on the Notice Board at the Registered Office of the Company. Additionally, the results will be uploaded on the Company’s website at <https://www.indiashelter.in/> and on the website of the e-voting agency <https://evoting.kfintech.com>

SPECIAL BUSINESS:

ITEM NO. 1

TO CONSIDER AND APPROVE THE RECLASSIFICATION OF INDIVIDUAL(S)/ENTITY(IES) FORMING PART OF THE ‘PROMOTER AND PROMOTER GROUP’ TO THE ‘PUBLIC’ CATEGORY

To consider and if thought fit, to pass with or without modifications, the following resolution as an ORDINARY RESOLUTION:

“**RESOLVED THAT** pursuant to Regulation 31A of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“**Listing Regulations**”), as amended from time to time, including any statutory modification(s) or re-enactment thereof, for the time being in force, and based on recommendation of the Board of Directors of the company and in accordance with the No Objection (NOC) received from BSE Limited vide letter No. NSE/LIST/COMP/INDIASHLTR/571/2026-2027 and National Stock Exchange of India Limited vide letter No. LIST/COMP/SJ/072/2026-27 respectively, and subject to necessary approvals from such statutory authorities as may be necessary, the consent of the members of the Company be and is hereby accorded for reclassification of the following Individual(s)/Entity(ies) forming part of ‘Promoter/Promoter Group’ to the ‘Public’ category (hereinafter referred to as the ‘Outgoing Promoters’):

| Sr. No. | Name | Category | Number of shares | Percentage of Shareholding as on March 31, 2026 |
|---------|------|----------|------------------|---|
|---------|------|----------|------------------|---|

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| | | | | |
|-----|--|----------------|-----------|--------|
| 1. | Mr. Anil Mehta | Promoter | 1,570,734 | 1.44 % |
| 2. | Mr. Adit Mehta | Promoter Group | NIL | NIL |
| 3. | Ms. Aditi Mehta | Promoter Group | NIL | NIL |
| 4. | Ms. Anjali Mehta | Promoter Group | NIL | NIL |
| 5. | Mr. Sanjeeva Bhargava | Promoter Group | NIL | NIL |
| 6. | Mr. Shalabh Mehta | Promoter Group | NIL | NIL |
| 7. | Ms. Vipula Surana | Promoter Group | NIL | NIL |
| 8. | Crossland Cars Private Limited | Promoter Group | NIL | NIL |
| 9. | Crossland Earth Movers Private Limited | Promoter Group | NIL | NIL |
| 10. | Crossland Equipo Private Limited | Promoter Group | NIL | NIL |
| 11. | Crossland Glo Private Limited | Promoter Group | NIL | NIL |
| 12. | Crossland Granites Private Limited | Promoter Group | NIL | NIL |
| 13. | Crossland Parts Private Limited | Promoter Group | NIL | NIL |
| 14. | Green Core PTE Ltd | Promoter Group | NIL | NIL |
| 15. | Crossland Real Estate Developers Private Limited | Promoter Group | NIL | NIL |

RESOLVED FURTHER THAT the confirmation from the Outgoing Promoters has been received that they have been complied with and, shall continue to comply, with conditions mentioned under Regulation 31A(4) of SEBI Listing Regulations, post their reclassification from the 'Promoter & Promoter Group' to the "Public" Category.

RESOLVED FURTHER THAT upon receipt of approval of the members on the aforesaid reclassification of the Outgoing Promoters, the Company shall effect such reclassification in the Statement of Shareholding pattern of the Company from the immediate succeeding quarter under Regulation 31 of Listing Regulations and in compliance to Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 and other applicable provisions for the time being in force.

RESOLVED FURTHER THAT Mr. Rupinder Singh, Managing Director & Chief Executive Officer, Mr. Ashish Gupta, Chief Financial Officer, Ms. Mukti Chaplot, Company Secretary of the Company or such other persons as may be authorized by the Board of Directors or the Committee from time to time (collectively, the "Authorized Persons") of the Company be and are hereby severally authorized to do all such acts, deeds, matters and things as may be considered necessary, desirable or expedient in this regard as per the applicable laws and make all necessary filings and to execute all such deeds, documents or writings as are necessary or expedient, to settle any questions, difficulties or doubt that

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may arise in this behalf and to represent before such authorities as may be required and to do and perform all such acts, deeds and things as may be required to give effect to the above resolution.”

**By Order of the Board of Directors
For India Shelter Finance Corporation Limited**

**Sd/-
Mukti Chaplot
Company Secretary**

**Membership No: 38326
Date: May 25, 2026
Place: Gurugram**

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NOTES:

1. The Explanatory statement, pursuant to Section 102(1) of the Companies Act 2013 (the Act') read with Section 110 of the Act and Rule 20 and Rule 22 of the Companies (Management and Administration) Rules, 2014, setting out all material facts in respect of Item No. 1 as mentioned in this Postal Ballot Notice is annexed herewith.
2. In compliance with the MCA Circulars, this Postal Ballot Notice is being sent through electronic mode only to those members whose names appear in the Register of Members / List of Beneficial Owners as on Friday, May 22, 2026 ("Cut-Off Date") received from the Depositories and whose e-mail address is registered with the Company / Registrar and Transfer Agent / Depository Participants / Depositories. This Postal Ballot Notice will also be available on the Company's website at <https://www.indiashelter.in/> , websites of the Stock Exchanges, i.e., BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com respectively, and on the website of e-voting agency i.e. KFin Technologies Limited at <https://evoting.kfintech.com>. In accordance with applicable provisions of the Listing Regulations, the Company will send letters to the members, who have not registered their email IDs, informing them that the Postal Ballot Notice is available on the Company's website at <https://www.indiashelter.in/investor-relations>.
3. In accordance with the MCA Circulars, physical copies of this Postal Ballot Notice along with postal ballot forms and pre-paid business reply envelopes are not being sent to members for this Postal Ballot. Members are requested to provide their assent or dissent through e-voting only.
4. In compliance with provisions of Sections 108 and 110 of the Act, read with Rules 20 and 22 of the Companies (Management and Administration) Rules, 2014 and Regulation 44 of the Listing Regulations and the Secretarial Standards on General Meetings ('SS-2') issued by the Institute of Company Secretaries of India on General Meetings, the Company has availed the services of M/s Kfin Technologies Limited ("**KFinTech**" or "**Registrar and Transfer Agent**" or "**E-Voting Agency**") to provide the e-voting facility to the Members to cast their votes electronically.
5. As required by Rule 20 and Rule 22 of the Rules read with the MCA Circulars and the Listing Regulations, the details pertaining to this postal ballot will be published in one English National daily newspaper circulating throughout India (in English language) and one Regional daily newspaper (in vernacular language).

In accordance with the MCA Circulars, the Company has made necessary arrangements for the members to register their e-mail address. Members who have not registered their e-mail address are requested to register the same (i) with the Depository Participant(s) where they maintain their demat accounts, if the shares are held in electronic form, and (ii) Members holding shares in physical mode, who have not registered / updated their e-mail address with the Company, are

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requested to register / update their e-mail address by submitting Form ISR-1 (available on the website of the Company at <https://www.indiashelter.in/>) duly filled and signed along with requisite supporting documents to KFin Technologies Limited, 301, Selenium Tower B, Plot 31-32, Gachibowli, Financial District, Nanakramguda, Serilingampally, Hyderabad 500032

6. Only a person, whose name is recorded in the register of members / register of beneficial owners, as on the Cut-Off Date, maintained by the Depositories shall be entitled to participate in the e-voting. A person who is not a member as on the Cut-Off Date, should treat this Postal Ballot Notice for information purposes only.
7. Voting rights of a member / beneficial owner (in case of electronic shareholding) shall be in proportion to his / her / its shareholding in the paid-up equity share capital of the Company as on the Cut-Off Date.
8. **The e-voting period commences on Tuesday, May 26, 2026, at 9:00 A.M. (IST), and ends on Wednesday, June 24, 2026, at 5:00 P.M. (IST).** The e-voting will not be allowed beyond the aforesaid date and time, and the e-voting module shall be forthwith disabled by KFinTech upon expiry of the aforesaid period.
9. The Board of Directors have appointed Mr. Jigarkumar Gandhi, a Practicing Company Secretary (Membership No.: FCS 7569, COP 8108), Partner of M/s JNG & Co. LLP, as Scrutinizer for conducting the Postal Ballot, through e-voting process, in a fair and transparent manner and he has communicated his willingness to be appointed and will be available for the said purpose. The Scrutinizer's decision on the validity of the votes cast in the Postal Ballot shall be final.
10. The Scrutinizer shall submit his report to the Chairman, or any person authorized by the Chairman after completion of the scrutiny.
11. The results of e-voting will be announced on or before Monday, June 29, 2026, and will be communicated to the Stock Exchanges. The results will also be simultaneously displayed at the registered office of the Company and on the website of the Company at <https://www.indiashelter.in/> and on the website of KFinTech at <https://evoting.kfintech.com>.
12. The resolution, if passed by requisite majority through postal ballot, shall be deemed to have been passed on the last date specified for Remote E-voting, i.e. Wednesday, June 24, 2026, as if it has been passed at the General Meeting of the Members.
13. All the documents referred to in this Postal Ballot Notice will be available for inspection electronically without any fee by the members from the date of circulation of this Postal Ballot Notice until the last date of e-voting. Members seeking to inspect such documents can send an email to secretarial@indiashelter.in mentioning his / her / its folio number / DP ID and Client ID.

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14. There will be one e-vote per equity share for every Folio/ Client ID irrespective of the number of joint holders.
15. The members of the Company at their Annual General Meeting held on July 28, 2025, had approved the ESOP Scheme 2025 of India Shelter Finance Corporation Limited (“the Company”). In continuation thereof, the Company hereby requests the members to take note of the following. Kindly note that there is no change in the ESOP Scheme 2025 as approved by the members:

- Method of option valuation

In case, the Company opts for expensing of share-based employee benefits using the intrinsic value, the difference between the employee compensation cost so computed and the employee compensation cost that shall have been recognized if it had used the fair value of the Options and the impact of this difference on profits and on Earning Per Share (EPS) of the Company shall also be disclosed in the Directors’ Report.

- Terms & Conditions for Buyback (if any)

Subject to the provisions of the then prevailing applicable laws, the Committee shall determine the procedure for buy-back of Options granted under ESOP 2025 if to be undertaken at any time by the Company, and the applicable terms and conditions thereof.

- Exercise Period and the process of exercise

The Vested Options shall be exercised within a period of 5 (Five) years and 3 months from the date of first Vesting of the Options.

THE INSTRUCTIONS FOR MEMBERS FOR REMOTE E-VOTING ARE AS UNDER: -

1. Access to Depositories e-voting system in case of individual Members holding shares in demat mode.

| Type of Member | Login Method |
|---|--|
| Individual members holding securities in demat mode with NSDL | <p>1. For OTP based login you can click on https://eservices.nsd.com/SecureWeb/evoting/evotinglogin.jsp.</p> <p>You will have to enter your 8-digit DP ID, 8-digit Client Id, PAN No., Verification code and generate OTP. Enter the OTP received on registered email id/mobile number and click on login. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on the company name or e-Voting service provider name and you will be re-directed to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.</p> <p>2. Existing Internet-based Demat Account Statement (“IDeAS”) facility Users:</p> <p>i. Visit the e-services website of NSDL https://eservices.nsd.com either on a personal computer or on a mobile.</p> |

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- ii. On the e-services home page click on the “Beneficial Owner” icon under “Login” which is available under ‘IDeAS’ section.

Thereafter enter the existing user id and password.

- iii. After successful authentication, Members will be able to see e-voting services under ‘Value Added Services’. Please click on “Access to e-voting” under e-voting services, after which the e-voting page will be displayed.
- iv. Click on company name i.e. ‘India Shelter Finance Corporation Limited’ or ESP i.e. KFin.
- v. Members will be re-directed to KFin’s website for casting their vote during the remote e-voting period.

3. Those not registered under IDeAS:

- i. Visit <https://eservices.nsd.com> for registering.
- ii. Select “Register Online for IDeAS Portal” or click at <https://eservices.nsd.com/SecureWeb/IdeasDirectReg.jsp>.
- iii. Visit the e-voting website of NSDL <https://www.evoting.nsd.com>.
- iv. Once the home page of e-voting system is launched, click on the icon “Login” which is available under ‘Shareholder / Member’ section. A new screen will open.
- v. Members will have to enter their User ID (i.e. the sixteen digit demat account number held with NSDL), password / OTP and a verification code as shown on the screen.
- vi. After successful authentication, Members will be redirected to NSDL Depository site wherein they can see e-voting page.
- vii. Click on company name i.e India Shelter Finance Corporation Limited or ESP name i.e KFin after which the Member will be redirected to ESP website for casting their vote during the remote e-voting period.
- viii. Members can also download the NSDL Mobile App “NSDL Speede” facility by scanning the QR code mentioned below for seamless voting experience.

NSDL Mobile App is available on



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| Type of Member | Login Method |
|--|---|
| <p>Individual Members holding securities in demat mode with CDSL</p> | <p>1. Existing users who have opted for Electronic Access to Securities Information (“Easi/ Easiest”) facility</p> <ul style="list-style-type: none"> i. Visit https://web.cdslindia.com/myeasitoken/Home/Login or www.cdslindia.com. ii. Click on New System Myeasi. iii. Login to Myeasi option under quick login. iv. Login with the registered user ID and password. v. Members will be able to view the e-voting Menu. vi. The Menu will have links of KFin e-voting portal and will be redirected to the e-voting page of KFin to cast their vote without any further authentication. <p>2. User not registered for Easi/ Easiest</p> <ul style="list-style-type: none"> i. Visit https://web.cdslindia.com/myeasitoken/Registration/EasiRegistration for registering. ii. Proceed to complete registration using the DP ID, Client ID (BO ID), etc. iii. After successful registration, please follow the steps given in point no. 1 above to cast your vote. <p>3. Alternatively, by directly accessing the e-voting website of CDSL</p> <ul style="list-style-type: none"> i. Visit www.cdslindia.com. ii. Provide demat account number and PAN. iii. System will authenticate user by sending OTP on registered mobile and email as recorded in the demat Account. iv. After successful authentication, please enter the e-voting module of CDSL. Click on the e-voting link available against the name of the Company, viz. ‘India Shelter Finance Corporation Limited’ or select KFin. v. Members will be re-directed to the e-voting page of KFin to cast their vote without any further authentication. |
| <p>Individual Members login through their demat accounts / website of DPs</p> | <ul style="list-style-type: none"> i. Members can also login using the login credentials of their demat account through their DPs registered with the Depositories for e-voting facility. ii. Once logged-in, Members will be able to view e-voting option. iii. Upon clicking on e-voting option, Members will be redirected to the NSDL / CDSL website after successful authentication, wherein they will be able to view the e-voting feature. iv. Click on options available against ‘India Shelter Finance Corporation Limited’ or ‘KFin’. v. Members will be redirected to e-voting website of KFin for casting their vote during the remote e-voting period without any further authentication. |

Important note: Members who are unable to retrieve User ID / Password are advised to use Forgot user ID and Forgot Password option available at respective websites.

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Helpdesk for Individual Members holding securities in demat mode for any technical issues related to login through Depository i.e., NSDL and CDSL.

| Login type | Helpdesk details |
|---------------------------|--|
| Securities held with NSDL | Please contact NSDL helpdesk by sending a request at evoting@nsdl.co.in or call at toll free no.: 1800 102 0990 and 1800 22 4430 |

| Login type | Helpdesk details |
|---------------------------|---|
| Securities held with CDSL | Please contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at 022-23058738 or 022-23058542-43 |

2. Access to KFin e-voting system in case of members holding shares in physical and non-individual members in demat mode.

Members whose e-mail IDs are registered with the Company / DPs, will receive an e-mail from KFin which will include details of E-Voting Event Number (EVEN), USER ID and password.

They will have to follow the following process:

- a) Launch internet browser by typing the URL: <https://emeetings.kfintech.com> .
- b) Enter the login credentials (i.e., User ID and password). In case of physical folio, User ID will be EVEN (E-Voting Event Number) 9729, followed by folio number. In case of Demat account, User ID will be your DP ID and Client ID.
However, if you are already registered with KFin for e-voting, you can use your existing User ID and password for casting the vote.
- c) After entering these details appropriately, click on “LOGIN”.
- d) You will now reach password change Menu wherein you are required to mandatorily change your password. The new password shall comprise of minimum 8 characters with at least one upper case (A-Z), one lower case (a-z), one numeric value (0-9) and a special character (@,#,\$,etc.,). The system will prompt you to change your password and update your contact details like mobile number, e-mail ID etc. on first login. You may also enter a secret question and answer of your choice to retrieve your password in case you forget it. It is strongly recommended that you do not share your password with any other person and that you take utmost care to keep your password confidential.
- e) You need to login again with the new credentials.
- f) On successful login, the system will prompt you to select the “EVEN” i.e., ‘India Shelter Finance Corporation Limited’ and click on “Submit”
- g) On the voting page, enter the number of shares (which represents the number of votes) as on the Cut-off Date under “FOR/AGAINST” or alternatively, you may partially enter any number in “FOR” and partially “AGAINST” but the total number in “FOR/ AGAINST” taken

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- together shall not exceed your total shareholding as mentioned herein above. You may also choose the option “ABSTAIN”. If the Member does not indicate either “FOR” or “AGAINST” it will be treated as “ABSTAIN” and the shares held will not be counted under either head.
- h) Members holding multiple folios/demat accounts shall choose the voting process separately for each folio/ demat accounts.
 - i) In case you do not desire to cast your vote, it will be treated as abstained.
 - j) You may then cast your vote by selecting an appropriate option and click on “Submit”.
 - k) A confirmation box will be displayed. Click “OK” to confirm else “CANCEL” to modify. Once you have voted on the resolution, you will not be allowed to modify your vote. During the voting period, Members can login any number of times till they have voted on the resolution.

General Guidelines for Members:

1. Institutional/Corporate Shareholders (i.e. other than individuals/HUF, NRI, etc.) are required to send a scanned copy (PDF/JPG Format) of its Board or governing body Resolution/Authorisation etc. authorising to vote either through remote e-voting together with attested specimen signature(s) of the duly authorised representative(s). The said Resolution/Authorization shall be sent electronically through registered email ids to the Company at secretarial@indiashelter.in with a copy marked to evoting@kfintech.com and the Scrutinizer at jigar.gandhi@jngandco.in.
2. In case of any query and/ or assistance required, Members may refer to the Help & Frequently Asked Questions (“FAQs”) available at the download section of <https://evoting.kfintech.com> or contact KFin at the email ID evoting@kfintech.com or call KFin’s toll free No.: 1800 309 4001 for any further clarifications/ technical assistance that may be required.

Summarized information at glance

| Particulars | Details |
|---|--|
| Cut-off date for e-voting | Friday, May 22, 2026 |
| E-voting start time and date | Tuesday, May 26, 2026 at 9:00 a.m. (IST) |
| E-voting end time and date | Wednesday, June 24, 2026 at 5:00 p.m. (IST) |
| E-voting website links (Please use as applicable to you) | https://evoting.kfintech.com https://eservices.nsdli.com https://web.cdslindia.com/myeasitoken/home/login |
| E-voting Event Number (EVEN) | 9729 |
| Contact details of RTA | Diviya Kumari Mahalingam Nadar, Senior Manager KFin Technologies Limited, 301, Selenium Tower B, Plot 31-32, Gachibowli, Financial District, Nanakramguda, Serilingampally, Hyderabad 500032 Email ids: einward.ris@kfintech.com diviya.nadar@kfintech.com Website: https://www.kfintech.com |

India Shelter Finance Corporation Limited

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 CIN: L65922HR1998PLC042782, Phone No +91-124-4131800
 E-mail: customer.care@indiashelter.in, Website: www.indiashelter.in

| |
|---------------------------------|
| Toll free number 1-800-309-4001 |
|---------------------------------|

EXPLANATORY STATEMENT PURSUANT TO SECTION 102(1) OF THE COMPANIES ACT, 2013 READ WITH THE COMPANIES (MANAGEMENT AND ADMINISTRATION) RULES, 2014 AND ADDITIONAL INFORMATION AS REQUIRED UNDER THE SECURITIES AND EXCHANGE BOARD OF INDIA (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015

The following statement sets out all material facts relating to the Special Business mentioned in the accompanying Notice:

ITEM No. 1:

TO CONSIDER AND APPROVE RECLASSIFICATION OF INDIVIDUAL(S)/ENTITY(IES), FORMING PART OF THE 'PROMOTER AND PROMOTER GROUP' TO THE 'PUBLIC' CATEGORY

This is to inform that the Company has received request letters dated December 16, 2025, from the following Individual(s)/Entity(ies), seeking reclassification from the 'Promoter and Promoter Group' category to "Public" Category:

| Sr. No. | Name | Category | Number of shares | Percentage of Shareholding as on March 31, 2026 |
|---------|--|----------------|------------------|---|
| 1. | Mr. Anil Mehta | Promoter | 1,570,734 | 1.44 % |
| 2. | Mr. Adit Mehta | Promoter Group | NIL | NIL |
| 3. | Ms. Aditi Mehta | Promoter Group | NIL | NIL |
| 4. | Ms. Anjali Mehta | Promoter Group | NIL | NIL |
| 5. | Mr. Sanjeeva Bhargava | Promoter Group | NIL | NIL |
| 6. | Mr. Shalabh Mehta | Promoter Group | NIL | NIL |
| 7. | Ms. Vipula Surana | Promoter Group | NIL | NIL |
| 8. | Crossland Cars Private Limited | Promoter Group | NIL | NIL |
| 9. | Crossland Earth Movers Private Limited | Promoter Group | NIL | NIL |
| 10. | Crossland Equipo Private Limited | Promoter Group | NIL | NIL |
| 11. | Crossland Glo Private Limited | Promoter Group | NIL | NIL |
| 12. | Crossland Granites Private Limited | Promoter Group | NIL | NIL |
| 13. | Crossland Parts Private Limited | Promoter Group | NIL | NIL |
| 14. | Green Core PTE Ltd | Promoter Group | NIL | NIL |
| 15. | Crossland Real Estate Developers Private Limited | Promoter Group | NIL | NIL |

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The aforesaid individual(s)/entity(ies) were disclosed under the category of 'Promoter/Promoter Group' in the Prospectus dated December 16, 2023, issued in connection with the Initial Public Offering of the Company and are presently reflected in the Shareholding pattern filed by the Company with the Stock Exchanges pursuant to Regulation 31 of the Listing Regulations.

The Company intimated the Stock Exchanges immediately upon receipt of the above requests.

Mr. Anil Mehta ceased to hold the position of Managing Director and Chief Executive Officer of the Company w.e.f. November 23, 2021, and stepped down as Chairman w.e.f. July 31, 2023, due to his personal commitments. Since then, except for his shareholding, he is not directly or indirectly associated with the management or business of the Company and does not exercise any control or influence over the business and policy decisions of the Company.

The Company has received confirmations from the Promoter(s) and persons related to the Promoter(s) seeking reclassification confirming that they:

- (a) Do not, together, hold more than 10% of the total voting rights in the Company;
- (b) Do not exercise control over the affairs of the Company directly or indirectly;
- (c) Do not have any special rights with respect to the company through formal or informal arrangements including through any shareholder agreements;
- (d) Do not represent on the Board of directors (including not having a nominee director) of the Company.
- (e) Do not act as key managerial personnel in the Company;
- (f) Are not a 'wilful defaulter' as per the Reserve Bank of India Guidelines;
- (g) Are not a fugitive economic offender.

Further, the Promoter and persons related to the Promoter seeking reclassification have confirmed that they shall continue to comply with the conditions specified under Regulation 31A(4) of the Listing Regulations post reclassification.

Pursuant to Regulation 31A(3)(c) of the Listing Regulations, the Board of Directors have confirmed that the Company:

- (i) is compliant with the requirement for minimum public shareholding as required under Regulation 38 of Listing Regulations;
 - (ii) has not had its shares suspended from trading by the stock exchanges;
 - (iii) does not have any outstanding dues payable to the Board, the stock exchanges or the depositories;
- In view of the explanations received from the individual(s)/entity(ies) as detailed above and in consideration to the conditions as stipulated in Regulation 31A of the Listing Regulations, the Board of Directors, at its meeting held on February 07, 2026, had analyzed and approved the reclassification requests received from the Promoter and person(s) related to the Promoter seeking reclassification.

Subsequently, an application was submitted to the National Stock Exchange of India Limited and BSE Limited on February 10, 2026, seeking their No Objection Certificate (NOC) under Regulation 31A of the Listing Regulations.

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The Company has received the NOC from the National Stock Exchange of India Limited and BSE Limited on May 21, 2026.

The copies of request letters along with the views of the Board of Directors on such requests and the NOC received from the Stock Exchanges have been disseminated to the stock exchanges and are publicly available on www.bseindia.com, www.nseindia.com, and on the website of the Company at www.indiashelter.in.

In terms of Regulation 31A of the Listing Regulations, the proposed reclassification requires approval of members of the Company by way of an Ordinary Resolution.

None of the Directors and Key Managerial Personnel of the Company, or their relatives, are concerned or interested in the resolution except Mr. Anil Mehta, being a Promoter and member of the Company, to the extent of his shareholding.

Hence, the aforementioned Promoter will not vote to approve such re- classification requests.

The Board of Directors recommends the resolution set out in Item 1 for approval of members by way of Ordinary Resolution.

By Order of the Board of Directors
For India Shelter Finance Corporation Limited

Sd/-

Mukti Chaplot

Company Secretary

Membership No: 38326

Date: May 25, 2026

Place: Gurugram

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