



Corporate Relations Department
BSE Limited,
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai- 400001

PML/BSE/BM/2026/248
Date: February 12, 2026

SUB: Intimation under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations") for granting of Loan to wholly-owned subsidiary of the Company

SCRIP CODE: 539113

Date of the Board Meeting: February 12, 2026

TIME OF COMMENCEMENT: 3:30 P.M.

TIME OF CONCLUSION: 6:20 P.M

Dear Sir/Madam,

We hereby inform you that Board of Directors of Paul Merchants Limited have approved an aggregate Term Loan Limit of Rs. 100 Crores (Rupees One Hundred Crores Only), to its Wholly Owned Subsidiary Paul Merchants Realtors Private Limited ('PMRPL') in addition to the existing loans and working capital granted by the Company. Though not falling strictly either in para A or para B of Part A of Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), we are giving the disclosure as per Para B (11) of Part A of Annexure 18 of SEBI Circular no. HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated January 30, 2026, as nearly as facts and circumstances admit, read with Regulation 30(12) and Para B(11) of Part A of Schedule III of Listing Regulations as given below, with the disclosure adapted to the context of the transaction in question:-

Particulars	Details
Name of party for which such guarantees or indemnity or surety is given	Paul Merchants Realtors Private Limited ('PMRPL'), in favour of which a Term Loan Limit has been sanctioned.
Whether the Promoter/Promoter group/group companies have any	YES



Particulars	Details
interest in this transaction? If yes, nature of interest and details thereof and whether the same is done at "arm's length"	<p>PMRPL is a Wholly Owned Subsidiary Company of Paul Merchants Limited.</p> <p>Sh. Sat Paul Bansal and Sh. Rajneesh Bansal, who are Directors in Paul Merchants Limited, are also Directors in PMRPL.</p> <p>Though the transaction in question is not a Related Party Transaction in terms of Section 188 of the Companies Act, 2013 and Regulation 23 of the SEBI LODR Regulations, the proposed transaction shall be entered into on Arm's Length basis and a Certificate to this effect has already been issued by the Statutory Auditors of the Company.</p>
Brief details of such guarantee or indemnity or becoming a surety viz. brief details of agreement entered (if any) including significant terms and conditions, including amount of guarantee	<p>Approving an aggregate Term Loan Limit of Rs. 100 Crores (Rupees One Hundred Crores Only) in addition to the existing loans and working capital granted by the Company to the said WOS prior to 11-11-2025.</p> <p>Significant Terms and Conditions:</p> <ul style="list-style-type: none">- Rate of interest shall not be lower than the prevailing yield of one year, three year, five year or ten year Government Security closest to the tenor of the loan;- As on date, the applicable Rate of Interest shall be 11.00% p.a.;- The Rate of Interest will be subject to review on the first day of every Quarter and may be revised in accordance with the relevant provisions of the Companies Act, 2013 and Rules made thereunder.- Repayment of the Loan shall be as per the tenure and terms of repayment as finalized by the Board of Directors or its Executive Committee, subject to a maximum tenure of 3 years



Particulars	Details
	Moratorium for interest payment may be allowed as finalized by the Board of Directors or its Executive Committee with PMRPL, depending upon the project in which PMRPL proposes to invest by using the money borrowed from Paul Merchants Limited.
Impact of such guarantees or indemnity or surety on Listed Entity	The Loan advanced to the Wholly Owned Subsidiary Company shall be strictly used by the WOS in its principal business activities. In terms of monetary value, the impact on Paul Merchants Limited may be taken equal to the maximum amount of Term Loan limit of Rs. 100 Crores.

You are requested to take the same on record.

For **PAUL MERCHANTS LIMITED**

(HARDAM SINGH)
COMPANY SECRETARY & COMPLIANCE OFFICER
FCS-5046