BALGOPAL COMMERCIAL LIMITED

CIN: L43299MH1982PLC368610

Date: 13.03.2026

To

The Department of Corporate Services,
BSE Limited,
Phiroze Jeejeebhoy Towers
Dalal Street, Mumbai- 400001

Scrip Code: 539834

Respected Sir/Madam,

Sub: Intimation under Regulation 30 of SEBI (LODR) Regulations, 2015 – Execution of Joint Development Agreement (JDA) by Wholly Owned Subsidiary.

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we would like to inform that Dreamax Buildtech Private Limited, a wholly owned subsidiary of Balgopal Commercial Limited ("the Company"), has entered into a Joint Development Agreement ("JDA") on March 12, 2026 with Aakshya Ara Developers LLP.

The said JDA has been entered into between the above-mentioned entities for the joint development of a real estate project on the land owned/controlled by Dreamax Buildtech Private Limited, wherein Aakshya Ara Developers LLP shall undertake development, construction, marketing and sale of the project, and the revenue / developed area from the project shall be shared between the parties in accordance with the terms and conditions of the Joint Development Agreement, subject to receipt of necessary approvals from the relevant statutory authorities, wherever applicable.

The requisite disclosure as per SEBI Circular No. SEBI HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated 30th January, 2026, is enclosed as Annexure-A to this letter.

Request you to take the same on record.

Thanking You,
Yours faithfully,

For Balgopal Commercial Ltd

VIJAY LALTAPRSAD YADAV
Digitally signed by VIJAY LALTAPRSAD YADAV
Date: 2026.03.13 15:47:24 +05'30'

Vijay Laltaprsad Yadav
Managing Director
Din: 02904370

ADDRESS: 901, 9th Floor, Crescent Royale, CTS No. 720 / 42-46, Oshiwara Village, Andheri (West), Near VIP Plaza, Off New Link Road, Mumbai – 400053
Website: www.bcommercial.org/ **Email ID**: info@bcommercial.org
Contact: 9324922533

Annexure A

Disclosure of information pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circular No. SEBI HO/49/14/14(7)2025-CFD-POD2/I/3762/2026 dated 30th January, 2026.

Sr. No	Details of events that need to be provided	Details
1.	Name of Company with whom agreement/ JV is signed	Aakshya Ara Developers LLP.
2.	Area of Agreement	Joint Development Agreement JDA has been entered to give development rights in respect of immovable property measuring 3770.80 square metres bearing Survey No. 292 (part) and bearing C.T.S No. 639 of Village Kurla, Taluka Kurla in Mumbai Suburban District at GTB Nagar, Lalbaug, Mumbai-400022.
3.	Domestic or International	Domestic
4.	~~Share Exchange Ratio/~~ JV Ratio	Joint venture ratio between Dreamax Buildtech Pvt Ltd and Aakshya Ara Developers LLP: 40:60
5.	Scope of Business Operation of Agreement:	Dreamax Buildtech Private Limited, a Wholly Owned Subsidiary of the Balgopal Commercial Limited ("the Company"), has entered into a Joint Development agreement on 12th March, 2026 with Aakshya Ara Developers LLP. Aakshya Ara Developers LLP will operate to undertake planning, development, construction and implementation of the proposed real estate project on the identified land.
6.	Details of consideration paid/ JV/ received in agreement	As per the Joint Development Agreement, Aakshya Ara Developers LLP will pay an interest-free adjustable security deposit of Rs 40 Crores (Rs 30 Cr on execution, Rs 10 Cr on handover)
7.	significant terms and conditions of agreement / JV in brief;	The Joint Development Agreement (JDA) establishes a partnership where Dreamax Buildtech (New Developer) provides the Kurla property and Aakshya Ara Developers (Joint Developer) manages the entire construction and marketing. The New Developer is responsible for title clearance and demolishing the existing structure, while the Joint Developer bears 100% of the construction costs, obtains all RERA approvals, and

		must complete the project within 48 months from the land handover. All marketing will be conducted under the "Aakshya" brand name, with the Joint Developer assuming all operational and legal risks post-handover.
8.	Whether the acquisition would fall within related party transactions and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at "arm's length";	No
9.	Size of the entity(ies);	Not Applicable
10.	Rationale and benefit expected.	The agreement provides the legal framework necessary for Aakshya Ara Developers LLP to proceed with the development of the property while ensuring the original owner/right-holder, Dreamax Buildtech Pvt Ltd (the Obligee) is insulated from operational defaults or third-party claims.