

ANNEXURE-2 TO THE BOARD'S REPORT

RISK MANAGEMENT POLICY

In any business, risks and opportunities are inseparable components. The Company's Directors and management take decisions to protect stakeholders' interests. The Company's risk identification and mitigation process consist of various departmental heads who meet regularly to identify processes exposed to risks, determine risk mitigation strategies and monitor their implementation.

Risk # 1:

Risks may arise from delays in the execution of projects due to a shortage of labour, material and unforeseen circumstances.

Mitigation:

The Company follows a systematic process in project management to ensure that all projects are completed within the planned time-frame and within the budgeted cost. This is done by careful project monitoring involving comprehensive reviews of probable delays. The Company has focused on the use of mechanized equipment to ensure faster execution and increased the usage of contracted labour to mitigate risks of labour shortage. To ensure regular material availability, the Company keeps an adequate buffer stock of key raw materials and engages continuously with suppliers.

Risk # 2:

Risks may arise from a slowdown in markets where the Company operates, impacting sales velocity.

Mitigation:

The Company belongs to a group of leading real estate developer in the fast growing market of Pune. Over the years, the Company built its reputation around quality real estate construction straddling segments (premium to affordable). In the event of a major market slowdown, the Company will concentrate on marketing its inventory, and then proceed with fresh projects based on industry prospects.

Risk # 3:

Risks may arise from the inability of the Company to obtain adequate financing at reasonable rate.

Mitigation:

The Company has a tie-up with reputed financial institutions wherein the finance is available to the Company at a better margin / rate as compared to the market rates. Thus the risk is mitigated for the Company.

Risk # 4:

Risks may arise from property price fluctuations leading to a decline in realizations and sales.

Mitigation:

The Company considers various factors viz. market conditions, buyer demand, etc. The Company's business model allows it to generate sufficient cash flows, protecting it from price fluctuation risks.

Risk # 5:

Risk from natural calamities, viz. earthquakes, etc

Mitigation:

The Company has adequately insured all its properties and construction projects that are in progress. The Company strives to implement anti-earthquake design in its projects to ensure safety of structures and the occupants therein.

For and on Behalf of the Board of Directors

For MAGARPATTA TOWNSHIP DEVELOPMENT AND CONSTRUCTION COMPANY LIMITED

SATISH D. MAGAR

Managing Director
DIN: 00007613

UMESH D. MAGAR

Whole-Time Director
DIN: 00007594

Date: : 04th September, 2023

Place: Pune