

Form No. MGT-7

Annual Return (other than OPCs and Small Companies)

[Pursuant to sub-section (1) of section 92 of the Companies Act, 2013 and sub-rule (1) of rule 11 of the Companies (Management and Administration) Rules, 2014]

Refer instruction kit for filing the form

All fields marked in * are mandatory

I REGISTRATION AND OTHER DETAILS

i *Corporate Identity Number (CIN)

U41000MH1975PLC018371

ii (a) *Financial year for which the annual return is being filed (From date) (DD/MM/YYYY)

01/04/2025

(b) *Financial year for which the annual return is being filed (To date) (DD/MM/YYYY)

31/03/2026

(c) *Type of Annual filing

Original

(d) SRN of MGT-7 filed earlier for the same financial years

iii.

Particulars	As on filing date	As on the financial year end date
Name of the company	KALPATARU PROPERTIES LIMITED	KALPATARU PROPERTIES LIMITED
Registered office address	101, KALPATARU SYNERGY, OPP. GARAND HYATT, SANTACRUZ EAST, NA, MUMBAI, Maharashtra, India, 400055	101, KALPATARU SYNERGY, OPP. GARAND HYATT, SANTACRUZ EAST, NA, MUMBAI, Maharashtra, India, 400055
Latitude details (as on filing date)	19.076478	19.076478
Longitude details (as on filing date)	72.851516	72.851516

(b) *Permanent Account Number (PAN) of the company

AAACK1975H

(c) *e-mail ID of the company

****taru.cs@kalpataru.com

(d) *Telephone number with STD code

02230645000

(e) Website

iv *Date of Incorporation (DD/MM/YYYY)

09/06/1975

v (a) *Class of Company (as on the financial year end date)
(Private company/Public company/One Person Company)

Public company

(b) *Category of the Company (as on the financial year end date)
(Company limited by shares/Company limited by guarantee/Unlimited company)

Company limited by shares

(c) *Sub-category of the Company (as on the financial year end date)
(Indian Non-Government company/Union Government Company/State Government Company/
Guarantee and association company/Subsidiary of Foreign Company)

Non-government company

vi *Whether company is having share capital (as on the financial year end date)

Yes

vii (a) Whether shares listed on recognized Stock Exchange(s)

No

viii Number of Registrar and Transfer Agent

1

CIN of the Registrar and Transfer Agent	Name of the Registrar and Transfer Agent	Registered office address of the Registrar and Transfer Agents	SEBI registration number of Registrar and Transfer Agent
U99999MH1994PTC076534	BIGSHARE SERVICES PRIVATE LIMITED	Office No S6-2, 6th floor Pinnacle Business Park,	INR000001385

ix (a) Whether Annual General Meeting (AGM) held

No

(b) If yes, date of AGM (DD/MM/YYYY)

(c) Due date of AGM (DD/MM/YYYY)

30/09/2026

(d) Whether any extension for AGM granted

No

(e) If yes, provide the Service Request Number (SRN) of the GNL-1 application form filed for extension

(f) Extended due date of AGM after grant of extension (DD/MM/YYYY)

(g) Specify the reasons for not holding the same

The AGM is yet to be held. The Annual Return is prepared to post the same on the website of the Company.

II PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY

i *Number of business activities

2

S. No	Main Activity group code	Description of Main Activity group	Business Activity Code	Description of Business Activity	% of turnover of the company
1	F	Construction	41	Construction of Buildings	99.48
2	L	Real Estate activities	68	Real Estate activities	0.52
3		#N/A		#N/A	
4		#N/A		#N/A	
5		#N/A		#N/A	
6		#N/A		#N/A	
7		#N/A		#N/A	
8		#N/A		#N/A	
9		#N/A		#N/A	
10		#N/A		#N/A	
11		#N/A		#N/A	
12		#N/A		#N/A	
13		#N/A		#N/A	
14		#N/A		#N/A	
15		#N/A		#N/A	

III PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES (INCLUDING JOINT VENTURES)

i *No. of Companies for which information is to be given

4

S. No.	CIN /FCRN	Other registration number	Name of the company	Holding/ Subsidiary/ Associate/Joint Venture	% of shares held
1	L45200MH1988PLC050144		KALPATARU LIMITED	Holding	0
2	U41000MH1964PLC012833		KALPATARU GARDENS LIMITED	Holding	100
3	U70102MH2008PTC177239		AGILE REAL ESTATE PRIVATE LIMITED	Subsidiary	83.33
4	U70100MH2007PTC173950		AGILE REAL ESTATE DEV PRIVATE LIMITED	Subsidiary	83.33

IV SHARE CAPITAL, DEBENTURES AND OTHER SECURITIES OF THE COMPANY

I/ We have examined the registers, records and books and papers of KALPATARU PROPERTIES LIMITED as required to be maintained under the Companies Act, 2013 (the Act) and the rules made thereunder for the financial year ended on (DD/MM/YYYY) 31/03/2026

In my/ our opinion and to the best of my information and according to the examinations carried out by me/ us and explanations furnished to me/ us by the company, its officers and agents, I/ we certify that:

A The Annual Return states the facts as at the close of the aforesaid financial year correctly and adequately.

B During the aforesaid financial year the Company has complied with provisions of the Act & Rules made there under in respect of:

- 1 its status under the Act;
- 2 maintenance of registers/records & making entries therein within the timeprescribed therefor;
- 3 filing of forms and returns as stated in the annual return, with the Registrar of Companies, Regional Director, Central Government, the Tribunal, Court or other authorities within/beyond the prescribed time;
- 4 calling/ convening/ holding meetings of Board of Directors or its committees, if any, and the meetings of the members of the company on due dates as stated in the annual return in respect of which meetings, proper notices were given and the proceedings including the circular resolutions and resolutions passed by postal ballot, if any, have been properly recorded in the Minute Book/registers maintained for the purpose and the same have been signed;
- 5 closure of Register of Members / Security holders, as the case may be.
- 6 advances/loans to its directors and/or persons or firms or companies referred in section 185 of the Act;
- 7 contracts/arrangements with related parties as specified in section 188 of the Act;
- 8 issue or allotment or transfer or transmission or buy back of securities/ redemption of preference shares or debentures/ alteration or reduction of share capital/ conversion of shares/ securities and issue of security certificates in all instances;
- 9 keeping in abeyance the rights to dividend, rights shares and bonus shares pending registration of transfer of shares in compliance with the provisions of the Act
- 10 declaration/ payment of dividend; transfer of unpaid/ unclaimed dividend/other amounts as applicable to the Investor Education and Protection Fund in accordance with section 125 of the Act;
- 11 signing of audited financial statement as per the provisions of section 134 of the Act and report of directors is as per sub -sections (3), (4) and (5) thereof;
- 12 constitution/ appointment/ re-appointments/ retirement/ filling up casual vacancies/ disclosures of the Directors, Key Managerial Personnel and the remuneration paid to them;
- 13 appointment/ reappointment/ filling up casual vacancies of auditors as per the provisions of section 139 of the Act;
- 14 approvals required to be taken from the Central Government, Tribunal, Regional Director, Registrar, Court or such other authorities under the various provisions of the Act;
- 15 acceptance/ renewal/ repayment of deposits;
- 16 borrowings from its directors, members, public financial institutions, banks and others and creation/ modification/ satisfaction of charges in that respect, wherever applicable;
- 17 loans and investments or guarantees given or providing of securities to other bodies corporate or persons falling under the provisions of section 186 of the Act ;
- 18 alteration of the provisions of the Memorandum and/ or Articles of Association of the Company;

To be digitally signed by

DSC BOX

Name

YOGESH SINGHVI

Date (DD/MM/YYYY)

07/07/2026

Place

MUMBAI

Whether associate or fellow:

Associate

Certificate of practice number

8770

XVI Declaration under Rule 9(4) of the Companies (Management and Administration) Rules, 2014

(a) DIN/PAN/Membership number of Designated Person

00136337

(b) Name of the Designated Person

Declaration

I am authorised by the Board of Directors of the Company vide resolution number* 07 dated* (DD/MM/YYYY) 28/08/2023 to sign this form and declare that all the requirements of Companies Act, 2013 and the rules made there under in respect of the subject matter of this form and matters incidental thereto have been complied with. I further declare that:

1 Whatever is stated in this form and in the attachments thereto is true, correct and complete and no information material to the subject matter of this form has been suppressed or concealed and is as per the original records maintained by the company.

2 All the required attachments have been completely and legibly attached to this form.

*To be digitally signed by

DSC BOX

*Designation

Director

(Director /Liquidator/ Interim Resolution Professional (IRP)/Resolution Professional (RP))

*DIN of the Director; or PAN of the Interim Resolution Professional (IRP) or Resolution Professional (RP) or Liquidator

00136337

*To be digitally signed by

DSC BOX

*Whether associate or fellow:

Company Secretary

Associate

*Membership number

26941

Certificate of practice number

Sr. No.	Type of shareholder/ debenture holder	Category of shareholder	Details of shareholder/ debenture holder	Name of shareholder/ debenture holder	Type of security held	Class of security held	Folio Number / Reference Number	DP ID-Client Id- Account Number	Nationality/ Country of incorporation	Gender	Type of Identifier	Identification No.	Occupation	Number of security held	Nominal value per security	Total amount of securities held (in INR)
1	Entity	Promoter	Body corporate (not mentioned above)	KALPATARU GARDENS LIMITED	Equity	Equity		IN30021416371973	India	Not applicable	CIN	U41000MH1964PLC012833	Business	624744	100	62474400.00
2	Individual	Promoter	Not applicable	MOFATRAJ PUKHRAJ MUNOT AS NOMINEE OF KALPATARU GARDENS PRIVATE LIMITED	Equity	Equity		IN30018312247722	India	Male	Income Tax PAN	AFHPM3594B	Business	25	100	2500.00
3	Individual	Promoter	Not applicable	PARAG MOFATRAJ MUNOT AS NOMINEE OF KALPATARU GARDENS PRIVATE LIMITED	Equity	Equity		IN30018312255930	India	Male	Income Tax PAN	AADPM8911H	Business	25	100	2500.00
4	Entity	Promoter	Body corporate (not mentioned above)	KALPATARU RETAIL VENTURES PRIVATE LIMITED AS NOMINEE OF KALPATARU GARDENS PRIVATE LIMITED	Equity	Equity		IN30180310040116	India	Not applicable	CIN	U45202MH2000PTC129761	Business	50	100	5000.00
5	Entity	Promoter	Body corporate (not mentioned above)	KALPATARU PROPERTIES (THANE) PRIVATE LIMITED AS NOMINEE OF KALPATARU GARDENS PRIVATE LIMITED	Equity	Equity		IN30180310040462	India	Not applicable	CIN	U58628MH1990PTC058628	Business	50	100	5000.00
6	Entity	Promoter	Body corporate (not mentioned above)	ABACUS REAL ESTATE PRIVATE LIMITED AS NOMINEE OF KALPATARU GARDENS PRIVATE LIMITED	Equity	Equity		IN30180310040591	India	Not applicable	CIN	U70102MH2007PTC173337	Business	8	100	800.00
7	Entity	Promoter	Body corporate (not mentioned above)	KALPATARU LIMITED AS NOMINEE OF KALPATARU GARDENS PRIVATE LIMITED	Equity	Equity		IN30021414100554	India	Not applicable	CIN	L45200MH1988PLC050144	Business	25	100	2500.00
8	Entity	Other than promoter	Others	ASIA PRAGATI REAL ESTATE INVESTMENT FUND - III	Debentures	NON CONVERTIBLE DEBENTURES		IN30152430065188	India	Not applicable	Other registration number	IN/AIF2/18-19/0542	Business	110500	97500	10773750000.00
9	Entity	Other than promoter	Others	ASIA PRAGATI REAL ESTATE INVESTMENT FUND V	Debentures	NON CONVERTIBLE DEBENTURES		IN30152430066302	India	Not applicable	Other registration number	IN/AIF2/18-19/0542	Business	5000	97500	487500000.00