

Form No. MGT-7

Form language

 English Hindi**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]

All fields marked in * are mandatory

Refer instruction kit for filing the form

I REGISTRATION AND OTHER DETAILS

i *Corporate Identity Number (CIN)

U70100MH1986PTC041829

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

01/04/2024

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

31/03/2025

(c) *Type of Annual filing

 Original Revised

(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	MAYFAIR HOUSING PRIVATE LIMITED	MAYFAIR HOUSING PRIVATE LIMITED
Registered office address	1, MAYFAIR MERIDIAN, NEAR ST. BLAISE CHURCH, CAESAR ROAD, ANDHERI (WEST),NA,MUMBAI,Maharashtra,India,400058	1, MAYFAIR MERIDIAN, NEAR ST. BLAISE CHURCH, CAESAR ROAD, ANDHERI (WEST),NA,MUMBAI,Maharashtra,India,400058
Latitude details	19.12772	19.12772
Longitude details	72.84466	72.84466

(a) *Photograph of the registered office of the Company showing external building and name prominently visible

Photograph of the registered office of the Company.pdf

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

AA*****8N

(c) *e-mail ID of the company

*****yfairhousing.com

(d) *Telephone number with STD code

02*****00

(e) Website

www.mayfairhousing.com

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

10/12/1986

v (a) *Class of Company (as on the financial year end date)

(Private company/Public Company/One Person Company)

Private 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)

Indian Non-Government company

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

Yes

No

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

Yes

No

(b) Details of stock exchanges where shares are listed

S. No.	Stock Exchange Name	Code

viii Number of Registrar and Transfer Agent

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

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

Yes

No

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

30/09/2025

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

30/09/2025

(d) Whether any extension for AGM granted

Yes

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

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II PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY

i *Number of business activities

1

S. No.	Main Activity group code	Description of Main Activity group	Business Activity Code	Description of Business Activity	% of turnover of the company
1	L	Real Estate activities	68	Real Estate activities	100

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

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

1

S. No.	CIN /FCRN	Other registration number	Name of the company	Holding/ Subsidiary/Associate/Jo int Venture	% of shares held
1		BYWAZ20070278	AJMERA MAYFAIR GLOBAL REALTY W.L.L	Joint Venture	40

IV SHARE CAPITAL, DEBENTURES AND OTHER SECURITIES OF THE COMPANY

i SHARE CAPITAL

(a) Equity share capital

Particulars	Authorised Capital	Issued capital	Subscribed capital	Paid Up capital
Total number of equity shares	1000000.00	1000000.00	1000000.00	1000000.00
Total amount of equity shares (in rupees)	100000000.00	100000000.00	100000000.00	100000000.00

Number of classes

1

Class of shares	Authorised Capital	Issued capital	Subscribed Capital	Paid Up capital
Equity Shares With Voting Rights				
Number of equity shares	1000000	1000000	1000000	1000000
Nominal value per share (in rupees)	100	100	100	100
Total amount of equity shares (in rupees)	100000000.00	100000000.00	100000000	100000000

(b) Preference share capital

Particulars	Authorised Capital	Issued capital	Subscribed capital	Paid Up capital
Total number of preference shares	0.00	0.00	0.00	0.00
Total amount of preference shares (in rupees)	0.00	0.00	0.00	0.00

Number of classes

0

Class of shares	Authorised Capital	Issued capital	Subscribed Capital	Paid Up capital
Number of preference shares				
Nominal value per share (in rupees)				
Total amount of preference shares (in rupees)				

(c) Unclassified share capital

Particulars	Authorised Capital
Total amount of unclassified shares	0

(d) Break-up of paid-up share capital

Particulars	Number of shares			Total Nominal Amount	Total Paid-up amount	Total premium
	Physical	DEMAT	Total			
(i) Equity shares						
At the beginning of the year	0	1000000	1000000.00	100000000	100000000	
Increase during the year	0.00	0.00	0.00	0.00	0.00	0
i Public Issues	0	0	0.00	0	0	
ii Rights issue	0	0	0.00	0	0	
iii Bonus issue	0	0	0.00	0	0	
iv Private Placement/ Preferential allotment	0	0	0.00	0	0	
v ESOPs	0	0	0.00	0	0	
vi Sweat equity shares allotted	0	0	0.00	0	0	
vii Conversion of Preference share	0	0	0.00	0	0	
viii Conversion of Debentures	0	0	0.00	0	0	
ix GDRs/ADRs	0	0	0.00	0	0	
x Others, specify <input type="text" value="OTHERS"/>	0	0	0.00	0	0	
Decrease during the year	0.00	0.00	0.00	0.00	0.00	0
i Buy-back of shares	0	0	0.00	0	0	
ii Shares forfeited	0	0	0.00	0	0	
iii Reduction of share capital	0	0	0.00	0	0	
iv Others, specify <input type="text" value="OTHERS"/>	0	0	0.00	0	0	
At the end of the year	0.00	1000000.00	1000000.00	100000000.00	100000000.00	
(ii) Preference shares						
At the beginning of the year	0	0	0.00	0	0	
Increase during the year	0.00	0.00	0.00	0.00	0.00	0

Particulars	Number of shares			Total Nominal Amount	Total Paid-up amount	Total premium
i Issues of shares	0	0	0.00	0	0	
ii Re-issue of forfeited shares	0	0	0.00	0	0	
iii Others, specify						
<input type="text" value="OTHERS"/>	0	0	0.00	0	0	
Decrease during the year	0.00	0.00	0.00	0.00	0.00	0
i Redemption of shares	0	0	0.00	0	0	
ii Shares forfeited	0	0	0.00	0	0	
iii Reduction of share capital	0	0	0.00	0	0	
iv Others, specify						
<input type="text" value="OTHERS"/>	0	0	0.00	0	0	
At the end of the year	0.00	0.00	0.00	0.00	0.00	

ISIN of the equity shares of the company

ii Details of stock split/consolidation during the year (for each class of shares)

Class of shares		<input type="text"/>
Before split / Consolidation	Number of shares	
	Face value per share	
After split / consolidation	Number of shares	
	Face value per share	

iii Details of shares/Debentures Transfers since closure date of last financial year (or in the case of the first return at any time since the incorporation of the company)

Nil

Number of transfers

Attachments:

1. Details of shares/Debentures Transfers

iv Debentures (Outstanding as at the end of financial year)

(a) Non-convertible debentures

*Number of classes

1

Classes of non-convertible debentures	Number of units	Nominal value per unit	Total value (Outstanding at the end of the year)
Secured Redeemable Non-Convertible Debentures	45000000	10	450000000.00
Total	45000000.00	10.00	450000000.00

Classes of non-convertible debentures	Outstanding as at the beginning of the year	Increase during the year	Decrease during the year	Outstanding as at the end of the year
Secured Redeemable Non-Convertible Debentures	225000000	450000000	225000000	450000000.00
Total	225000000.00	450000000.00	225000000.00	450000000.00

(b) Partly convertible debentures

*Number of classes

0

Classes of partly convertible debentures	Number of units	Nominal value per unit	Total value (Outstanding at the end of the year)
Total			

Classes of partly convertible debentures	Outstanding as at the beginning of the year	Increase during the year	Decrease during the year	Outstanding as at the end of the year
Total				

(c) Fully convertible debentures

*Number of classes

0

Classes of fully convertible debentures	Number of units	Nominal value per unit	Total value (Outstanding at the end of the year)
Total			

Classes of fully convertible debentures	Outstanding as at the beginning of the year	Increase during the year	Decrease during the year	Outstanding as at the end of the year
Total				

(d) Summary of Indebtedness

Particulars	Outstanding as at the beginning of the year	Increase during the year	Decrease during the year	Outstanding as at the end of the year
Non-convertible debentures	225000000.00	450000000.00	225000000.00	450000000.00
Partly convertible debentures	0.00	0.00	0.00	0.00
Fully convertible debentures	0.00	0.00	0.00	0.00
Total	225000000.00	450000000.00	225000000.00	450000000.00

v Securities (other than shares and debentures)

0

Type of Securities	Number of Securities	Nominal Value of each Unit	Total Nominal Value	Paid up Value of each Unit	Total Paid up Value
Total					

V Turnover and net worth of the company (as defined in the Companies Act, 2013)

i *Turnover

936981042

ii * Net worth of the Company

833312855

VI SHARE HOLDING PATTERN**A Promoters**

S. No	Category	Equity		Preference	
		Number of shares	Percentage	Number of shares	Percentage
1	Individual/Hindu Undivided Family				
	(i) Indian	1000000	100.00	0	0.00
	(ii) Non-resident Indian (NRI)	0	0.00	0	0.00
	(iii) Foreign national (other than NRI)	0	0.00	0	0.00
2	Government				
	(i) Central Government	0	0.00	0	0.00
	(ii) State Government	0	0.00	0	0.00
	(iii) Government companies	0	0.00	0	0.00
3	Insurance companies	0	0.00	0	0.00
4	Banks	0	0.00	0	0.00
5	Financial institutions	0	0.00	0	0.00
6	Foreign institutional investors	0	0.00	0	0.00
7	Mutual funds	0	0.00	0	0.00
8	Venture capital	0	0.00	0	0.00
9	Body corporate (not mentioned above)	0	0.00	0	0.00

10	Others <input type="text"/>	0	0.00	0	0.00
	Total	1000000.00	100	0.00	0

Total number of shareholders (promoters)

B Public/Other than promoters

S. No	Category	Equity		Preference	
		Number of shares	Percentage	Number of shares	Percentage
1	Individual/Hindu Undivided Family				
	(i) Indian	0	0.00	0	0.00
	(ii) Non-resident Indian (NRI)	0	0.00	0	0.00
	(iii) Foreign national (other than NRI)	0	0.00	0	0.00
2	Government				
	(i) Central Government	0	0.00	0	0.00
	(ii) State Government	0	0.00	0	0.00
	(iii) Government companies	0	0.00	0	0.00
3	Insurance companies	0	0.00	0	0.00
4	Banks	0	0.00	0	0.00
5	Financial institutions	0	0.00	0	0.00
6	Foreign institutional investors	0	0.00	0	0.00
7	Mutual funds	0	0.00	0	0.00
8	Venture capital	0	0.00	0	0.00
9	Body corporate (not mentioned above)	0	0.00	0	0.00

10	Others <input type="text"/>	0	0.00	0	0.00
	Total	0.00	0	0.00	0

Total number of shareholders (other than promoters)

Total number of shareholders (Promoters + Public/Other than promoters)

Breakup of total number of shareholders (Promoters + Other than promoters)

Sl.No	Category	
1	Individual - Female	1
2	Individual - Male	3
3	Individual - Transgender	0
4	Other than individuals	0
	Total	4.00

C Details of Foreign institutional investors' (FIIs) holding shares of the company

Name of the FII	Address	Date of Incorporation	Country of Incorporation	Number of shares held	% of shares held

VII NUMBER OF PROMOTERS, MEMBERS, DEBENTURE HOLDERS

[Details of Promoters, Members (other than promoters), Debenture holders]

Details	At the beginning of the year	At the end of the year
Promoters	4	4
Members (other than promoters)	0	0
Debenture holders	1	1

VIII DETAILS OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

A Composition of Board of Directors

Category	Number of directors at the beginning of the year		Number of directors at the end of the year		Percentage of shares held by directors as at the end of year	
	Executive	Non-executive	Executive	Non-executive	Executive	Non-executive
A Promoter	1	1	1	1	97	1
B Non-Promoter	0	0	0	0	0.00	0.00
i Non-Independent	0	0	0	0	0	0
ii Independent	0	0	0	0	0	0
C Nominee Directors representing	0	0	0	0	0.00	0.00
i. Banks and FIs	0	0	0	0	0	0
ii Investing institutions	0	0	0	0	0	0
iii Government	0	0	0	0	0	0
iv Small share holders	0	0	0	0	0	0
v Others	0	0	0	0	0	0
Total	1	1	1	1	97.00	1.00

*Number of Directors and Key managerial personnel (who is not director) as on the financial year end date

3

B (i) Details of directors and Key managerial personnel as on the closure of financial year

Name	DIN/PAN	Designation	Number of equity shares held	Date of cessation (after closure of financial year : If any) (DD/MM/YYYY)
NAYAN SHAH	00244494	Managing Director	970000	
ANURADHA SHAH	00244689	Director	10000	
RANJAN PATEL	DCDPP7092D	Company Secretary	0	

B (ii) *Particulars of change in director(s) and Key managerial personnel during the year

0

Name	DIN/PAN	Designation at the beginning / during the financial year	Date of appointment/ change in designation/ cessation (DD/MM/YYYY)	Nature of change (Appointment/ Change in designation/ Cessation)

IX MEETINGS OF MEMBERS/CLASS OF MEMBERS/ BOARD/COMMITTEES OF THE BOARD OF DIRECTORS

A MEMBERS/CLASS /REQUISITIONED/NCLT/COURT CONVENED MEETINGS

*Number of meetings held

1

Type of meeting	Date of meeting (DD/MM/YYYY)	Total Number of Members entitled to attend meeting	Attendance	
			Number of members attended	% of total shareholding
ANNUAL GENERAL MEETING	30/09/2024	4	4	100

B BOARD MEETINGS

*Number of meetings held

17

S.No	Date of meeting (DD/MM/YYYY)	Total Number of directors as on the date of meeting	Attendance	
			Number of directors attended	% of attendance
1	30/04/2024	2	2	100
2	18/05/2024	2	2	100
3	20/05/2024	2	2	100
4	15/06/2024	2	2	100
5	24/06/2024	2	2	100
6	26/06/2024	2	2	100
7	26/07/2024	2	2	100

8	23/08/2024	2	2	100
9	03/09/2024	2	2	100
10	08/11/2024	2	2	100
11	18/11/2024	2	2	100
12	17/12/2024	2	2	100
13	27/12/2024	2	2	100
14	31/12/2024	2	2	100
15	27/02/2025	2	2	100
16	20/03/2025	2	2	100
17	27/03/2025	2	2	100

C COMMITTEE MEETINGS

Number of meetings held

0

S.No	Type of meeting	Date of meeting (DD/MM/YYYY)	Total Number of Members as on the date of meeting	Attendance	
				Number of members attended	% of attendance

D ATTENDANCE OF DIRECTORS

S.No	Name of the Director	Board Meetings			Committee Meetings			Whether attended AGM held on
		Number of Meetings which director was entitled to attend	Number of Meetings attended	% of attendance	Number of Meetings which director was entitled to attend	Number of Meetings attended	% of attendance	
								30/09/2025 (Y/N/NA)
1	NAYAN SHAH	17	17	100	0	0	0	Yes
2	ANURADHA SHAH	17	17	100	0	0	0	Yes

A *DETAILS OF PENALTIES / PUNISHMENT IMPOSED ON COMPANY/
DIRECTORS/OFFICERS

Nil

Name of the company/ directors/ officers	Name of the court/ concerned Authority	Date of Order (DD/MM/YYYY)	Name of the Act and section under which penalised / punished	Details of penalty/ punishment	Details of appeal (if any) including present status

B *DETAILS OF COMPOUNDING OF OFFENCES

Nil

Name of the company/ directors/ officers	Name of the court/ concerned Authority	Date of Order (DD/MM/YYYY)	Name of the Act and section under which offence committed	Particulars of offence	Amount of compounding (in rupees)

XIII Details of Shareholder / Debenture holder

Number of shareholder/ debenture holder

1

XIV Attachments

(a) List of share holders, debenture holders

Details of Shareholder or
Debenture holder.xlsm

(b) Optional Attachment(s), if any

Form MGT-8 Mayfair 2024-25.pdf
25 MHPL SHP & LOD.pdf

XV COMPLIANCE OF SUB-SECTION (2) OF SECTION 92, IN CASE OF LISTED COMPANIES

In case of a listed company or a company having paid up share capital of Ten Crore rupees or more or turnover of Fifty Crore rupees or more, details of company secretary in whole time practice certifying the annual return in Form MGT-8.

I/We certify that:

- (a) The return states the facts, as they stood on the date of the closure of the financial year aforesaid correctly and adequately.
- (b) Unless otherwise expressly stated to the contrary elsewhere in this return, the Company has complied with applicable provisions of the Act during the financial year.
- (c) The company has not, since the date of the closure of the last financial year with reference to which the last return was submitted or in the case of a first return since the date of incorporation of the company, issued any invitation to the public to subscribe for any securities of the company.
- (d) Where the annual return discloses the fact that the number of members, (except in case of one person company), of the company exceeds two hundred, the excess consists wholly of persons who under second proviso to clause (ii) of sub-section (68) of section 2 of the Act are not to be included in reckoning the number of two hundred.

I/ We have examined the registers, records and books and papers of

MAYFAIR HOUSING PRIVATE 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)

31/03/2025

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 time prescribed 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

Name

Neha Poddar

Date (DD/MM/YYYY)

01/11/2025

Place

MUMBAI

Whether associate or fellow:

Associate Fellow

Certificate of practice number

2*3*2

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

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

DCDPP7092D

*(b) Name of the Designated Person

RANJAN PATEL

Declaration

I am authorised by the Board of Directors of the Company vide resolution number* dated*

(DD/MM/YYYY) to sign this form and declare that all the requirements of Companies Act, 2013

and the rules made thereunder 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

*Designation

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

Director

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

0*2*4*9*

***To be digitally signed by**

Company Secretary Company secretary in practice

***Whether associate or fellow:**

Associate Fellow

Membership number

5*3*3

Certificate of practice number

Note: Attention is drawn to provisions of Section 448 and 449 of the Companies Act, 2013 which provide for punishment for false statement / certificate and punishment for false evidence respectively.

For office use only:

eForm Service request number (SRN)

AB8771647

eForm filing date (DD/MM/YYYY)

06/11/2025

This eForm has been taken on file maintained by the Registrar of Companies through electronic mode and on the basis of statement of correctness given by the company



DETAILS OF EQUITY SHAREHOLDERS AS ON 31ST MARCH 2025:

Ledger Folio of Share/Debenture holder	01		
Share/Debenture holder's name	NAYAN ARVIND SHAH and ANURADHA NAYAN SHAH		
Father's / Husband's Name	LATE ARVIND MANGALDAS SHAH		
Type of Share / Debenture	1	1 – Equity, 2 – Preference, 3 – Debenture, 4 – Stock	
No. of Share/ Debenture/ Stock held	3,16,760	Amount per share (Rs.)	100
Residential Address	701, Mayfair Villa, 11 th Road, Khar - West		
Town/City	MUMBAI		
State	Maharashtra	Pin Code	400 052

Ledger Folio of Share/Debenture holder	03		
Share/Debenture holder's name	ANURADHA NAYAN SHAH and NAYAN ARVIND SHAH		
Father's / Husband's Name	NAYAN ARVIND SHAH		
Type of Share / Debenture	1	1 – Equity, 2 – Preference, 3 – Debenture, 4 - Stock	
No. of Share/ Debenture/ Stock held	10,000	Amount per share (Rs.)	100
Residential Address	701, Mayfair Villa, 11 th Road, Khar - West		
Town/City	MUMBAI		
State	Maharashtra	Pin Code	400 052

Ledger Folio of Share/Debenture holder	12		
Share/Debenture holder's name	ADITYA NAYAN SHAH		
Father's / Husband's Name	NAYAN ARVIND SHAH		
Type of Share / Debenture	1	1 – Equity, 2 – Preference, 3 – Debenture, 4 – Stock	
No. of Share/ Debenture/ Stock held	10,000	Amount per share (Rs.)	100
Residential Address	701, Mayfair Villa, 11 th Road, Khar - West		
Town/City	MUMBAI		
State	Maharashtra	Pin Code	400 052





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Ledger Folio of Share/Debenture holder	13		
Share/Debenture holder's name	ANAY NAYAN SHAH		
Father's / Husband's Name	NAYAN ARVIND SHAH		
Type of Share / Debenture	1	1 – Equity, 2 – Preference, 3 – Debenture, 4 – Stock	
No. of Share/ Debenture/ Stock held	10,000	Amount per share (Rs.)	100
Residential Address	701, Mayfair Villa, 11 th Road, Khar - West		
Town/City	MUMBAI		
State	Maharashtra	Pin Code	400 052


Ledger Folio of Share/Debenture holder	15		
Share/Debenture holder's name	NAYAN ARVIND SHAH		
Father's / Husband's Name	LATE ARVIND MANGALDAS SHAH		
Type of Share / Debenture	1	1 – Equity, 2 – Preference, 3 – Debenture, 4 – Stock	
No. of Share/ Debenture/ Stock held	6,53,240	Amount per share (Rs.)	100
Residential Address	701, Mayfair Villa, 11 th Road, Khar - West		
Town/City	MUMBAI		
State	Maharashtra	Pin Code	400 052

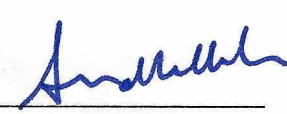
FOR MAYFAIR HOUSING PRIVATE LIMITED

Date: August 14th, 2025

Place: Mumbai




Nayan Arvind Shah
Managing Director & Chairman
DIN: 00244494


Anuradha Nayan Shah
Director
DIN: 00244689

MAYFAIR HOUSING PRIVATE LIMITED

Registered Office Address: 1, Mayfair Meridian, Near St. Blaise Church, Caesar Road, Andheri (West), Mumbai - 400 058. | CIN: U70100MH1986PTC041829
Website: www.mayfairhousing.com | Email: info@mayfairhousing.com | Tel.: +91-22-6723 2300

Neha Anup Poddar

Practicing Company Secretary

B-1401, Vaishno Heights,
Rani Sati Marg,
Malad (East),
Mumbai - 400 097.
India
Mob: +91 9920981698
Email: nehapoddarcs@gmail.com

Form No. MGT-8

[Pursuant to section 92(2) of the Companies Act, 2013 and rule 11 (2) of Companies (Management and Administration) Rules, 2014]

CERTIFICATE BY A COMPANY SECRETARY IN PRACTICE

We have examined the registers, records and books and papers of **M/S. MAYFAIR HOUSING PRIVATE LIMITED (CIN: U70100MH1986PTC041829)** (herein referred as “the Company”) as required to be maintained under the Companies Act, 2013 (the Act) and the rules made thereunder for the financial year ended on **March 31, 2025**. In our opinion and to the best of my information and according to the examinations carried out by us and explanations furnished to us by the company, its officers and agents, 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 the Provisions of the Acts & Rules made there under in respect of:
 1. Its status is Active under Ministry of Corporate Affairs (MCA) Portal;
 2. The Company has kept and maintained the registers / records, as per the provisions of the Act and the rules made thereunder and all entries therein have been recorded within the time prescribed thereof;
 3. The Company has filed all applicable forms within the prescribed time with the Registrar of the Companies (ROC), Mumbai and also with the Central Government. However, the Company had not filed any form with National Company Law Tribunal, Regional Director, the Tribunal, Court, or other authorities;
 4. The Company has duly convened meeting of its Board of Directors or its committees and the Meeting of the members of the company on the due dates as stated in the annual return in respect of which proper notices were given and proceedings have been properly recorded in the Minute Book/registers maintained for the purpose and the same have been signed, However, there were no circular resolution nor any resolution passed through postal ballot;

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5. The Company being a Private Limited Company, was not required to close its Register of Members;
6. The Company has made the advances/loans to its directors and/or persons or firms or companies referred in section 185 of the Act;
7. During the year under review, the Company had entered the contract/arrangements with related parties on arm's length basis in the ordinary course of business as specified in section 188 of the Companies Act, 2013;
8. During the year under the review the company fully redeemed outstanding balance of its Class A NCDs comprising of 2,25,00,000 Nos. of 12.50% Secured Redeemable Non-Convertible Debentures of the face value of Rs. 10/- (Rupees Ten Only) each, for an aggregate nominal value of Rs. 22,50,00,000/- (Rupees Twenty-Two Crores and Fifty Lakhs Only) and Class B NCDs comprising of 1,50,00,000 Nos. of 12.50% Secured Redeemable Non-Convertible Debentures of the face value of Rs. 10/- (Rupees Ten Only) each, for an aggregate nominal value of Rs. 15,00,00,000/- (Rupees Fifteen Crores Only) as per clause 5 of Annexure 3-part A of the First deed of amendment to the Debenture Trust Deed dated October 12, 2021 and as on March 31, 2025.

Additionally, During the year, the company further raised debt for the general corporate purposes of the Company by a private placement of up to 7,50,00,000 Nos. of 16.5% Unrated, Unlisted, Secured Non-Convertible Debenture(s) in the dematerialised form, of Rs. 10/- (Rupees Ten only) each for cash at par, to be issued and allotted in one or more series and in such tranches, aggregating upto Rs. 75,00,00,000/- (Rupees Seventy Five Crores Only) (the "Non-Convertible Debentures") shall be held by India Real Estate Investment Fund Series 2, an alternative investment fund organized as a contributory trust formed under the Indian law and registered with Securities and Exchange Board of India (SEBI) as an alternative investment fund under SEBI (Alternative Investment Fund) Regulations, 2012 represented by its trustee IDBI Trusteeship Services Limited, on the terms and conditions as set out in the Private Placement Offer Letter and Debenture Trust Deed dated 10th December 2024.

As on March 31, 2025, the total outstanding Non-Convertible Debentures (NCDs) issued and allotted in one or more tranche on private placement basis to India

Neha Anup Poddar

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Real Estate Investment Fund Series 2 stands at Rs. 45,00,00,000/- (Rupees Forty-Five Crores Only) comprising of 4,50,00,000 Nos. of 16.50% Unrated, Unlisted, Secured, Redeemable Non-Convertible Debentures of the face value of Rs. 10/- (Rupees Ten Only) each.

Apart from the redemption and allotment of Non-Convertible Debentures, during the period under review, there were no Issue / Allotment / Transfer / Transmission / Buy back of securities / Redemption of preference shares / Alteration or reduction of share capital / Conversion of shares / securities and issue of security certificates in all instances;

9. There was no abeyance in the rights to dividend, rights shares and bonus shares pending registration of transfer of shares in compliance with the provisions of the Act;
10. The Company was not required to comply with the provisions of the Companies Act, 2013 and the Rules made thereunder with regard to 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, if any;
11. The Audited Financial Statements for the Financial Year ended 31st March, 2025 have been signed as per the provisions of section 134 of the Act and report of directors is in compliance as per sub - sections (3), (4) and (5) thereof;
12. The Board of Directors of the Company has duly complied with all the provision of the Companies Act, 2013 with regard to constitution/ appointment/ re-appointments/ retirement/ filling up casual vacancies/ disclosures of the Directors, Key Managerial Personnel and the remuneration paid to them;
13. Pursuant to provisions of Section 139 of the Act read with the Companies (Audit and Auditors) Rules, 2014, **M/s M D Dumasia & Co., Chartered Accountants (FRN:0102790W)**, were appointed as Statutory Auditors of the Company. The Company has complied the provisions relating to appointment of auditors in accordance with Section 139 of the Companies Act, 2013 and rules made thereunder and that they are not disqualified in terms of Section 141 of the Act;

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14. The Company was not required to obtain any approvals from the Central Government, Tribunal, Regional Director, Registrar, Court or such other authorities under the various provisions of the Act;
15. The Company has not accepted/ renewed/made repayments of any of the deposits falling within the preview of the provisions of Section 76 of the Act, during the financial year under review;
16. The Company being a Private Limited Company, was not required to comply with the provisions of section 180(1)(a) and 180(1)(c) of the Companies Act, 2013 and the Rules made thereunder in respect of borrowings from its members, public financial institutions, banks and others and creation/modification/ satisfaction of charges in that respect whenever required;
17. During the period under review, the loans and investments and guarantees given to other bodies corporate or persons falling under the provisions of Section 186 of the Act were duly complied;
18. During the period under review, there was no alteration of the provisions of the Memorandum and Articles of Association of the Company.

**For Neha Anup Poddar
Company Secretaries**

**Date: November 1, 2025
Place: Mumbai**

**Neha Poddar
(Proprietor)
ACS No.:28326
CO P No.: 26322
UDIN: A028326G001725098
Peer Review Certificate: 4943/2023**

LIST OF DIRECTORS OF MAYFAIR HOUSING PRIVATE LIMITED AS ON 31.03.2025

Sr. No	Name of Director	Designation	DIN	Date of Birth	Nationality	Present Address
1	Mr. Nayan Arvind Shah	Chairman & Managing Director	00244494	26/09/1960	Indian	701, Mayfair Villa, Plot No. 271, 11 th Road, Khar (West), Mumbai 400052.
2	Mrs. Anuradha Nayan Shah	Director	00244689	27/08/1964	Indian	701, Mayfair Villa, Plot No. 271, 11 th Road, Khar (West), Mumbai 400052.

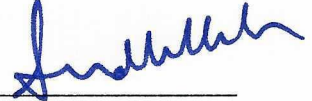
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Nayan Arvind Shah
Managing Director & Chairman
DIN: 00244494


Anuradha Nayan Shah
Director
DIN: 00244689