

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]

All fields marked in * are mandatory

Refer instruction kit for filing the form



Form language

☒ English ☐ Hindi

I REGISTRATION AND OTHER DETAILS

i *Corporate Identity Number (CIN)

U51909MH2004PTC149915

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	WEST PIONEER PROPERTIES (INDIA) PRIVATE LIMITED	WEST PIONEER PROPERTIES (INDIA) PRIVATE LIMITED
Registered office address	Floor 2, Plot 69C, Ashiana Building Bhulabhai Desai Road, Cumballa Hill,,NA,Mumbai,Mumbai City,Maharashtra,India,400026	Floor 2, Plot 69C, Ashiana Building Bhulabhai Desai Road, Cumballa Hill,,NA,Mumbai,Mumbai City,Maharashtra,India,400026
Latitude details	18.9647	18.9647
Longitude details	72.8258	72.8258

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

Registered office kalyan office (2 files merged).pdf

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

AA*****6A

(c) *e-mail ID of the company

****.gohil@westpioneerindia.com

(d) *Telephone number with STD code

02*****00

(e) Website

www.westpioneerindia.com

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

09/12/2004

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)

22/09/2025

(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

II PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY

i *Number of business activities

3

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	42.94
2	L	Real Estate activities	68	Real Estate activities	50.93
3	R	Arts, entertainment and recreation	90	Creative, arts and entertainment activities	6.13

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	L67120MH1984PLC272432		WINMORE LEASING AND HOLDINGS LIMITED	Holding	94.14

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	39628468.00	29049299.00	29049299.00	29049299.00

Total amount of equity shares (in rupees)	396284680.00	290492990.00	290492990.00	290492990.00
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Number of classes

1

Class of shares	Authorised Capital	Issued capital	Subscribed Capital	Paid Up capital
Equity Shares				
Number of equity shares	39628468	29049299	29049299	29049299
Nominal value per share (in rupees)	10	10	10	10
Total amount of equity shares (in rupees)	396284680	290492990	290492990	290492990

(b) Preference share capital

Particulars	Authorised Capital	Issued capital	Subscribed capital	Paid Up capital
Total number of preference shares	606974.00	33750.00	33750.00	33750.00
Total amount of preference shares (in rupees)	36387320.00	337500.00	337500.00	337500.00

Number of classes

3

Class of shares	Authorised Capital	Issued capital	Subscribed Capital	Paid Up capital
Redeemable Preference Shares				
Number of preference shares	336862	0	0	0
Nominal value per share (in rupees)	100	100	100	100
Total amount of preference shares (in rupees)	33686200.00	0.00	0	0

Class of shares	Authorised Capital	Issued capital	Subscribed Capital	Paid Up capital
<div>Redeemable Preference Shares1</div>				
Number of preference shares	270100	33750	33750	33750
Nominal value per share (in rupees)	10	10	10	10
Total amount of preference shares (in rupees)	2701000	337500	337500	337500

Class of shares	Authorised Capital	Issued capital	Subscribed Capital	Paid Up capital
<div>OCCPS</div>				
Number of preference shares	12	0	0	0
Nominal value per share (in rupees)	10	10	10	10
Total amount of preference shares (in rupees)	120	0.00	0	0

(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	29049299	29049299.00	290492990	290492990	
Increase during the year	0.00	0.00	0.00	0.00	0.00	0
i Public Issues	0	0	0.00	0	0	

Particulars	Number of shares			Total Nominal Amount	Total Paid-up amount	Total premium
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 <div>NA</div>	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 <div>NA</div>	0	0	0.00	0	0	
At the end of the year	0.00	29049299.00	29049299.00	290492990.00	290492990.00	
(ii) Preference shares						
At the beginning of the year	0	75700	75700.00	757000	757000	
Increase during the year	0.00	700.00	700.00	7000.00	7000.00	0
i Issues of shares	0	700	700.00	7000	7000	
ii Re-issue of forfeited shares	0	0	0.00	0	0	
iii Others, specify <div>NA</div>	0	0	0.00	0	0	
Decrease during the year	0.00	42650.00	42650.00	426500.00	426500.00	0

Particulars	Number of shares			Total Nominal Amount	Total Paid-up amount	Total premium
i Redemption of shares	0	42650	42650.00	426500	426500	
ii Shares forfeited	0	0	0.00	0	0	
iii Reduction of share capital	0	0	0.00	0	0	
iv Others, specify	0	0	0.00	0	0	
NA						
At the end of the year	0.00	33750.00	33750.00	337500.00	337500.00	

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		
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

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

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
Total				

(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	0.00	0.00	0.00	0.00
Partly convertible debentures	0.00	0.00	0.00	0.00
Fully convertible debentures	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00

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

1059493000

ii * Net worth of the Company

1309634000

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	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)	28390287	97.73	26400	78.22
10	Others	659012	2.27	7350	21.78
	Trust				
	Total	29049299.00	100	33750.00	100

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

Total number of shareholders (other than promoters)

0

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

11.00

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

Sl.No	Category	
1	Individual - Female	0
2	Individual - Male	0
3	Individual - Transgender	0
4	Other than individuals	11
	Total	11.00

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	12	11
Members (other than promoters)	0	0
Debenture holders	0	0

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	0	0	0	0	0	0
B Non-Promoter	1	3	1	3	0.00	0.00
i Non-Independent	1	0	1	0	0	0
ii Independent	0	3	0	3	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	3	1	3	0.00	0.00

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

7

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)
NITIN VASANT MHATRE	08294405	Director	0	13/10/2025
SUNIL KANTILAL TRIVEDI	00387797	Director	0	
SHYAM RAMSHARAN KHANDELWAL	05147157	Director	0	
VAIBHAV KANTILAL DODIA	09579473	Director	0	
GAURANG AGRAWAL	ABYPA8474F	CEO	0	
ANUP KUMAR VIJAY KUMAR LATH	AAZPL5497K	CFO	0	
RADHA GAURANG CHOTALIA	BDFPG3570E	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

2

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	29/07/2024	7	5	99.99
Extra Ordinary General Meeting	09/09/2024	7	5	99.99

B BOARD MEETINGS

*Number of meetings held

10

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	22/05/2024	4	4	100
2	10/07/2024	4	4	100
3	12/08/2024	4	4	100
4	02/09/2024	4	4	100
5	30/09/2024	4	4	100
6	11/11/2024	4	4	100

7	28/11/2024	4	4	100
8	07/02/2025	4	4	100
9	12/02/2025	4	4	100
10	12/03/2025	4	4	100

C COMMITTEE MEETINGS

Number of meetings held

5

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
1	Audit Committee	22/05/2024	3	3	100
2	Audit Committee	12/08/2024	3	3	100
3	Audit Committee	02/09/2024	3	3	100
4	Audit Committee	11/11/2024	3	3	100
5	Audit Committee	07/02/2025	3	3	100

D ATTENDANCE OF DIRECTORS

S. N o	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 attenda nce	Number of Meetings which director was entitled to attend	Number of Meetings attended	% of attend ance	
								22/09/2025 (Y/N/NA)
1	NITIN VASANT MHATRE	10	10	100	0	0	0	Yes
2	SUNIL KANTILAL TRIVEDI	10	10	100	5	5	100	Yes
3	SHYAM RAMSHARAN KHANDELWAL	10	10	100	5	5	100	Yes
4	VAIBHAV KANTILAL DODIA	10	10	100	5	5	100	Yes

X REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL☒ Nil

A *Number of Managing Director, Whole-time Directors and/or Manager whose remuneration details to be entered

S. No.	Name	Designation	Gross salary	Commission	Stock Option/ Sweat equity	Others	Total amount
	Total		0.00	0.00	0.00	0.00	0.00

B *Number of CEO, CFO and Company secretary whose remuneration details to be entered

S. No.	Name	Designation	Gross salary	Commission	Stock Option/ Sweat equity	Others	Total amount
	Total		0.00	0.00	0.00	0.00	0.00

C *Number of other directors whose remuneration details to be entered

S. No.	Name	Designation	Gross salary	Commission	Stock Option/ Sweat equity	Others	Total amount
	Total		0.00	0.00	0.00	0.00	0.00

XI MATTERS RELATED TO CERTIFICATION OF COMPLIANCES AND DISCLOSURES

A *Whether the company has made compliances and disclosures in respect of applicable provisions of the Companies Act, 2013 during the year

☒ Yes☐ No

B If No, give reasons/observations

XII PENALTY AND PUNISHMENT – DETAILS THEREOF

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

11

XIV Attachments

(a) List of share holders, debenture holders

Details of Shareholder or
Debenture holder (1).xlsm

(b) Optional Attachment(s), if any

Form MGT-8_2024-25_WPPPL-
SD.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

WEST PIONEER
PROPERTIES (INDIA)
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

Date (DD/MM/YYYY)

Place

Whether associate or fellow:

☒ Associate ☐ Fellow

Certificate of practice number

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

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

*(b) Name of the Designated Person

Declaration

I am authorised by the Board of Directors of the Company vide resolution number* 8 dated*
(DD/MM/YYYY) 15/05/2025 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))

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

1*3*1*7*

***To be digitally signed by**

☒ Company Secretary ☐ Company secretary in practice

***Whether associate or fellow:**

☒ Associate ☐ Fellow

Membership number

6*4*0

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)

AB8993142

eForm filing date (DD/MM/YYYY)

14/11/2025

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

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

I have examined the registers, records, books, and papers of '**WEST PIONEER PROPERTIES (INDIA) PRIVATE LIMITED** (the Company) (CIN: U51909MH2004PTC149915) as required to be maintained under the Companies Act, 2013 (the Act) and the rules made there for the financial year ended on 31st March 2025. In my opinion and to the best of my information and according to the examinations carried out by me and explanations furnished to me by the Company, its officers, and agents, I certify that:

- 1) The Annual Return states the facts as at the close of the aforesaid financial year correctly and adequately.
- 2) During the aforesaid Financial Year, the Company has complied with provisions of the Act & Rules made thereunder in respect of:

1	Status under the Act;	Private Company limited by Shares. Non-government Company. Deemed Public Company - Subsidiary of a Listed Company (Winmore Leasing and Holdings Limited).
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2	Maintenance of registers/records & making entries therein within the time prescribed, therefore;	The Company has kept and maintained all the registers as per the provisions and the rules made thereunder under and all entries therein have been duly recorded.
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;	The Company has duly filed the forms and returns with the Registrar of Companies, Regional Director, or other authorities within the time prescribed under the Act and the rules as applicable to the Company and in cases of delay, by paying the prescribed additional fees.
4	Calling/convening/holding meetings of the 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 Minutes Book/registers maintained for the purpose and the same have been signed;	The Company has duly called/convened/hold meetings of the Board of Directors or its Committee(s) Meeting, and the meetings of the Members of the Company on due dates as stated in the annual return i.e., MGT-7 in respect of which meetings, proper notices were given, proceedings have been properly recorded in the Minutes 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;	There were no Closure of the Register of Members / Security holders, as the case may be, during the financial year under review.
6	Advances/loans to its directors and/or persons or firms or companies referred to in section 185 of the Act;	The Company has not advanced any loans in section 185 of the Act.
7	Contracts/arrangements with related parties as specified in section 188 of the Act;	The Company has entered into Contracts/arrangements with related parties in compliance with Section 188 of the Companies Act, 2013. Such transactions/ contracts/ arrangements with related party (ies) are in the ordinary course of business and on an arm's length basis.
8	Issue or allotment or transfer or transmission or buyback of securities/ redemption of	i. During the year under review, the Company has redeemed 11,000 (Eleven

	<p>preference shares or debentures/ alteration or reduction of share capital/ conversion of shares/ securities and issue of security certificates in all instances;</p>	<p>Thousand) fully paid 11% Redeemable Preference Shares of Rs 10/- (Rupees Ten) each, held by Anurag Welfare Trust (Through its Trustee of Mr. Banwari Lal Jatia and Ms. Usha Devi Jatia) in the Board Meeting held on 10.07.2024.</p> <p>ii. The Company has raised funds up to ₹7,00,000 (Rupees Seven Lakh) through the issue of 700 12% Redeemable Preference Shares on a rights issue basis in the Shareholders' Meeting held on 09.09.2024.</p> <p>iii. The Company has redeemed 6,800 (Six Thousand and Eight Hundred) fully paid 11% Redeemable Preference Shares of Rs 10/- (Rupees Ten) each, held by Anurag Welfare Trust (Through it Trustee of Mr. Banwari Lal Jatia and Ms. Usha Devi Jatia) in the Board Meeting held on 30.09.2024.</p> <p>iv. The Company has redeemed 6,700 (Six Thousand and Seven Hundred) fully paid 11% Redeemable Preference Shares of Rs 10/- (Rupees Ten) each, held by Anurag Welfare Trust (Through it Trustee of Mr. Banwari Lal Jatia and Ms. Usha Devi Jatia) in the Board Meeting held on 28.11.2024.</p> <p>v. The Company has redeemed 9,750 (Nine Thousand Seven Hundred and Fifty) fully paid 11% Redeemable Preference Shares of Rs 10/- (Rupees Ten) each, held by Anurag Welfare Trust (Through it Trustee of Mr. Banwari Lal Jatia and Ms. Usha Devi Jatia) in the Board Meeting held on 12.02.2025.</p> <p>vi. The Company has redeemed 8,400 (Eight Thousand and Four Hundred) fully paid 11% Redeemable Preference Shares of Rs 10/- (Rupees Ten) each, held by Anurag Welfare Trust (Through its Trustee of Mr. Banwari Lal Jatia and</p>
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		Ms. Usha Devi Jatia) in the Board Meeting held on 12.03.2025.
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;	No such event(s) took place, and hence this clause is not applicable during the financial year under review.
10	Declaration/payment of a 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;	The Company has not declared any dividends during the Financial Year under review.
11	The 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;	<p>As per section 134 of The Companies Act, 2013, the Audited financial statement has been signed by the following:</p> <ol style="list-style-type: none"> 1. Sunil Trivedi (DIN - 00387797), Independent Directors; 2. Nitin Mhatre (DIN – 08294405), Executive Directors; 3. Gaurang Agarwal, Chief Executive Officer; 4. Anup Lath, Chief Financial Officer; 5. Radha Gohil, Company Secretary and 6. Nilay D Shah, Statutory Auditors. <p>Further, the Report of the Directors is signed by Nitin Mhatre and Sunil Trivedi, Directors of the Company, as per sub-sections (3), (4), and (5) thereof.</p>
12	Constitution / appointment / re-appointments/ retirement/ filling up casual vacancies/ disclosures of the Directors, Key Managerial Personnel and the remuneration paid to them;	<p>There is a proper constitution of the board in the Company.</p> <p>During the year under review, there have been no appointments / re-appointments / retirements/resignations / filling up casual vacancies.</p> <p>Annual Disclosures were appropriately taken from all the Directors.</p> <p>Remuneration paid to Directors & KMPs are mentioned under Note 35</p>

		under Notes to Financial Statements for the year ended 31st March 2025 and are in compliance with the relevant provisions of the Act in that regard.
13	Appointment/ reappointment/ filling up casual vacancies of auditors as per the provisions of section 139 of the Act;	<p>M/s Nilay D. Shah & Associates., Chartered Accountants (FRN: 131092W) were appointed as Statutory Auditors of the Company at the AGM held on 28.9.2022 for a period of five years, commencing from the conclusion of the 18th AGM till the conclusion of the 23rd AGM of the Company to be held in the year 2027 to carry out the statutory audit of the Company's financials from 01.04.2022 to 31.03.2027.</p> <p>Further, there is no casual vacancy has arisen during the financial year under review.</p>
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;	There was no such matter during the year under review for which the Company was required to get approvals 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;	The Company has not invited or accepted any deposit during the Financial Year under review.
16	Borrowings from its directors, members, public financial institutions, banks and others and creation / modification / satisfaction of charges in that respect, wherever applicable;	The Company has borrowings from banks and hence there is modification and satisfaction of charges in that respect. The relevant provisions of the Act in that respect are complied with.
17	Loans and investments or guarantee given or providing of securities to other bodies corporate or persons falling under the provisions of section 186 of the Act;	<p>The Company has not made any investment as per section 186 of the Companies Act, 2013.</p> <p>Further, as per the information given to us, there are no loans given or securities provided to other bodies corporate or</p>

		persons falling under the provisions of section 186 of the Companies Act, 2013, for the year ended 31st March 2025.
18	Alteration of the provisions of the Memorandum and/ or Articles of Association of the Company;	As per the information given to us, there was no Alteration of the provisions of the Memorandum and/ or Articles of Association of the Company.

Place: Mumbai

Date: August 21,2025

For MSDS & Associates,

Company Secretaries

(Unique code No. P2020MH084300)

DIPALI

CHIRAG SHAH

Digitally signed by
DIPALI CHIRAG SHAH
Date: 2025.08.21
17:05:13 +05'30'

Dipali Shah

Partner

ACS: 25422

COP: 23194

UDIN: A025422G001052712

List of Beneficiary Owners of West Pioneer Properties (India) Private Limited as on 31.03.2025

Sr. No.	Name of the Shareholder	ISIN	No. of Shares held
Equity Shareholders			
1.	Winmore Leasing and Holdings Limited	INE0AV901013	2,73,48,439
2.	Houghton Hardcastle (India) Pvt Limited	INE0AV901013	5
3.	Acacia Impex Pvt Ltd	INE0AV901013	5
4.	Akshay Ayush Impex Pvt Ltd	INE0AV901013	5
5.	Vandeep Tradelinks Private Limited	INE0AV901013	5
6.	West Leisure Resorts Ltd	INE0AV901013	10,41,828
7.	Anurag Welfare Trust (Through its Trustees Mr. Banwarilal Jatia and Smt Usha Devi Jatia)	INE0AV901013	6,59,012
	Total Equity Shares		2,90,49,299
11% Redeemable Preference Shares (Date of allotment 18th March 2014)			
8.	Houghton Hardcastle (India) Private Limited	INE0AV904066	24,700
9.	Anurag Welfare Trust (Through its Trustees Mr. Banwarilal Jatia and Smt Usha Devi Jatia)	INE0AV904066	7,350
	Total Redeemable Preference Shares		32,050
12% Redeemable Preference Shares Allotment Date: 20th April 2021			
10.	Houghton Hardcastle (India) Private Limited	INE0AV904058	1000
	Total 12% Redeemable Preference Shares		1,000
12% Redeemable Preference Shares Allotment Date: 30th September 2024			
11.	Houghton Hardcastle (India) Private Limited	INE0AV904074	700
	Total no. of Preference Shares		33,750
	Total Paid-Up Capital of the Company (no. of Shares)		2,90,83,049

Certified to be true

On or behalf of Board of Directors
For West Pioneer Properties (India) Private Limited


 Radha Gohil
 Company Secretary

