

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)

L74120MH1985PLC035308

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

☐ 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	GODREJ PROPERTIES LIMITED	GODREJ PROPERTIES LIMITED
Registered office address	Godrej One, 5th Floor, Pirojshanagar Eastern Express Highway, Vikhroli (East),,,NA,Mumbai,Mumbai City,Maharashtra,India,400079	Godrej One, 5th Floor, Pirojshanagar Eastern Express Highway, Vikhroli (East),,,NA,Mumbai,Mumbai City,Maharashtra,India,400079
Latitude details	19.09391	19.09391
Longitude details	72.92262	72.92262

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

GPL Pic 1_merged.pdf

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

AA*****5M

(c) *e-mail ID of the company

*****tarial@godrejproperties.com

(d) *Telephone number with STD code

02*****00

(e) Website	www.godrejproperties.com										
iv *Date of Incorporation (DD/MM/YYYY)	08/02/1985										
v (a) *Class of Company (as on the financial year end date) <i>(Private company/Public Company/One Person Company)</i>	Public company										
(b) *Category of the Company (as on the financial year end date) <i>(Company limited by shares/Company limited by guarantee/Unlimited company)</i>	Company limited by shares										
(c) *Sub-category of the Company (as on the financial year end date) <i>(Indian Non-Government company/Union Government Company/State Government Company/ Guarantee and association company/Subsidiary of Foreign Company)</i>	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											
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">S. No.</th> <th style="width: 50%;">Stock Exchange Name</th> <th style="width: 40%;">Code</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Bombay Stock Exchange (BSE)</td> <td>A1 - Bombay Stock Exchange (BSE)</td> </tr> <tr> <td style="text-align: center;">2</td> <td>National Stock Exchange (NSE)</td> <td>A1024 - National Stock Exchange (NSE)</td> </tr> </tbody> </table>			S. No.	Stock Exchange Name	Code	1	Bombay Stock Exchange (BSE)	A1 - Bombay Stock Exchange (BSE)	2	National Stock Exchange (NSE)	A1024 - National Stock Exchange (NSE)
S. No.	Stock Exchange Name	Code									
1	Bombay Stock Exchange (BSE)	A1 - Bombay Stock Exchange (BSE)									
2	National Stock Exchange (NSE)	A1024 - National Stock Exchange (NSE)									
viii Number of Registrar and Transfer Agent	1										
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">CIN of the Registrar and Transfer Agent</th> <th style="width: 25%;">Name of the Registrar and Transfer Agent</th> <th style="width: 25%;">Registered office address of the Registrar and Transfer Agents</th> <th style="width: 25%;">SEBI registration number of Registrar and Transfer Agent</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">L72400MH2017PLC444072</td> <td style="text-align: center;">KFIN TECHNOLOGIES LIMITED</td> <td>301, The Centrium, 3rd Floor, 57,, Lal Bahadur Shastri Road, Nav Pada, Kurla (West), Mumbai, Mumbai, Maharashtra, India, 400070</td> <td style="text-align: center;">INR000000221</td> </tr> </tbody> </table>			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	L72400MH2017PLC444072	KFIN TECHNOLOGIES LIMITED	301, The Centrium, 3rd Floor, 57,, Lal Bahadur Shastri Road, Nav Pada, Kurla (West), Mumbai, Mumbai, Maharashtra, India, 400070	INR000000221	
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								
L72400MH2017PLC444072	KFIN TECHNOLOGIES LIMITED	301, The Centrium, 3rd Floor, 57,, Lal Bahadur Shastri Road, Nav Pada, Kurla (West), Mumbai, Mumbai, Maharashtra, India, 400070	INR000000221								
ix * (a) Whether Annual General Meeting (AGM) held	☐ Yes ☐ 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	☐ 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

NA

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

69

S. No.	CIN /FCRN	Other registration number	Name of the company	Holding/ Subsidiary/Associate/Jo int Venture	% of shares held
1	U70200MH2013PTC251378		GODREJ GREEN HOMES PRIVATE LIMITED	Associate	45.00
2	U70102MH2015PTC264491		GODREJ GREENVIEW HOUSING PRIVATE LIMITED	Associate	20.00
3	U70102MH2015PTC265969		WONDER PROJECTS DEVELOPMENT PRIVATE LIMITED	Associate	20.00
4	U45309MH2016PTC285479		PEARLITE REAL PROPERTIES PRIVATE LIMITED	Associate	49.00
5	U45309MH2016PTC285438		GODREJ REAL VIEW DEVELOPERS PRIVATE LIMITED	Associate	20.00

6	U70100MH2017PTC302864		GODREJ MACBRICKS PRIVATE LIMITED	Associate	20.00
7	U45403MH2021PTC371791		YERWADA DEVELOPERS PRIVATE LIMITED	Associate	20.00
8		AAF-6499	AR Landcraft LLP	Associate	50.00
9		AAD-7997	Godrej Developers & Properties LLP	Associate	50.00
10		AAE-2222	Prakhhyat Dwellings LLP	Associate	50.00
11		AAI-8236	Godrej Projects North Star LLP	Associate	50.00
12		AAH-9841	Roseberry Estate LLP	Associate	50.00
13		AAG-4860	Suncity Infrastructures (Mumbai) LLP	Associate	50.00
14		AAP-4723	Godrej Odyssey LLP	Associate	50.00
15		AAK-9220	Manyata Industrial Parks LLP	Associate	50.00
16		AAP-0311	Universal Metro Properties LLP	Associate	50.00
17	U70102MH2015PTC266773		GODREJ ONE PREMISES MANAGEMENT PRIVATE LIMITED	Associate	30.00
18	U70100MH2005PTC154268		GODREJ REALTY PRIVATE LIMITED	Subsidiary	100.00
19	U70102MH2010PLC210227		GODREJ PROJECTS DEVELOPMENT LIMITED	Subsidiary	100.00
20	U74900MH2011PTC213782		GODREJ GARDEN CITY PROPERTIES PRIVATE LIMITED	Subsidiary	100.00
21	U70102MH2015PTC263237		GODREJ HILLSIDE PROPERTIES PRIVATE LIMITED	Subsidiary	100.00
22	U70102MH2015PTC263223		GODREJ HOME DEVELOPERS PRIVATE LIMITED	Subsidiary	100.00
23	U70102MH2015PTC265345		GODREJ PRAKRITI FACILITIES PRIVATE LIMITED	Subsidiary	100.00
24	U70200MH2015PTC266010		GODREJ HIGHRISES PROPERTIES PRIVATE LIMITED	Subsidiary	100.00

25	U70100MH2016PTC273316		GODREJ GENESIS FACILITIES MANAGEMENT PRIVATE LIMITED	Subsidiary	100.00
26	U70109MH2016PTC284197		PRAKRITIPLAZA FACILITIES MANAGEMENT PRIVATE LIMITED	Subsidiary	100.00
27	U45400WB2008PLC122810		CITYSTAR INFRAPROJECTS LIMITED	Subsidiary	100.00
28	U70100MH2013PLC247696		WONDER CITY BUILDCON LIMITED	Subsidiary	100.00
29	U45309MH2020PTC340019		GODREJ GREEN WOODS PRIVATE LIMITED	Subsidiary	100.00
30	U45201MH2022PTC375864		GODREJ LIVING PRIVATE LIMITED	Subsidiary	100.00
31	U70200MH2018PTC317814		ASHANK LAND & BUILDING PRIVATE LIMITED	Subsidiary	100.00
32	U68200MH2023PTC407021		GODREJ REAL ESTATE DISTRIBUTION COMPANY PRIVATE LIMITED	Subsidiary	100.00
33	U68200MH2023PTC411756		PEARLSHINE HOME DEVELOPERS PRIVATE LIMITED	Subsidiary	100.00
34		AAH-5060	Godrej Highview LLP	Subsidiary	100.00
35	U70102MH2015PTC263486		Godrej Township Development Limited (Formerly known as Godrej Home Constructions Limited)	Subsidiary	100.00
36	U68100MH2025PTC453338		GODREJ AMITIS DEVELOPERS PRIVATE LIMITED	Subsidiary	100.00
37	U68100MH2025PTC460029		EMBELLISH HOUSES PRIVATE LIMITED	Subsidiary	100.00
38	U45309MH2016PLC287858		GODREJ SKYLINE DEVELOPERS LIMITED	Subsidiary	100.00
39	U41001MH2025PTC454227		GODREJ PROJECT DEVELOPERS & PROPERTIES PRIVATE LIMITED	Subsidiary	100.00

40	U68100MH2025PTC454288		GODREJ FLORENTINE PRIVATE LIMITED	Subsidiary	100.00
41		AAA-8207	Dream World Landmarks LLP	Subsidiary	100.00
42		AAC-4016	Oasis Landmarks LLP	Subsidiary	100.00
43		AAM-3693	M S Ramaiah Ventures LLP	Subsidiary	100.00
44		AAD-0882	Godrej Buildwell Projects LLP (formerly known as Godrej Construction Projects LLP)	Subsidiary	100.00
45		AAD-7994	Godrej Highrises Realty LLP	Subsidiary	100.00
46		AAH-6366	Godrej Skyview LLP	Subsidiary	100.00
47		AAH-7127	Godrej Green Properties LLP	Subsidiary	100.00
48		AAI-7141	Godrej Projects North LLP	Subsidiary	100.00
49		AAI-7488	Godrej Projects (Soma) LLP	Subsidiary	100.00
50		AAJ-2145	Godrej Athenmark LLP	Subsidiary	100.00
51		AAO-4877	Godrej City Facilities Management LLP	Subsidiary	100.00
52		AAP-4722	Ashank Projects Development LLP (Formerly known as Ashank Realty Management LLP)	Subsidiary	100.00
53		AAP-6308	Godrej Olympia LLP	Subsidiary	100.00
54		AAO-0256	Ashank Facility Management LLP	Subsidiary	100.00
55	U68100MH2025PTC450396		GODREJ SSPDL GREEN ACRES PRIVATE LIMITED	Subsidiary	100.00
56		AAC-4667	Godrej Reserve LLP	Subsidiary	100.00
57		AAJ-2144	Godrej Vestamark LLP	Subsidiary	100.00
58	U68100MH2026PTC468577		GODREJ IRISMARK PRIVATE LIMITED	Subsidiary	100.00

59	U68200MH2025PTC460284		MAHALUNGE TOWNSHIP DEVELOPERS PRIVATE LIMITED	Subsidiary	99.00
60		AAJ-2162	Manjari Housing Projects LLP	Subsidiary	100.00
61	U70109MH2017PTC292515		GODREJ RESIDENCY PRIVATE LIMITED	Subsidiary	50.01
62	U70102MH2013PTC240297		GODREJ REDEVELOPERS (MUMBAI) PRIVATE LIMITED	Subsidiary	51.00
63	U41001MH2024PTC428272		MAAN-HINJE TOWNSHIP DEVELOPERS PRIVATE LIMITED	Subsidiary	99.00
64		AAA-5797	Mosiac Landmarks LLP	Subsidiary	66.67
65		AAC-1059	Oxford Realty LLP	Subsidiary	51.00
66		AAD-0883	Godrej Housing Projects LLP	Subsidiary	100.00
67		AAA-8234	Caroa Properties LLP	Subsidiary	69.45
68		02755819	Godrej REDCO Consultancies LLC	Subsidiary	100.00
69	L24241MH1988PLC097781		GODREJ INDUSTRIES LIMITED	Holding	44.77

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	1338000000.00	301207741.00	301207741.00	301207741.00
Total amount of equity shares (in rupees)	6690000000.00	1506038705.00	1506038705.00	1506038705.00

Number of classes

1

Class of shares	Authorised Capital	Issued capital	Subscribed Capital	Paid Up capital
Equity				
Number of equity shares	1338000000	301207741	301207741	301207741
Nominal value per share (in rupees)	5	5	5	5
Total amount of equity shares (in rupees)	6690000000.00	1506038705.00	1506038705	1506038705

(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	14930	301169948	301184878.00	1505924390	1505924390	
Increase during the year	0.00	27863.00	27863.00	139315.00	139315.00	0.00
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	22863	22863.00	114315	114315	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 Dematerialisation	0	5000	5000.00	25000	25000	0
Decrease during the year	5000.00	0.00	5000.00	25000.00	25000.00	
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 Dematerialisation	5000	0	5000.00	25000	25000	
At the end of the year	9930.00	301197811.00	301207741.00	1506038705.00	1506038705.00	
(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	

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 						
Decrease during the year	0.00	0.00	0.00	0.00	0.00	
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 						
At the end of the year	0.00	0.00	0.00	0.00	0.00	

ISIN of the equity shares of the company

INE484J01027

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

0

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

1

Classes of non-convertible debentures	Number of units	Nominal value per unit	Total value (Outstanding at the end of the year)
Non-Non-convertible debenturesdebentures	400000	100000	40000000000.00
Total	400000.00	100000.00	40000000000.00

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
Non-Non-convertible debenturesdebentures	40000000000	0	0	40000000000.00
Total	40000000000.00	0.00	0.00	40000000000.00

(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	40000000000.00	0.00	0.00	40000000000.00
Partly convertible debentures	0.00	0.00	0.00	0.00
Fully convertible debentures	0.00	0.00	0.00	0.00
Total	40000000000.00	0.00	0.00	40000000000.00

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

13951619437.84

ii * Net worth of the Company

176560334207.09

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	61	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)	154683479	51.35	0	0.00

10	Others	930434	0.31	0	0.00
	Private Trust				
	Total	155613974.00	51.66	0.00	0

Total number of shareholders (promoters)

25

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	19513941	6.48	0	0.00
	(ii) Non-resident Indian (NRI)	1809664	0.60	0	0.00
	(iii) Foreign national (other than NRI)	100	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	100	0.00	0	0.00
3	Insurance companies	6275531	2.08	0	0.00
4	Banks	48406	0.02	0	0.00
5	Financial institutions	1572	0.00	0	0.00
6	Foreign institutional investors	78813161	26.17	0	0.00
7	Mutual funds	16423982	5.45	0	0.00
8	Venture capital	0	0.00	0	0.00
9	Body corporate (not mentioned above)	12503862	4.15	0	0.00

10	Others				
	Trust HUF Clearing	10203448	3.39	0	0.00
	Total	145593767.00	48.34	0.00	0

Total number of shareholders (other than promoters)

189666

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

189691.00

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

Sl.No	Category	
1	Individual - Female	41843
2	Individual - Male	82562
3	Individual - Transgender	0
4	Other than individuals	65286
	Total	189691.00

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

634

Name of the FII	Address	Date of Incorporation	Country of Incorporation	Number of shares held	% of shares held
GOVERNMENT OF SINGAPORE	168 Robinson Road 37-01 Capital Tower	31/03/2026	Singapore	8394167	2.79
GAMNAT PTE. LTD.	168 Robinson Road 37-01 Capital Tower	31/03/2026	Singapore	7169287	2.38
MONETARY AUTHORITY OF SINGAPORE	10 SHENTON WAY MAS BUILDING	31/03/2026	Singapore	5026592	1.67
GOVERNMENT PENSION FUND GLOBAL	Bankplassen 2 P O Box 1179 Sentrum Oslo 0107	31/03/2026	Norway	3286875	1.09
SMALLCAP WORLD FUND, INC	6455 IRVINE CENTER DRIVE IRVINE CALIFORNIA	31/03/2026	United States	2500000	0.83
SCHRODER INTERNATIONAL SELECTION FUND EMERGING ASI A	5 RUE HOHENHOF L-1736 SENNINGERBERG GRAND DUCHY OF LUXEMBOURG	31/03/2026	Luxembourg	2209291	0.73

GOLDMAN SACHS FUNDS - GOLDMAN SACHS INDIA EQUITY PORTFOLIO	49 AVENUE JF KENNEDY LUXEMBOURG	31/03/2026	Luxembourg	2153060	0.71
VANGUARD TOTAL INTERNATIONAL STOCK INDEX FUND	100 VANGUARD BOULEVARD MALVERN PA	31/03/2026	United States	2096650	0.7
VANGUARD EMERGING MARKETS STOCK INDEX FUND, A SERIES OF VANGUARD INTERNATIONAL EQUITY INDEX FUNDS	100 VANGUARD BOULEVARD MALVERN PA	31/03/2026	United States	1987619	0.66
ISHARES CORE MSCI EMERGING MARKETS ETF	400 HOWARD STREET SAN FRANCISCO CA 94105	31/03/2026	United States	1753156	0.58
TATA INDIAN OPPORTUNITIES FUND	4th Floor 19 Bank Street Cybercity Ebene	31/03/2026	United States	1200000	0.4
FIDELITY INVESTMENT TRUST FIDELITY SERIES EMERGING MARKETS OPPORTUNITIES FUND	245 Summer Street Boston Boston Massachusetts	31/03/2026	United States	1066078	0.35
KUWAIT INVESTMENT AUTHORITY FUND 601	Ministries Complex Building No 3 Floor No 2 PO Box no 64 safat	31/03/2026	Kuwait	1052390	0.35
VANGUARD FIDUCIARY TRUST COMPANY INSTITUTIONAL TOTAL INTERNATIONAL STOCK MARKET INDEX TRUST II	100 VANGUARD BOULEVARD MALVERN PENNSYLVANIA	31/03/2026	Kuwait	1045855	0.35
BARON EMERGING MARKETS FUND	767 FIFTH AVENUE NEW YORK NY 10153	31/03/2026	United States	960764	0.32
GOLDMAN SACHS FUNDS - GOLDMAN SACHS EMERGING MARKETS EQUITY PORTFOLIO	49 AVENUE J F KENNEDY LUXEMBOURG	31/03/2026	Luxembourg	801987	0.27

ISHARES MSCI INDIA ETF	The Corporation Trust Company 1209 Orange Street Wilmington Delaware	31/03/2026	United States	796352	0.26
CUSTODY BANK OF JAPAN, LTD. STB DAIWA INDIA STOCK ACTIVE MOTHER FUND	8-12 HARUMI 1-CHOME CHUO-KU TOKYO	31/03/2026	Japan	693858	0.23
EMERGING MARKETS EQUITY INDEX MASTER FUND	400 HOWARD STREET SAN FRANCISCO CA 94105	31/03/2026	United States	637192	0.21
SOMERVILLE TRADING ENTERPRISES, LLC	251 LITTLE FALLS DRIVE NEW CASTLE WILMINGTON DELAWARE	31/03/2026	United States	632915	0.21
CANADA PENSION PLAN INVESTMENT BOARD	ONE QUEEN STREET EAST SUITE 2500 TORONTO ONTARIO	31/03/2026	Canada	629446	0.21
GOLDMAN SACHS TRUST-GOLDMAN SACHS EMERGING MARKETS EQUITY FUND	200 WEST STREET NEW YORK NY	31/03/2026	United States	628677	0.21
INDIA CAPITAL FUND LIMITED	04TH FLOOR 19 BANK STREET CYBERCITY EBENE	31/03/2026	Mauritius	591150	0.2
CHIKARA FUNDS PLC - CHIKARA INDIAN SUBCONTINENT FUND	Riverside One Sir John Rogerson's Quay Dublin 2	31/03/2026	Ireland	580398	0.19
STATE STREET DAILY MSCI EMERGING MARKETS INDEX NON - LENDING FUND	ONE IRON STREET BOSTON MA	31/03/2026	United States	575208	0.19

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	24	25
Members (other than promoters)	163446	189666
Debenture holders	122	130

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	0	0
B Non-Promoter	1	4	1	4	0.00	0.00
i Non-Independent	1	0	1	0	0	0
ii Independent	0	4	0	4	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	2	5	2	5	0.00	0.00

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

9

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)
PIROJSHA ADI GODREJ	00432983	Whole-time director	10	
NADIR BURJOR GODREJ	00066195	Director	9	
GAURAV PANDEY	07229661	Managing Director	12841	
SUTAPA BANERJEE	02844650	Director	0	

INDU BHUSHAN	09302960	Director	0	
JAYASHREE VAIDHYANTHAN	07140297	Director	0	
SUMEET SUBHASH NARANG	01874599	Director	0	
RAJENDRA SAWARMAL KHETAWAT		CFO	56517	
ASHISH SUDHAKAR KARYEKAR		Company Secretary	1	

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	01/08/2025	178234	81	36.99

B BOARD MEETINGS

*Number of meetings held

4

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	02/05/2025	7	6	85.71
2	01/08/2025	7	7	100
3	06/11/2025	7	7	100
4	05/02/2026	7	7	100

C COMMITTEE MEETINGS

Number of meetings held

10

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 meeting	02/05/2025	4	3	75
2	Audit Committee meeting	01/08/2025	4	4	100
3	Audit Committee meeting	06/11/2025	4	4	100
4	Audit Committee meeting	05/02/2026	4	4	100
5	Nomination and Remuneration Committee meeting	02/05/2025	4	3	75
6	Nomination and Remuneration Committee meeting	05/02/2026	4	4	100
7	Stakeholder Relationship Committee meeting	02/05/2025	3	3	100
8	Corporate Social Responsibility Committee meeting	29/04/2025	4	4	100
9	Risk Management Committee meeting	29/07/2025	5	5	100
10	Risk Management Committee meeting	02/02/2026	5	4	80

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	 (Y/N/NA)
1	PIROJSHA ADI GODREJ	4	4	100	4	4	100	
2	NADIR BURJOR GODREJ	4	4	100	0	0	0	
3	GAURAV PANDEY	4	4	100	4	4	100	
4	SUTAPA BANERJEE	4	4	100	10	10	100	
5	INDU BHUSHAN	4	4	100	9	9	100	
6	JAYASHREE VAIDHYANTHAN	4	4	100	6	6	100	
7	SUMEET SUBHASH NARANG	4	3	75	6	4	66	

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

2

S. No.	Name	Designation	Gross salary	Commission	Stock Option/ Sweat equity	Others	Total amount
1	Pirojsha Godrej	Whole-time director	70231092	0	0	175311095	245542187.00
2	Gaurav Pandey	Managing Director	81167998	0	7824713	143034117.15	232026828.15
	Total		151399090.00	0.00	7824713.00	318345212.15	477569015.15

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

2

S. No.	Name	Designation	Gross salary	Commission	Stock Option/ Sweat equity	Others	Total amount
1	Rajendra Khetawat	CFO	29256204	0	3584557	56388429.84	89229190.84
2	Ashish Karyekar	Company Secretary	10137920	0	0	4048678.9	14186598.90
	Total		39394124.00	0.00	3584557.00	60437108.74	103415789.74

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

5

S. No.	Name	Designation	Gross salary	Commission	Stock Option/ Sweat equity	Others	Total amount
1	Sutapa Banerjee	Director	0	5000000	0	1540000	6540000.00
2	Indu Bhushan	Director	0	5000000	0	1520000	6520000.00
3	Jayashree Vaidhyanthan	Director	0	5000000	0	1200000	6200000.00
4	Sumeet Subhash Narang	Director	0	0	0	0	0.00
5	Nadir Burjor Godrej	Director	0	5000000	0	400000	5400000.00
	Total		0.00	20000000.00	0.00	4660000.00	24660000.00

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

189691

XIV Attachments

(a) List of share holders, debenture holders

Copy of Details of Shareholder or
Debenture holder02 (002).xlsm
Details of Shareholder or
Debenture holder.xlsm
Copy of Details of Shareholder or
Debenture holder01 (002).xlsm

(b) Optional Attachment(s), if any

FII.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

GODREJ 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 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

Ashish Kumar Jain

Date (DD/MM/YYYY)

04/07/2026

Place

Mumbai

Whether associate or fellow:

☐ Associate ☒ Fellow

Certificate of practice number

6*2*

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

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

AAPPK3627E

*(b) Name of the Designated Person

ASHISH SUDHAKAR KARYEKAR

Declaration

I am authorised by the Board of Directors of the Company vide resolution number* 15 dated* (DD/MM/YYYY) 03/02/2022 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*4*2*8*

***To be digitally signed by**

☒ Company Secretary ☐ Company secretary in practice

***Whether associate or fellow:**

☒ Associate ☐ Fellow

Membership number

1*3*1

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)

AC4395028

eForm filing date (DD/MM/YYYY)

07/07/2026

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