

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)

L70200MH2007PLC166818

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	VALOR ESTATE LIMITED	VALOR ESTATE LIMITED
Registered office address	7th Floor, Resham Bhavan,,Veer Nariman Road, Churchgate,Churchgate,Mumbai,Mumbai,Maharashtra,India,400020	7th Floor, Resham Bhavan,,Veer Nariman Road, Churchgate,Churchgate,Mumbai,Mumbai,Maharashtra,India,400020
Latitude details	18.93332	18.93332
Longitude details	72.82588	72.82588

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

599075816_Building Resham Bhavan Valor.pdf

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

AA*****4F

(c) *e-mail ID of the company

*****sh.shah@dbg.co.in

(d) *Telephone number with STD code

02*****86

(e) Website

www.dbrealty.co.in

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

08/01/2007

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

(Private company/Public Company/One Person Company)

Public company

(b) *Category of the Company (as on the financial year end date)

(Company limited by shares/Company limited by guarantee/Unlimited company)

Company limited by shares

(c) *Sub-category of the Company (as on the financial year end date)

(Indian Non-Government company/Union Government Company/State Government Company/
Guarantee and association company/Subsidiary of Foreign Company)

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
1	National Stock Exchange (NSE)	A1024 - National Stock Exchange (NSE)
2	Bombay Stock Exchange (BSE)	A1 - Bombay Stock Exchange (BSE)

viii Number of Registrar and Transfer Agent

1

CIN of the Registrar and Transfer Agent	Name of the Registrar and Transfer Agent	Registered office address of the Registrar and Transfer Agents	SEBI registration number of Registrar and Transfer Agent
U67190MH1999PTC118368	MUFG INTIME INDIA PRIVATE LIMITED	C-101, 1st Floor, 247 Park, Lal Bahadur Shastri Marg, Vikhroli (West,),,,Mumbai,Mumbai City,Maharashtra,India,400083	INR000004258

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

UPLOADING IN WEB SIDE

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

44

S. No.	CIN /FCRN	Other registration number	Name of the company	Holding/ Subsidiary/Associate/Jo int Venture	% of shares held
1	U70100MH2005PTC154506		NEELKAMAL REALTORS SUBURBAN PRIVATE LIMITED	Subsidiary	100.00
2	U45200MH2005PTC155150		NEELKAMAL SHANTINAGAR PROPERTIES PRIVATE LIMITED C/N	Subsidiary	100.00
3	U68100MH2025PTC446355		MIRALAND DEVELOPERS PRIVATE LIMITED	Subsidiary	100.00
4	U45202MH2009PTC194183		DB VIEW INFRACON PRIVATE LIMITED	Subsidiary	100.00

5	U45200MH2007PTC172150		MIG (BANDRA) REALTORS AND BUILDERS PRIVATE LIMITED	Subsidiary	100.00
6	U45100MH2007PTC173394		HORIZONTAL VENTURES PRIVATE LIMITED	Subsidiary	92.85
7	U55204MH2012PTC232397		BANDRA RECLAMATION PROJECT PRIVATE LIMITED	Subsidiary	100.00
8	U45400MH2007PTC171057		DB CONTRACTORS & BUILDERS PRIVATE LIMITED	Subsidiary	100.00
9	U45202MH2010PTC199461		VANITA INFRASTRUCTURE PRIVATE LIMITED	Subsidiary	100.00
10	U45200MH1996PTC100412		DB BAUG PROPERTY PRIVATE LIMITED	Subsidiary	100.00
11	U70102MH2008PTC187276		NINE PARADISE ERECTORS PRIVATE LIMITED	Subsidiary	100.00
12	U27100MH1960PTC011822		CLARE ROAD REALTY PRIVATE LIMITED	Subsidiary	100.00
13	U45400MH2008PLC186121		DB MAN REALTY LIMITED	Subsidiary	100.00
14	U45203MH2007PTC176104		SPACECON REALTY PRIVATE LIMITED	Subsidiary	100.00
15	U70100MH2005PTC158322		MALAD- CHINCHOLI REAL ESTATE PRIVATE LIMITED	Subsidiary	100.00
16	U45202MH2007PTC175973		DB HI-SKY CONSTRUCTIONS PRIVATE LIMITED	Associate	50.00
17	U45201MH2006PTC165576		SHIVA BUILDCON PRIVATE LIMITED	Subsidiary	100.00
18	U51909MH2006PTC165575		SHIVA MULTITRADE PRIVATE LIMITED	Subsidiary	100.00
19	U70109MH2019PTC330828		GREAT VIEW BUILDCON PRIVATE LIMITED	Subsidiary	100.00
20	U70101MH2014PTC255267		PANDORA PROJECTS PRIVATE LIMITED	Associate	49.00
21	U70109MH2017PTC292515		GODREJ RESIDENCY PRIVATE LIMITED	Joint Venture	49.99

22	U45200MH2008PTC184566		DB CONGLOMERATE REALTY PRIVATE LIMITED	Subsidiary	100.00
23	U41000MH2025PTC460123		BLUE CREST REALTY PRIVATE LIMITED	Subsidiary	100.00
24	U41000MH2025PTC459809		BLUE CREST PROPERTIES PRIVATE LIMITED	Subsidiary	100.00
25	U41000MH2025PTC459794		BLUE CREST ERECTORS PRIVATE LIMITED	Subsidiary	100.00
26		AAA-2581	AURANGABAD WAREHOUSING DEVELOPERS & BUILDERS LLP	Joint Venture	50.00
27		AAA-2585	AHMEDNAGAR WAREHOUSING DEVELOPERS & BUILDERS LLP	Joint Venture	50.00
28		AAA-2217	DB REALTY AND SHREEPATI INFRASTRUCTURES LLP	Joint Venture	60.00
29		AAA-2587	INNOVATION ERECTORS LLP	Subsidiary	100.00
30		AAA-2595	LATUR WAREHOUSING DEVELOPERS & BUILDERS LLP	Joint Venture	50.00
31		AAA-7164	MARINE TOWER PROPERTIES LLP	Subsidiary	100.00
32		AAA-2594	SOLAPUR WAREHOUSING DEVELOPERS & BUILDERS LLP	Joint Venture	50.00
33		AAA-2574	SASWAD WAREHOUSING DEVELOPERS & BUILDERS LLP	Joint Venture	50.00
34		ACC-1630	SHIV INFRA RIVERWALK LLP	Joint Venture	50.00
35		AAC- 7753	WORLI URBAN DEVELOPMENT PROJECT LLP	Joint Venture	50.00
36		Z-000000	Conwood DB JV	Subsidiary	90.00
37		A-000000	DBS Realty	Joint Venture	33.33
38		B-000000	Dynamix Realty	Joint Venture	50.00

39		C-000000	Lokhandwala Dynamix Balwas JV	Joint Venture	50.00
40		D-000000	Om Metal Consortium	Joint Venture	50.00
41		E-000000	Shree Shantinagar Ventures	Subsidiary	100.00
42		F-000000	Suraksha DB Realty	Joint Venture	50.00
43		G-000000	Sneh Developers	Joint Venture	49.00
44		H-000000	Turf Estate JV	Subsidiary	100.00

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	850000000.00	542406761.00	542406761.00	542406761.00
Total amount of equity shares (in rupees)	8500000000.00	5424067610.00	5424067610.00	5424067610.00

Number of classes

1

Class of shares	Authorised Capital	Issued capital	Subscribed Capital	Paid Up capital
Equity Shares				
Number of equity shares	850000000	542406761	542406761	542406761
Nominal value per share (in rupees)	10	10	10	10
Total amount of equity shares (in rupees)	8500000000	5424067610	5424067610	5424067610

(b) Preference share capital

Particulars	Authorised Capital	Issued capital	Subscribed capital	Paid Up capital
Total number of preference	150000000.00	0.00	0.00	0.00

shares				
Total amount of preference shares (in rupees)	1500000000.00	0.00	0.00	0.00

Number of classes

2

Class of shares	Authorised Capital	Issued capital	Subscribed Capital	Paid Up capital
Preference Shares				
Number of preference shares	75000000	0	0	0
Nominal value per share (in rupees)	10	10	10	10
Total amount of preference shares (in rupees)	750000000	0.00	0	0

Class of shares	Authorised Capital	Issued capital	Subscribed Capital	Paid Up capital
Compulsory Convertible Preference Shares				
Number of preference shares	75000000	0	0	0
Nominal value per share (in rupees)	10	10	10	10
Total amount of preference shares (in rupees)	750000000	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
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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	502	538464487	538464989.00	5384649890	5384649890	
Increase during the year	0.00	3941772.00	3941772.00	39417720.00	39417720.00	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	3941772	3941772.00	39417720	39417720	
viii Conversion of Debentures	0	0	0.00	0	0	
ix GDRs/ADRs	0	0	0.00	0	0	
x Others, specify 						
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 			0			
At the end of the year	502.00	542406259.00	542406761.00	5424067610.00	5424067610.00	
(ii) Preference shares						
At the beginning of the year	5740	71750000	71755740.00	717557400	717557400	
Increase during the year	0.00	0.00	0.00	0.00	0.00	0
i Issues of shares	0	0	0.00	0	0	

Particulars	Number of shares			Total Nominal Amount	Total Paid-up amount	Total premium
ii Re-issue of forfeited shares	0	0	0.00	0	0	
iii Others, specify 			0			
Decrease during the year	5740.00	71750000.00	71755740.00	717557400.00	717557400.00	0
i Redemption of shares	5740	71750000	71755740.00	717557400	717557400	
ii Shares forfeited	0	0	0.00	0	0	
iii Reduction of share capital	0	0	0.00	0	0	
iv Others, specify 			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

INE879i01012

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

0

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

5338588000

ii * Net worth of the Company

46786120000

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	128201270	23.64	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)	127659348	23.54	0	0.00
10	Others 	0	0.00	0	0.00
	Total	255860618.00	47.18	0.00	0

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	143930437	26.54	0	0.00
	(ii) Non-resident Indian (NRI)	3110265	0.57	0	0.00
	(iii) Foreign national (other than NRI)	66	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	169187	0.03	0	0.00
4	Banks	0	0.00	0	0.00
5	Financial institutions	0	0.00	0	0.00
6	Foreign institutional investors	27526464	5.07	0	0.00
7	Mutual funds	742232	0.14	0	0.00
8	Venture capital	0	0.00	0	0.00
9	Body corporate (not mentioned above)	46308057	8.54	0	0.00
10	Others	64759435	11.94	0	0.00
	Any other				
	Total	286546143.00	52.83	0.00	0

Total number of shareholders (other than promoters)

89100

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

89122.00

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

Sl.No	Category	
1	Individual - Female	20852
2	Individual - Male	34897
3	Individual - Transgender	0
4	Other than individuals	33373
	Total	89122.00

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

1

Name of the FII	Address	Date of Incorporation	Country of Incorporation	Number of shares held	% of shares held
AADHYAA INTERNATIONAL DMCC	ICICI BANK LIMITED 1ST FLOOR, SMS DEPT, EMPIRE COMPLEX 414, S. B. MARG, LOWER PAREL (WEST) MUMBAI, MAHARASHTRA	09/02/2021	India	27526464	5.07

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	22	22
Members (other than promoters)	103777	89100
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	2	0	2	0	0.44	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	3	3	3	3	0.44	0.00

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

8

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)
VINOD KUMAR GOENKA	00029033	Managing Director	1832108	
SHAHID USMAN BALWA	00016839	Managing Director	0	
NABIL YUSUF PATEL	00298093	Whole-time director	0	
MARYAM KHAN	01263348	Director	0	
RAJEEV RA	03125952	Director	0	
SUNDARAM VIDYATHEERTHA RAJAGOPAL	01951392	Additional Director	0	

ATUL BHATNAGAR	AMKPB1134C	CFO	100046	
JIGNESH HASMUKHLAL SHAH	APUP55209N	Company Secretary	74000	

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

3

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)
SUNDARAM VIDYATHEERTHA RAJAGOPAL	01951392	Additional Director	12/02/2026	Appointment
MAHESH MANILAL GANDHI	00165638	Director	11/02/2026	Cessation
VINOD KUMAR GOENKA	00029033	Managing Director	01/09/2025	Appointment

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	30/09/2025	94476	73	56.67
Extra Ordinary General Meeting	12/12/2025	93502	44	56.14

B BOARD MEETINGS

*Number of meetings held

5

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	30/05/2025	6	6	100
2	14/08/2025	6	5	83.33
3	14/11/2025	6	5	83.33
4	11/02/2026	6	6	100
5	05/03/2026	6	6	100

C COMMITTEE MEETINGS

Number of meetings held

14

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	30/05/2025	3	3	100
2	Audit Committee	14/08/2025	3	3	100
3	Audit Committee	14/11/2025	3	3	100
4	Audit Committee	11/02/2026	3	3	100
5	Audit Committee	05/03/2026	3	3	100
6	Finance Committee	30/03/2026	3	3	100
7	Stakeholders Relationship Committee	11/02/2026	3	3	100
8	Nomination & Remuneration Committee	14/08/2025	3	2	66.67
9	Nomination & Remuneration Committee	11/02/2026	3	3	100
10	Nomination & Remuneration Committee	05/03/2026	3	3	100
11	CSR Committee	11/02/2026	3	3	100
12	Risk Management Committee	14/08/2025	3	3	100
13	Risk Management Committee	11/02/2026	3	3	100
14	Independent Directors	11/02/2026	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	
								 (Y/N/NA)
1	VINOD KUMAR GOENKA	5	4	80	3	3	100	
2	SHAHID USMAN BALWA	5	5	100	8	8	100	
3	NABIL YUSUF PATEL	5	5	100	0	0	0	
4	MARYAM KHAN	5	5	100	10	10	100	
5	RAJEEV RA	5	4	80	5	5	100	
6	SUNDARAM VIDYATHEERTHA RAJAGOPAL	1	1	100	3	3	100	

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

3

S. No.	Name	Designation	Gross salary	Commission	Stock Option/ Sweat equity	Others	Total amount
1	Vinod Kumar Goenka	Managing Director	14300250	0	0	0	14300250.00
2	Shahid Balwa	Managing Director	28025250	0	0	0	28025250.00
3	Nabil Yusuf Patel	Whole-time director	8223630	0	0	0	8223630.00
	Total		50549130.00	0.00	0.00	0.00	50549130.00

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	Atul Bhatnagar	CFO	11582340	0	0	0	11582340.00
2	Jignesh Shah	Company Secretary	10436245	0	0	0	10436245.00
	Total		22018585.00	0.00	0.00	0.00	22018585.00

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

4

S. No.	Name	Designation	Gross salary	Commission	Stock Option/ Sweat equity	Others	Total amount
1	Maryam Khan	Director	1500000				1500000.00
2	Rajiv RA	Director	900000	0	0	0	900000.00
3	Mahesh Gandhi	Director	1500000	0	0	0	1500000.00
4	Sundaram Rajagopal	Director	400000	0	0	0	400000.00
	Total		4300000.00	0.00	0.00	0.00	4300000.00

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

89122

XIV Attachments

(a) List of share holders, debenture holders

981_1 Valor.csv

(b) Optional Attachment(s), if any

List of Committee.pdf
List of ROC Form.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 Valor Estate 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

Vicky M Kundaliya

Date (DD/MM/YYYY)

05/09/2026

Place

Mumbai

Whether associate or fellow:



Associate



Fellow

Certificate of practice number

1*9*9

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

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

00016839

*(b) Name of the Designated Person

SHAHID USMAN BALWA

Declaration

I am authorised by the Board of Directors of the Company vide resolution number* 29.1 dated* (DD/MM/YYYY) 28/05/2018 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*0*6*3*

***To be digitally signed by**

☒ Company Secretary ☐ Company secretary in practice

***Whether associate or fellow:**

☒ Associate ☐ Fellow

Membership number

1*1*9

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)

AC5853354

eForm filing date (DD/MM/YYYY)

05/09/2026

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