

FORM NO. MGT-7

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



सत्यमेव जयते

Annual Return (other than OPCs and Small Companies)

Form language ☒ English ☐ Hindi

Refer the instruction kit for filing the form.

I. REGISTRATION AND OTHER DETAILS

(i) * Corporate Identification Number (CIN) of the company

U51909MH2004PTC149915

Pre-fill

Global Location Number (GLN) of the company

* Permanent Account Number (PAN) of the company

AAACW5756A

(ii) (a) Name of the company

WEST PIONEER PROPERTIES (IN

(b) Registered office address

Floor ? 2, Plot 69C, Ashiana Building Bhulabhai Desai Road
, Cumballa Hill, NA
Mumbai
Mumbai City
Maharashtra
400036

(c) *e-mail ID of the company

RA*****@IA.C

(d) *Telephone number with STD code

02*****40

(e) Website

www.westpioneerindia.com

(iii) Date of Incorporation

09/12/2004

(iv)	Type of the Company	Category of the Company	Sub-category of the Company
	Private Company	Company limited by shares	Indian Non-Government company

(v) Whether company is having share capital

☒ Yes

☐ No

(vi) *Whether shares listed on recognized Stock Exchange(s)

☐ Yes

☒ No

(vii) *Financial year From date 01/04/2023 (DD/MM/YYYY) To date 31/03/2024 (DD/MM/YYYY)

(viii) *Whether Annual general meeting (AGM) held ☒ Yes ☐ No

(a) If yes, date of AGM 29/07/2024

(b) Due date of AGM 30/09/2024

(c) Whether any extension for AGM granted ☐ Yes ☒ No

II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY

*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	F1	Buildings	65.75
2	L	Real Estate	L1	Real estate activities with own or leased property	30.78
3	R	Arts, entertainment and recreation	R1	Creative, arts and entertainment activities	3.47

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

*No. of Companies for which information is to be given 1

Pre-fill All

S.No	Name of the company	CIN / FCRN	Holding/ Subsidiary/Associate/ Joint Venture	% of shares held
1	WINMORE LEASING AND HOLD	L67120MH1984PLC272432	Holding	93.55

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	39,628,468	29,049,299	29,049,299	29,049,299
Total amount of equity shares (in Rupees)	396,284,680	290,492,990	290,492,990	290,492,990

Number of classes 1

Class of Shares	Authorised capital	Issued capital	Subscribed capital	Paid up capital
Number of equity shares	39,628,468	29,049,299	29,049,299	29,049,299
Nominal value per share (in rupees)	10	10	10	10
Total amount of equity shares (in rupees)	396,284,680	290,492,990	290,492,990	290,492,990

(b) Preference share capital

Particulars	Authorised capital	Issued capital	Subscribed capital	Paid-up capital
Total number of preference shares	606,974	75,700	75,700	75,700
Total amount of preference shares (in rupees)	36,387,320	757,000	757,000	757,000

Number of classes

3

Class of shares	Authorised capital	Issued capital	Subscribed capital	Paid up capital
Redeemable Preference Shares				
Number of preference shares	270,100	75,700	75,700	75,700
Nominal value per share (in rupees)	10	10	10	10
Total amount of preference shares (in rupees)	2,701,000	757,000	757,000	757,000
Class of shares	Authorised capital	Issued capital	Subscribed capital	Paid up capital
Redeemable Preference Shares				
Number of preference shares	336,862	0	0	0
Nominal value per share (in rupees)	100	100	100	100
Total amount of preference shares (in rupees)	33,686,200	0	0	0
Class of shares	Authorised capital	Issued capital	Subscribed capital	Paid up capital
Optionally Convertible Cumulative Preference Share				
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	0	0

(c) Unclassified share capital

Particulars	Authorised Capital
Total amount of unclassified shares	0

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

Class of shares	Number of shares			Total nominal amount	Total Paid-up amount	Total premium
Equity shares	Physical	DEMAT	Total			
At the beginning of the year	0	29,049,299	29049299	290,492,990	290,492,990	
Increase during the year	0	0	0	0	0	0
i. Public Issues	0	0	0	0	0	0
ii. Rights issue	0	0	0	0	0	0
iii. Bonus issue	0	0	0	0	0	0
iv. Private Placement/ Preferential allotment	0	0	0	0	0	0
v. ESOPs	0	0	0	0	0	0
vi. Sweat equity shares allotted	0	0	0	0	0	0
vii. Conversion of Preference share	0	0	0	0	0	0
viii. Conversion of Debentures	0	0	0	0	0	0
ix. GDRs/ADRs	0	0	0	0	0	0
x. Others, specify				0	0	
NA						
Decrease during the year	0	0	0	0	0	0
i. Buy-back of shares	0	0	0	0	0	0
ii. Shares forfeited	0	0	0	0	0	0
iii. Reduction of share capital	0	0	0	0	0	0
iv. Others, specify				0	0	
NA						
At the end of the year	0	29,049,299	29049299	290,492,990	290,492,990	
Preference shares						
At the beginning of the year	0	137,900	137900	1,379,000	1,379,000	
Increase during the year	0	0	0	0	0	0
i. Issues of shares	0	0	0	0	0	0
ii. Re-issue of forfeited shares	0	0	0	0	0	0

iii. Others, specify				0	0	
NA						
Decrease during the year	0	62,200	62200	622,000	622,000	0
i. Redemption of shares	0	62,200	62200	622,000	622,000	0
ii. Shares forfeited	0	0	0	0	0	0
iii. Reduction of share capital	0	0	0	0	0	0
iv. Others, specify				0	0	
NA						
At the end of the year	0	75,700	75700	757,000	757,000	

ISIN of the equity shares of the company

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

0

Class of shares		(i)	(ii)	(iii)
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

[Details being provided in a CD/Digital Media]

☐ Yes ☐ No ☐ Not Applicable

Separate sheet attached for details of transfers

☐ Yes ☐ No

Note: In case list of transfer exceeds 10, option for submission as a separate sheet attachment or submission in a CD/Digital Media may be shown.

Date of the previous annual general meeting

Date of registration of transfer (Date Month Year)			
Type of transfer		1 - Equity, 2- Preference Shares,3 - Debentures, 4 - Stock	
Number of Shares/ Debentures/ Units Transferred		Amount per Share/ Debenture/Unit (in Rs.)	
Ledger Folio of Transferor			
Transferor's Name			
	Surname	middle name	first name
Ledger Folio of Transferee			
Transferee's Name			
	Surname	middle name	first name

Date of registration of transfer (Date Month Year)			
Type of transfer		1 - Equity, 2- Preference Shares,3 - Debentures, 4 - Stock	
Number of Shares/ Debentures/ Units Transferred		Amount per Share/ Debenture/Unit (in Rs.)	
Ledger Folio of Transferor			
Transferor's Name			
	Surname	middle name	first name
Ledger Folio of Transferee			
Transferee's Name			
	Surname	middle name	first name

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

Particulars	Number of units	Nominal value per unit	Total value
Non-convertible debentures	0	00	0
Partly convertible debentures	0	0	0
Fully convertible debentures	0	0	0
Total			0

Details of debentures

Class of 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-convertible debentures	0	0	0	0
Partly convertible debentures	0	0	0	0
Fully convertible debentures	0	0	0	0

(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**

1,537,189,000

(ii) Net worth of the Company

674,784,000

VI. (a) *SHARE HOLDING PATTERN - Promoters

S. No.	Category	Equity		Preference	
		Number of shares	Percentage	Number of shares	Percentage
1.	Individual/Hindu Undivided Family				
	(i) Indian	0	0	0	0
	(ii) Non-resident Indian (NRI)	0	0	0	0
	(iii) Foreign national (other than NRI)	0	0	0	0

2.	Government				
	(i) Central Government	0	0	0	0
	(ii) State Government	0	0	0	0
	(iii) Government companies	0	0	0	0
3.	Insurance companies	0	0	0	0
4.	Banks	0	0	0	0
5.	Financial institutions	0	0	0	0
6.	Foreign institutional investors	0	0	0	0
7.	Mutual funds	0	0	0	0
8.	Venture capital	0	0	0	0
9.	Body corporate (not mentioned above)	28,216,287	97.13	25,700	33.95
10.	Others Trust	833,012	2.87	50,000	66.05
	Total	29,049,299	100	75,700	100

Total number of shareholders (promoters)

12

(b) *SHARE HOLDING PATTERN - 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	0	0
	(ii) Non-resident Indian (NRI)	0	0	0	0
	(iii) Foreign national (other than NRI)	0	0	0	0
2.	Government				
	(i) Central Government	0	0	0	0
	(ii) State Government	0	0	0	0
	(iii) Government companies	0	0	0	0
3.	Insurance companies	0	0	0	0

4.	Banks	0	0	0	0
5.	Financial institutions	0	0	0	0
6.	Foreign institutional investors	0	0	0	0
7.	Mutual funds	0	0	0	0
8.	Venture capital	0	0	0	0
9.	Body corporate (not mentioned above)	0	0	0	0
10.	Others	0	0	0	0
	Total	0	0	0	0

Total number of shareholders (other than promoters)

0

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

12

**VII. *NUMBER OF PROMOTERS, MEMBERS, DEBENTURE HOLDERS
(Details, Promoters, Members (other than promoters), Debenture holders)**

Details	At the beginning of the year	At the end of the year
Promoters	15	12
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	0
(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	0

(i) Banks & 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	0

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 share(s) held	Date of cessation (after closure of financial year : If any)
GAURANG AGRAWAL	ABYPA8474F	CEO	0	
NITIN VASANT MHATI	08294405	Director	0	
SUNIL KANTILAL TRIV	00387797	Director	0	
SHYAM RAMSHARAN	05147157	Director	0	
VAIBHAV KANTILAL D	09579473	Director	0	
ANUP KUMAR VIJAY I	AAZPL5497K	CFO	0	
RADHA RAMESHBHA	BDFPG3570E	Company Secretar	0	

(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	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	Total Number of Members entitled to attend meeting	Attendance	
			Number of members attended	% of total shareholding
Annual General Meeting	21/09/2023	7	5	99.99
Extra Ordinary General Meeting	14/06/2023	7	5	99.99

B. BOARD MEETINGS

*Number of meetings held

8

S. No.	Date of meeting	Total Number of directors associated as on the date of meeting	Attendance	
			Number of directors attended	% of attendance
1	29/05/2023	4	4	100
2	14/06/2023	4	4	100
3	08/08/2023	4	4	100
4	10/08/2023	4	4	100
5	04/11/2023	4	4	100
6	09/02/2024	4	4	100
7	26/02/2024	4	4	100
8	26/03/2024	4	4	100

C. COMMITTEE MEETINGS

Number of meetings held

6

S. No.	Type of meeting	Date of meeting	Total Number of Members as on the date of the meeting	Attendance	
				Number of members attended	% of attendance
1	Audit Committee	29/05/2023	3	3	100
2	Audit Committee	08/08/2023	3	3	100
3	Audit Committee	04/11/2023	3	3	100
4	Audit Committee	09/02/2024	3	3	100
5	Nomination and Remuneration Committee	09/02/2024	3	3	100
6	Independent Directors	21/02/2024	3	3	100

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	29/07/2024
								(Y/N/NA)
1	NITIN VASAN	8	8	100	0	0	0	Yes
2	SUNIL KANTII	8	8	100	6	6	100	Yes
3	SHYAM RAMS	8	8	100	6	6	100	Yes
4	VAIBHAV KAN	8	8	100	6	6	100	Yes

X. *REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

☒ Nil

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
1							0
	Total						

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
1							0
	Total						

Number of other directors whose remuneration details to be entered

S. No.	Name	Designation	Gross Salary	Commission	Stock Option/ Sweat equity	Others	Total Amount
1							0
	Total						

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	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	Name of the Act and section under which offence committed	Particulars of offence	Amount of compounding (in Rupees)

XIII. Whether complete list of shareholders, debenture holders has been enclosed as an attachment

☒ Yes ☐ No

XIV. 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.

Name

Dipali Shah

Whether associate or fellow

☒ Associate ☐ Fellow

Certificate of practice number

23194

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 all the 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 the 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 a 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.

Declaration

I am Authorised by the Board of Directors of the company vide resolution no. ... 06 dated 10/07/2024

(DD/MM/YYYY) to sign this form and declare that all the requirements of the 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.

Note: Attention is also drawn to the provisions of Section 447, section 448 and 449 of the Companies Act, 2013 which provide for punishment for fraud, punishment for false statement and punishment for false evidence respectively.

To be digitally signed by

Director

NITIN
VASANT
MHATRE
Digitally signed by
NITIN VASANT
MHATRE
Date: 2024.09.24
13:27:11 +0530'

DIN of the director

0*2*4*0*

To be digitally signed by

DIPALI
CHIRAG
SHAH
Digitally signed by
DIPALI CHIRAG
SHAH
Date: 2024.09.24
15:10:16 +0530'

- ☐ Company Secretary
- ☒ Company secretary in practice

Membership number 2*4*2

Certificate of practice number 2*1*4

Attachments

1. List of share holders, debenture holders
2. Approval letter for extension of AGM;
3. Copy of MGT-8;
4. Optional Attachement(s), if any

Attach

Attach

Attach

Attach

List of attachments

MGT-8 signed.pdf
Shareholding patten as on 31324.pdf

Remove attachment

Modify

Check Form

Prescrutiny

Submit

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

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 under the financial year ended on 31st March 2024. 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 there under in respect of:

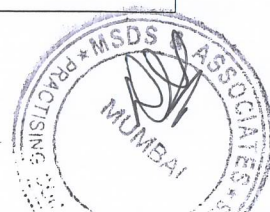
1	Status under the Act;	Private Company limited by Shares. Non-government Company. Deemed Public Company - Subsidiary of a Listed Company (Winmore Leasing and Holdings Limited).
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2	Maintenance of registers/records & making entries therein within the time prescribed, therefore;	The Company has kept and maintained all the registers as per the provisions and the rules made there 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/held 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 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 preference shares or debentures/ alteration or reduction of	i. During the year under review, Company has redeemed 34,200 (Thirty Four Thousand Two Hundred) fully paid 12% Redeemable Preference Shares of Rs 10/- (Rupees Ten)



	share capital/ conversion of shares/ securities and issue of security certificates in all instances;	each, held by Anurag Welfare Trust (Through it Trustee of Mr. Banwari Lal Jatia and Ms. Usha Devi Jatia) in Board Meeting held on 26.02.2024. ii. The Company has redeemed 11,500 (Eleven Thousand Five Hundred) fully paid 12% 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 Board Meeting held on 26.03.2024. iii. The Company has redeemed 16,500 (Sixteen Thousand Five 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 Board Meeting held on 26.03.2024. However, the company has filed form SH-7, status of form under approval on MCA. Further, there is no Issue or allotment or transfer or transmission or buyback of securities/ debentures/ alteration or reduction of share capital/ securities and issue of security certificates.
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;	As per section 134 of The Companies Act, 2013, the Audited financial statement has been signed by the following: 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. Further, the Report of the Directors is Signed by Nitin Mhatre and Sunil Trivedi, Director of the Company 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;	There is a proper constitution of the board in the Company. During the year under review, Following are the changes has taken place: Mr. Nitin Mhatre (DIN: 08294405), director retires by rotation at the ensuing AGM and, being eligible, offers himself for re-appointment. Apart from this, there have been no appointments / re-appointments / retirement / resignations / filling up casual vacancies. Annual Disclosures were appropriately taken from all the Directors. Remuneration paid to Directors & KMPs are mentioned under Note 36 under Notes to Financial Statements for the year ended 31st March 2024 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;	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.



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;	The Company has not made any investment as per section 186 of the Companies Act, 2013. Further, as per the information given to us, there are no loans given or securities provided to other bodies corporate or persons falling under the provisions of section 186 of the Companies Act, 2013 for the year ended 31st March 2023.
18	Alteration of the provisions of the Memorandum and/ or Articles of Association of the Company;	i. The Company has substituted existing Memorandum of Association of the Company ('Old MOA') with new Memorandum of Association ('New MOA'), in accordance of Table A of Schedule I of the Act and altered Clause V in the new Memorandum of Association ("MOA") i.e. Authorised Share Capital of the Company pursuant to the Special Resolution passed by the Members in the Extra Ordinary General Meeting held on June 14, 2023. ii. The Company has substituted existing Articles of Association of the Company ('Old AOA') with new Articles of Association ('New AOA'), in accordance of Table F of Schedule I of the Act and altered Article 3 in the new Articles of Association ("AOA") pursuant to the Special Resolution passed by the Members in the Extra Ordinary General Meeting held on June 14, 2023.



Place: Mumbai

Date: September 06, 2024

For MSDS & Associates,

Company Secretaries

(Unique code No. P2020MH084300)



Dipali Shah

Partner

ACS: 25422

COP: 23194

UDIN: A025422F001158576



List of Beneficiary Owners of West Pioneer Properties (India) Private Limited as on 31.03.2024

Sr. No.	Name of the Shareholder	ISIN	No. of Shares held
Equity Shareholders			
1.	Winmore Leasing and Holdings Limited	INE0AV901013	2,71,74,439
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	8,33,012
	Total Equity Shares		2,90,49,299
11% Redeemable Preference Shares (Date of allotment 18th March 2014)			
8.	Houghton Hardcastle (India) Private Limited	INE0AV904066	4,600
9.	Anurag Welfare Trust (Through its Trustees Mr. Banwarilal Jatia and Smt Usha Devi Jatia)	INE0AV904066	50,000
10.	Vishwas Investment & Trading Co. Pvt Ltd	INE0AV904066	10,100
11.	Anand Veena Twisters Pvt Ltd	INE0AV904066	10,000
	Total Redeemable Preference Shares		74,700
12% Redeemable Preference Shares Allotment Date: 20th April 2021			
12.	Houghton Hardcastle (India) Private Limited	INE0AV904058	1000
	Total 12% Redeemable Preference Shares		1000
	Total Paid up shares		75,700
	Total Paid-Up Capital of the Company (no. of Shares)		2,91,24,999

Certified to be true

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


Radha Gohil
Company Secretary



