

**Form No. MGT-7A**

Form language

**Abridged Annual Return for 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]

☒ English ☐ Hindi

Refer Instruction kit for filing the form

All fields marked in \* are mandatory

**I REGISTRATION AND OTHER DETAILS**

i \*Corporate Identity Number (CIN)

U45400WB2014PTC201892

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

01/04/2024

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

31/03/2025

(c) \*Type of Annual filing

☒ Original

☐ Revised

(d) SRN of MGT-7A/ 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	ASHIANA DWELLINGS PRIVATE LIMITED	ASHIANA DWELLINGS PRIVATE LIMITED
Registered office address	5F, EVEREST 46/C, CHOWRINGHEE ROAD,NA,KOLKATA,Kolkata,West Bengal,India,700071	5F, EVEREST 46/C, CHOWRINGHEE ROAD,NA,KOLKATA,Kolkata,West Bengal,India,700071
Latitude details	22.546632	22.546632
Longitude details	88.348103	88.348103

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

ADPL RO PHOTO.pdf

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

AA\*\*\*\*\*1D

(c) \*e-mail ID of the company

\*\*\*\*\*ct@ashianamulberry.com

(d) \*Telephone number with STD code

03\*\*\*\*\*00

(e) Website	<input type="text"/>	
iv *Date of Incorporation (DD/MM/YYYY)	<input type="text" value="26/05/2014"/>	
v (a) *Class of Company (as on the financial year end date) (Private company/One Person Company)	<input type="text" value="Private"/>	
(b) *Category of the Company (as on the financial year end date) (Company limited by shares/Company limited by guarantee/Unlimited company)	<input type="text" value="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)	<input type="text" value="Non-government company"/>	
vi *Whether the form is filed for	<input type="radio"/> OPC	<input checked="" type="radio"/> Small Company
vii *Whether company is having share capital (as on the financial year end date)	<input checked="" type="radio"/> Yes	<input type="radio"/> No
viii (a) Whether Annual General Meeting (AGM) held <b>(not applicable in case of OPC)</b>	<input checked="" type="radio"/> Yes	<input type="radio"/> No
(b) If yes, date of AGM (DD/MM/YYYY)	<input type="text" value="24/09/2025"/>	
(c) Due date of AGM (DD/MM/YYYY)	<input type="text" value="30/09/2025"/>	
(d) Whether any extension for AGM granted	<input type="radio"/> Yes	<input checked="" type="radio"/> No
(e) If yes, provide the Service Request Number (SRN) of the GNL-1 application form filed for extension	<input type="text"/>	
(f) Extended due date of AGM after grant of extension (DD/MM/YYYY)	<input type="text"/>	
(g) Specify the reasons for not holding the same	<input type="text"/>	

## 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 ASSOCIATE COMPANIES (INCLUDING JOINT VENTURES) (not applicable for OPC)

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

0

S. No.	CIN /FCRN	Other registration number	Name of the company	Associate/Joint Venture	% of shares held

### IV SHARE CAPITAL, DEBENTURES AND OTHER SECURITIES OF THE COMPANY

#### i SHARE CAPITAL

##### (a) Equity share capital

Particulars	Authorized Capital	Issued capital	Subscribed capital	Paid Up capital
Total number of equity shares	6000000	6000000	6000000	6000000
Total amount of equity shares (in rupees)	60000000.00	60000000.00	60000000.00	60000000.00

Number of classes

1

<b>Class of shares</b> <div>Equity</div>	<b>Authorized Capital</b>	<b>Issued capital</b>	<b>Subscribed Capital</b>	<b>Paid Up capital</b>
Number of equity shares	6000000	6000000	6000000	6000000
Nominal value per share (in rupees)	10	10	10	10
Total amount of equity shares (in rupees )	60000000.00	60000000	60000000	60000000

**(b) Preference share capital**

Particulars	Authorized Capital	Issued capital	Subscribed capital	Paid Up capital
Total number of preference shares	0	0	0	0
Total amount of preference shares (in rupees)	0.00	0.00	0.00	0.00

Number of classes

0

<b>Class of shares</b> <div></div>	<b>Authorized Capital</b>	<b>Issued capital</b>	<b>Subscribed Capital</b>	<b>Paid Up capital</b>
Number of preference shares				
Nominal value per share (in rupees)				
Total amount of preference shares (in rupees )				

**(c) Unclassified share capital (not applicable for OPC)**

Particulars	Authorized Capital
Total amount of unclassified shares	0

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**(d) Break-up of paid-up share capital (not applicable for OPC)**

Particulars	Number of shares	Total Nominal Amount	Total Paid-up amount	Total premium
<b>(i) Equity shares</b>				
<b>At the beginning of the year</b>	6000000	60000000	60000000	
<b>Increase during the year</b>	0.00	0.00	0.00	0
i Rights issue	0	0	0	
ii Bonus issue	0	0	0	
iii Private Placement/ Preferential allotment	0	0	0	
iv ESOPs	0	0	0	
v Sweat equity shares allotted	0	0	0	
vi Conversion of Preference share	0	0	0	
vii Conversion of Debentures	0	0	0	
viii Others, specify <div></div>				
<b>Decrease during the year</b>	0.00	0.00	0.00	0
i Buy-back of shares	0	0	0	
ii Shares forfeited	0	0	0	
iii Reduction of share capital	0	0	0	
iv Others, specify <div></div>				
<b>At the end of the year</b>	6000000.00	60000000.00	60000000.00	
<b>(ii) Preference shares</b>				
<b>At the beginning of the year</b>	0	0	0	

<b>Increase during the year</b>	0.00	0.00	0.00	0
i Issues of shares	0	0	0	
ii Re-issue of forfeited shares	0	0	0	
iii Others, specify <div></div>				
<b>Decrease during the year</b>	0.00	0.00	0.00	0
i Redemption of shares	0	0	0	
ii Shares forfeited	0	0	0	
iii Reduction of share capital	0	0	0	
iii Others, specify <div></div>				
<b>At the end of the year</b>	0.00	0.00	0.00	

**ii 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) (not applicable for OPC)**

☒ Nil

Number of transfers

**Attachments:**

1. Details of shares/Debentures Transfers

**iii 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)
NCD's Unsecured (Unsecured NCDs 2023)	10000	10000	100000000.00
<b>Total</b>	10000.00	10000.00	100000000.00

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
NCD's Unsecured (Unsecured NCDs 2023)	10000	0	0	10000.00
<b>Total</b>	10000.00	0.00	0.00	10000.00

**(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)
<b>Total</b>			

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
<b>Total</b>				

**(c) Fully convertible debentures**

\*Number of classes

6

Classes of fully convertible debentures	Number of units	Nominal value per unit	Total value (Outstanding at the end of the year)
OCD's Secured (Series I)	64806	9066.39	587556470.34
OCD's Secured (OCDs Series- 2023)	40000	10000	400000000.00
OCD's (Unsecured OCDs 2015)	4694	10000	46940000.00
OCD's Series 2017 (Unsecured OCDs 2017)	1400	10000	14000000.00
OCD's (Unsecured OCDs 2023)	4500	10000	45000000.00

Classes of fully convertible debentures	Number of units	Nominal value per unit	Total value (Outstanding at the end of the year)
OCD's (Unsecured OCDs 2024)	4500	10000	45000000.00
<b>Total</b>	119900.00	59066.39	1138496470.34

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
OCD's Secured (Series I)	64806	0	0	64806.00
OCD's Secured (OCDs Series- 2023)	40000	0	0	40000.00
OCD's (Unsecured OCDs 2015)	4694	0	0	4694.00
OCD's Series 2017 (Unsecured OCDs 2017)	1400	0	0	1400.00
OCD's (Unsecured OCDs 2023)	4500	0	0	4500.00
OCD's (Unsecured OCDs 2024)	2500	2000	0	4500.00
<b>Total</b>	117900.00	2000.00	0.00	119900.00

iv Securities (other than shares and debentures) (not applicable for OPC)

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
<b>Total</b>					

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

i \*Turnover

197903631

ii \* Net worth of the Company

-141549232



## VI SHARE HOLDING PATTERN

### A Promoters (not applicable for OPC)

S. No	Category	Equity		Preference	
		Number of shares	Percentage	Number of shares	Percentage
1	Individual/Hindu Undivided Family				
	(i) Indian	3600000	60.00	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)	2400000	40.00	0	0.00
10	Others <div></div>	0	0.00	0	0.00
	<b>Total</b>	6000000.00	100	0.00	0

Total number of shareholders (promoters)

2

**B Other than promoters (not applicable for OPC)**

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

Total number of shareholders (other than promoters)

0

Total number of shareholders (Promoters + Other than promoters)

2.00

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

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

#### 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	2	2
Members (other than promoters)	0	0
Debenture holders	7	6

#### VIII MEETINGS OF MEMBERS/CLASS OF MEMBERS/ BOARD/COMMITTEES OF THE BOARD OF DIRECTORS

A MEMBERS/CLASS /REQUISITIONED/NCLT/COURT CONVENED MEETINGS (not applicable for OPC)

\*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
AGM	30/09/2024	2	2	100

**B BOARD MEETINGS (not applicable for OPC)**

\*Number of meetings held

13

S.No	Date of meeting (DD/MM/YYYY)	Total Number of directors associated as on the date of meeting	Attendance	
			Number of directors attended	% of attendance
1	09/04/2024	4	4	100
2	10/05/2024	4	4	100
3	11/06/2024	4	4	100
4	18/07/2024	4	4	100
5	14/08/2024	4	4	100
6	03/09/2024	4	4	100
7	28/09/2024	4	3	75
8	24/10/2024	4	4	100
9	04/12/2024	4	3	75
10	20/12/2024	4	4	100
11	13/01/2025	4	4	100
12	21/02/2025	4	4	100
13	20/03/2025	4	4	100

**C ATTENDANCE OF DIRECTORS (not applicable for OPC)**

S. N o	DIN	Name of the Director	Board Meetings			Whether attended AGM held on  (Y/N/NA)
			Number of Meetings which director was entitled to attend	Number of Meetings attended	% of attendance	
1	00180505	ROHIT RAJ MODI	13	13	100.00	Yes

2	00532541	HITENDRA SANKALCHAND NAYEE	13	12	92.31	Yes
3	02016350	AKSHAY CHANDRA	13	12	92.31	Yes
4	09419155	RAMPHAL YADAV	13	13	100.00	Yes

#### IX REMUNERATION OF DIRECTORS

☐ Nil

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

0

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

B \*Number of other directors whose remuneration details to be entered

1

S. No.	Name	Designation	Gross salary	Commission	Stock Option/ Sweat equity	Others	Total amount
1	RAMPHAL YADAV	Director	768000	0	0	0	768000.00
	Total		768000.00	0.00	0.00	0.00	768000.00

#### X 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

#### XI 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 penalized / 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)

## XII Details of Shareholder / Debenture holder

Number of shareholder/ debenture holder

8

## XIII Attachments

(a) List of share holders, debenture holders

MGT-7A Details of Shareholder or  
Debenture holder (4).xlsm

(b) Optional Attachment(s), if any

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

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

00180505

\*(b) Name of the Designated Person

ROHIT RAJ MODI

## Declaration

I am authorized by the Board of Directors of the Company vide resolution number\*

NA

dated\*

(DD/MM/YYYY)

05/09/2025

to sign this form and declare that all the requirements of Companies Act, 2013

and the rules made thereunder in respect of the subject matter of this form and matters incidental thereto have been complied with. I further declare that:

- 1 Whatever is stated in this form and in the attachments thereto is true, correct and complete and no information material to the subject matter of this form has been suppressed or concealed and is as per the original records maintained by the company.
- 2 All the required attachments have been completely and legibly attached to this form.

**\*To be digitally signed by**

**\*Designation**

*(Director /Liquidator/ Interim Resolution Professional (IRP)/Resolution Professional (RP)/Company secretary)*

Director

**\*DIN of the Director; or PAN of the Interim Resolution Professional (IRP) or Resolution Professional (RP) or Liquidator or Membership number of the company secretary**

0\*1\*0\*0\*

**Note: Attention is drawn to provisions of Section 447, 448 and 449 of the Companies Act, 2013 which provide for punishment for fraud, punishment for false statement/certificate and punishment for false evidence respectively.**  
***For office use only:***

eForm Service request number (SRN)

AC0769891

eForm filing date (DD/MM/YYYY)

29/12/2025

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