

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)

L74899DL1971PLC009720

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

01/04/2024

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

31/03/2025

(c) *Type of Annual filing

☒ Original

☐ Revised

(d) SRN of MGT-7 filed earlier for the same financial years

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Particulars	As on filing date	As on the financial year end date
Name of the company	UNITECH LIMITED	UNITECH LIMITED
Registered office address	6 COMMUNITY CENTRE SAKET,NA,NEW DELHI,South Delhi,Delhi,India,110017	6 COMMUNITY CENTRE SAKET,NA,NEW DELHI,South Delhi,Delhi,India,110017
Latitude details	28.52	28.52
Longitude details	77.20	77.20

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

Outside office Photograph.pdf

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

AA*****2H

(c) *e-mail ID of the company

*****.dept@unitechgroup.com

(d) *Telephone number with STD code

01*****38

(e) Website

www.unitechgroup.com

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

09/02/1971

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
U74210DL1991PLC042569	ALANKIT ASSIGNMENTS LIMITED	205-208ANARKALI COMPLEX JHANDEWALAN EXTENSION, NEW DELHI, Delhi, India, 110055	INR000002532

ix * (a) Whether Annual General Meeting (AGM) held

☒ Yes

☐ No

(b) If yes, date of AGM (DD/MM/YYYY)

25/09/2025

(c) Due date of AGM (DD/MM/YYYY)

30/09/2025

(d) Whether any extension for AGM granted

☐ Yes

☒ No

(e) If yes, provide the Service Request Number (SRN) of the GNL-1 application form filed for extension

(f) Extended due date of AGM after grant of extension (DD/MM/YYYY)

(g) Specify the reasons for not holding the same

II PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY

i *Number of business activities

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

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S. No.	CIN /FCRN	Other registration number	Name of the company	Holding/ Subsidiary/Associate/Jo int Venture	% of shares held
1	U45400DL2007PTC165659		ABOHAR BUILDERS PRIVATE LIMITED	Subsidiary	100
2	U74899DL1986PTC026071		Aditya Properties Pvt. Ltd	Subsidiary	100
3	U70100HR2008PTC048449		Agmon Projects Pvt. Ltd	Subsidiary	100
4	U45400DL2007PLC170708		Akola Properties Ltd	Subsidiary	100
5	U45400DL2007PTC165657		Algoa Properties Pvt. Ltd.	Subsidiary	100
6	U45400DL2007PTC169737		Alice Builders Pvt. Ltd.	Subsidiary	100
7	U70109DL2007PTC169158		Aller Properties Pvt. Ltd.	Subsidiary	100
8	U92412DL2007PTC165316		Alor Golf Course Pvt. Ltd.	Subsidiary	100
9	U50102DL2007PTC165317		Alor Maintenance Pvt. Ltd.	Subsidiary	100
10	U70109DL2008PTC176827		Alor Projects Pvt. Ltd.	Subsidiary	100

11	U92412DL2007PTC165314		Alor Recreation Pvt. Ltd.	Subsidiary	100
12	U45400DL2007PTC165693		Amur Developers Pvt. Ltd	Subsidiary	100
13	U45400DL2007PTC169719		Andes Estates Pvt. Ltd.	Subsidiary	100
14	U70109DL2007PTC169159		Angul Properties Pvt. Ltd.	Subsidiary	100
15	U45400DL2007PTC165893		Arahan Properties Pvt. Ltd.	Subsidiary	100
16	U45400DL2007PTC169738		Askot Builders Pvt. Ltd.	Subsidiary	100
17	U45400HR2007PLC048469		Azores Properties Ltd.	Subsidiary	100
18	U70101DL2005PLC136113		Bengal Unitech Universal Siliguri Projects Ltd.	Subsidiary	100
19	U45200DL2006PTC154797		Broomfield Builders Pvt. Ltd.	Subsidiary	100
20	U45200DL2006PTC154796		Broomfield Developers Pvt. Ltd.	Subsidiary	100
21	U45400HR2007PTC048479		Cape Developers Pvt. Ltd.	Subsidiary	100
22	U70109HR2008PTC048450		Cardus Projects Pvt. Ltd.	Subsidiary	100
23	U45201DL1992PTC050007		Chintpurni Constructions Pvt. Ltd	Subsidiary	100
24	U45400DL2007PTC165863		Clarence Projects Pvt. Ltd	Subsidiary	100
25	U45400DL2007PTC167713		Clover Projects Pvt. Ltd.	Subsidiary	100
26	U45209DL2006PTC155283		Colossal Projects Pvt. Ltd	Subsidiary	100
27	U45400DL2007PTC171598		Cordia Projects Pvt. Ltd.	Subsidiary	100
28	U45200DL2007PTC172014		Crimson Developers Pvt. Ltd.	Subsidiary	100
29	U45200DL2007PTC172022		Croton Developers Pvt. Ltd	Subsidiary	100
30	U70109DL2007PTC162167		Dantas Properties Pvt. Ltd	Subsidiary	100
31	U70109DL2006PTC152002		Deoria Realty Pvt. Ltd.	Subsidiary	100
32	U45400DL2008PTC172986		Devoke Developers Pvt. Ltd	Subsidiary	100

33	U15122HR2007PTC048288		Dibang Properties Pvt. Ltd	Subsidiary	100
34	U70109DL2006PTC149803		Drass Projects Pvt. Ltd	Subsidiary	100
35	U45101DL2006PLC148655		Dhruva Realty Projects Ltd	Subsidiary	100
36	U70109DL2007PTC169160		Elbe Builders Pvt. Ltd.	Subsidiary	100
37	U45200HR2006PTC048274		Elbrus Properties Pvt. Ltd.	Subsidiary	100
38	U45400DL2008PTC174561		Erebus Projects Pvt. Ltd	Subsidiary	100
39	U45400DL2007PLC170707		Flores Properties Ltd	Subsidiary	100
40	U45400DL2007PTC166513		Girnar Infrastructures Pvt. Ltd	Subsidiary	100
41	U51909HR1995PLC035610		Global Perspectives Ltd.	Subsidiary	100
42	U45400DL2008PTC173065		Glenmore Builders Pvt. Ltd	Subsidiary	100
43	U45400DL2007PTC165297		Greenwood Projects Pvt. Ltd.	Subsidiary	100
44	U45400DL2007PTC169720		Halley Developers Pvt. Ltd.	Subsidiary	100
45	U70100DL2008PTC178638		Halley Projects Pvt. Ltd.	Subsidiary	100
46	U45200HR2006PTC048287		Harsil Builders Pvt. Ltd.	Subsidiary	100
47	U45200DL2007PTC169670		Hassan Properties Pvt. Ltd	Subsidiary	100
48	U45400DL2007PTC169632		Hatsar Estates Pvt. Ltd	Subsidiary	100
49	U65999DL2006PLC153022		Havelock Investments Ltd.	Subsidiary	100
50	U70101DL2006PLC148568		Havelock Realtors Ltd.	Subsidiary	100
51	U45400DL2007PTC169721		Jorhat Properties Pvt. Ltd	Subsidiary	100
52	U45400DL2007PTC167712		Konar Developers Pvt. Ltd.	Subsidiary	100
53	U74899DL2005PLC143813		Landscape Builders Ltd.	Subsidiary	100
54	U45200DL2006PTC154795		Lavender Developers Pvt. Ltd	Subsidiary	100
55	U70101DL2006PLC146477		Mahoba Builders Ltd.	Subsidiary	100
56	U80101DL2006PLC148783		Mahoba Schools Ltd.	Subsidiary	100

57	U45400DL2007PTC165324		Manas Realty Projects Pvt. Ltd	Subsidiary	100
58	U45400DL2007PTC163127		Mansar Properties Pvt. Ltd.	Subsidiary	100
59	U45300DL2007PTC163823		Marine Builders Pvt. Ltd	Subsidiary	100
60	U72200DL2004PTC131619		Masla Builders Pvt. Ltd.	Subsidiary	100
61	U70109DL2006PTC149819		Mayurdhwaj Projects Pvt. Ltd	Subsidiary	100
62	U45400DL2008PTC173015		Medlar Developers Pvt. Ltd	Subsidiary	100
63	U45400DL2007PTC163115		Moore Builders Pvt. Ltd.	Subsidiary	100
64	U45101DL1981PLC011472		New India Construction Company Ltd.	Subsidiary	100
65	U70101DL2006PLC148573		Nirvana Real Estate Projects Ltd.	Subsidiary	100
66	U45400DL2007PTC167061		Onega Properties Pvt. Ltd.	Subsidiary	100
67	U45201DL2006PLC147149		Panchganga Projects Ltd.	Subsidiary	100
68	U45200DL2006PTC153855		Plassey Builders Pvt. Ltd	Subsidiary	100
69	U45200DL2006PTC156980		Primrose Developers Pvt. Ltd	Subsidiary	100
70	U45400DL2007PTC170052		Purus Properties Pvt. Ltd	Subsidiary	100
71	U70101DL2004PTC131453		Quadrangle Estates Pvt. Ltd	Subsidiary	100
72	U45400DL2007PTC169444		Rhine Infrastructures Pvt. Ltd.	Subsidiary	100
73	U45400DL2008PTC173054		Robinia Developers Pvt. Ltd	Subsidiary	100
74	U45201DL1983PLC016799		Ruhi Construction Company Ltd.	Subsidiary	100
75	U70109DL2006PTC149809		Sabarmati Projects Pvt. Ltd.	Subsidiary	100
76	U45200HR2006PTC048286		Samay Properties Pvt. Ltd.	Subsidiary	100
77	U70109DL2006PTC152345		Sangla Properties Pvt. Ltd.	Subsidiary	100
78	U70109DL2006PTC152050		Sankoo Builders Pvt. Ltd.	Subsidiary	100
79	U45400DL2007PLC163102		Sanyog Builders Ltd.	Subsidiary	100

80	U70101HR2006PLC048285		Sarnath Realtors Ltd	Subsidiary	100
81	U45400DL2007PTC170051		Simpson Estates Pvt. Ltd	Subsidiary	100
82	U70101DL2005PLC134656		Somerville Developers Ltd	Subsidiary	100
83	U70101DL2006PTC156341		Sublime Properties Pvt. Ltd.	Subsidiary	100
84	U74899DL1982PTC014880		Supernal Corrugation (India) Ltd.	Subsidiary	100
85	U70200DL2007PTC170383		Tabas Estates PVT. Ltd.	Subsidiary	100
86	U45200DL2008PTC177986		Unitech Ardent Projects Pvt. Ltd	Subsidiary	100
87	U45201DL2005PLC135541		Unitech Agra Hi-Tech Township Ltd.	Subsidiary	100
88	U23203DL2007PTC170021		Unitech Alice Projects Pvt. Ltd	Subsidiary	100
89	U70101DL1981PLC012653		Unitech Builders Ltd.	Subsidiary	100
90	U24296DL1982PLC014822		Unitech Business Parks Ltd.	Subsidiary	100
91	U65999DL1996PTC183942		Unitech Capital Pvt. Ltd.	Subsidiary	100
92	U74899DL1994PLC057052		Unitech Country Club Ltd.	Subsidiary	100
93	U70109HR2007PTC048220		Unitech Cynara Projects Pvt. Ltd.	Subsidiary	100
94	U45400DL2007PLC163711		Unitech High Vision Projects Ltd.	Subsidiary	100
95	U74899DL1982PLC014798		Unitech Holdings Ltd.	Subsidiary	100
96	U55101DL2005PLC132046		Elixir Hospitality Management Ltd.	Subsidiary	100
97	U72900DL2007PTC168094		Unitech Industries & Estates Pvt. Ltd.	Subsidiary	100
98	U40109DL1981PLC012777		Unitech Industries Ltd.	Subsidiary	100
99	U70101DL2005PLC134700		Unitech Infra-Con Ltd.	Subsidiary	96.09
100	U00500DL2005PLC140531		Unitech Infra-Properties Ltd	Subsidiary	100
101	U17291DL2007PTC170023		Unitech Konar Projects Pvt. Ltd.	Subsidiary	100
102	U13203DL2007PTC170024		Unitech Miraj Projects Pvt. Ltd	Subsidiary	100
103	U45201DL2006PLC146201		Unitech Real Estate Builders Ltd.	Subsidiary	100

104	U70101DL2007PTC157561		Unitech Real Estate Management Pvt. Ltd.	Subsidiary	100
105	U45400DL2007PLC163123		Unitech Real-Tech Properties Ltd.	Subsidiary	100
106	U70109DL2006PLC149530		Unitech Infra Ltd.	Subsidiary	100
107	U45201DL2006PLC147138		Unitech Realty Developers Ltd	Subsidiary	100
108	U74999DL1995PTC069923		Unitech Realty Pvt. Ltd.	Subsidiary	100
109	U31909DL1985PTC022286		Unitech Reliable Projects Pvt. Ltd.	Subsidiary	100
110	U74899DL1995PLC069297		Unitech Residential Resorts Ltd.	Subsidiary	100
111	U70109DL2007PTC170037		Unitech Samus Projects Pvt. Ltd.	Subsidiary	100
112	U45200DL2008PTC179142		Uni Homes Pvt. Ltd	Subsidiary	100
113	U70100DL2007PTC159617		Zanskar Realtors Pvt. Ltd	Subsidiary	100
114	U70102HR2006PLC048461		Unitech Infra-Developers Ltd	Subsidiary	100
115	U70109DL2006PTC152001		Zanskar Realty Private Ltd.	Subsidiary	100
116	U45201HR2004PTC049504		Amarprem Estates Pvt. Ltd.	Subsidiary	100
117	U45200HR2006PTC048829		Unitech Realty Builders Pvt. Ltd	Subsidiary	100
118	U45201DL2003PTC122614		Unitech Developers & Hotels Pvt. Ltd.	Subsidiary	100
119	U74140DL1996PTC079711		QnS Facility Management Pvt. Ltd.	Subsidiary	100
120	U45200DL2007PTC160112		Havelock Estates Pvt. Ltd	Subsidiary	100
121	U45400DL2007PTC167464		Jalore Properties Pvt Ltd	Subsidiary	100
122	U45200DL2008PLC175186		Nacre Gardens Hyderabad Ltd. (formerly Unitech Hyderabad Township Ltd.)	Subsidiary	100
123	U45400DL2007PTC171472		Bynar Properties Pvt. Ltd.	Subsidiary	100

124	U45400DL2007PTC171145		Sandwood Builders & Developers Pvt. Ltd.	Subsidiary	100
125	U45400DL2007PTC168980		Kerria Projects Pvt. Ltd.	Subsidiary	100
126	U45200DL2007PTC171813		Medwyn Builders Pvt. Ltd.	Subsidiary	100
127	U70109DL2007PTC171839		Amaro Developers Pvt. Ltd.	Subsidiary	100
128	U70109DL2007PTC171837		Dhaulagiri Builders Pvt. Ltd.	Subsidiary	100
129	U45200DL2007PTC157919		High strength Projects Pvt. Ltd	Subsidiary	100
130	U70109DL2006PTC155498		Zanskar Builders Pvt. Ltd	Subsidiary	100
131	U45400DL2007PTC171476		Erica Projects Pvt. Ltd	Subsidiary	100
132	U65910DL2008PLC174716		Unitech Vizag Projects Ltd	Subsidiary	100
133	U45200DL2008PLC175581		Unitech Hyderabad Projects Ltd.	Subsidiary	100
134	U45201DL2005PLC142337		Deoria Properties Ltd.	Subsidiary	100
135	U45300DL2007PTC163822		Moonstone Projects Private Ltd.	Subsidiary	100
136	U70102UP2013PTC056046		Khatu ShyamJi Infraventures Pvt. Ltd.	Subsidiary	100
137	U70101DL2006PTC156036		Harsil Properties Pvt. Ltd	Subsidiary	100
138	U45200DL2008PTC172428		Comfrey Developers Pvt. Ltd	Subsidiary	100
139	U45400DL2008PTC172091		Mandarin Developers Pvt. Ltd.	Subsidiary	100
140	U45200DL2008PTC174655		Munros Projects Pvt. Ltd.	Subsidiary	100
141	U55101DL2006PLC153003		Unitech Hospitality Services Ltd.	Subsidiary	60
142	U74899DL1996PTC080899		Unitech Hotels Pvt. Ltd	Subsidiary	60
143	U45201DL2005PLC141764		Unitech Infopark Ltd.	Subsidiary	33
144	U45201DL2006PLC147140		Unitech Kochi SEZ Ltd.	Subsidiary	100
145	U45400DL2008PTC172868		Unitech Manas Projects Pvt. Ltd.	Subsidiary	100

146	U70109DL2008PTC172869		Unitech Nelson Projects Pvt. Ltd.	Subsidiary	100
147	U45200DL2008PTC173398		Coleus Developers Pvt. Ltd.	Subsidiary	100
148	U70109DL2006PLC151544		Unitech Realty Ventures Ltd.	Subsidiary	100
149	U45200DL2006PTC155043		Elbrus Developers Pvt. Ltd.	Subsidiary	100
150	U45209DL2006PTC155493		Lavender Projects Pvt. Ltd.	Subsidiary	100
151	U00500DL2005PLC140537		Arcadia Build- Tech Ltd	Subsidiary	100
152	U45200DL2007PTC159535		Arcadia Projects Pvt. Ltd	Subsidiary	100
153	U45400DL2007PTC169656		Bengal Unitech Hospitality Pvt. Ltd.	Subsidiary	98
154	U70101DL2005PLC137338		Bengal Unitech Universal Townscape Ltd	Subsidiary	100
155	U74140DL2004PTC123875		Bengal Universal Consultants Pvt. Ltd.	Subsidiary	98
156	U92111HR2000PLC034517		Gurgaon Recreation Park Ltd.	Subsidiary	52.27
157	U45200DL2007PTC157353		Shrishti Buildwell Pvt. Ltd.	Subsidiary	100
158	U45200DL2007PTC157856		Sublime Developers Pvt. Ltd.	Subsidiary	100
159	U31908DL2007PTC170020		Unitech Acacia Projects Pvt. Ltd.	Subsidiary	46
160	U45200DL2007PTC159730		Unitech Buildwell Pvt. Ltd.	Subsidiary	100
161	U70102HR2006PTC048440		Unitech Commercial & Residential Projects Pvt. Ltd.	Subsidiary	100
162	U45200HR2006PTC049611		Unitech Hi- Tech Builders Pvt. Ltd.	Subsidiary	100
163	U55101DL2008PTC182951		Unitech Hotel Services Pvt. Ltd.	Subsidiary	100
164	U55101DL2007PLC163269		Unitech Hotels & Projects Ltd	Subsidiary	100
165	U92199DL2005PLC140469		Unitech Pioneer Recreation Ltd.	Subsidiary	60
166	U55101DL2008PTC182411		Unitech Valdel Hotels Pvt. Ltd.	Subsidiary	100

167	U45400DL2008PTC177991		Unitech Colossal Projects Pvt. Ltd.	Subsidiary	100
168	U45400DL2008PTC179164		Purus Projects Pvt Ltd	Subsidiary	100
169	U45200DL2006PTC155057		Elbrus Builders Pvt. Ltd.	Subsidiary	100
170	U45400DL2007PTC162909		Sanyog Properties Pvt. Ltd.	Subsidiary	100
171	U45201DL2005PLC143967		Unitech Builders & Projects Ltd.	Subsidiary	100
172	U45400DL2007PTC171811		Devon Builders Pvt. Ltd	Subsidiary	100
173	U45400DL2008PTC178990		Flores Projects Pvt. Ltd.	Subsidiary	100
174	U70102UP2013PTC058569		Khatu Shyamji Infratech Pvt. Ltd.	Subsidiary	100
175	U70101DL2008PTC173062		Madison Builders Pvt. Ltd.	Subsidiary	100
176	U45300DL2007PTC163892		Grandeur Real tech Developers Pvt. Ltd.	Subsidiary	100
177	U45201HR2005PLC049688		Ardent Build-Tech Ltd.	Subsidiary	100
178	U70100UP2013PTC061196		Shri Khatu Shyamji Infrapromoters Pvt. Ltd.	Subsidiary	100
179	U45201DL1996PTC080900		Bengal Unitech Universal Infrastructure Pvt. Ltd.	Subsidiary	98
180	U45200DL2006PTC153943		Unitech Pioneer Nirvana Recreation Pvt. Ltd.	Subsidiary	60
181	U74899DL2005PLC141492		Havelock Properties Ltd.	Subsidiary	98
182	U45201DL2006PLC144322		Unitech Hi-Tech Developers Ltd.	Subsidiary	51
183	U45200DL2008PTC182415		Alice Developers Pvt. Ltd	Subsidiary	100
184	U85300DL2010NPL211617		Unitech Chandra Foundation	Subsidiary	100
185	U74899TN2005PLC123508		Arihant Unitech Realty Projects Ltd.	Joint Venture	50
186	U92199DL2002PLC114139		Entertainment City Ltd. (Formerly International Recreation Parks Pvt. Ltd.)	Joint Venture	41.95
187	U34300DL1985PLC022272		Millennium Plaza Ltd.	Associate	50

188	U26960DL2007PTC171317		MNT Buildcon Pvt. Ltd	Joint Venture	50
189	U74120TN2008PTC123313		North Town Estates Pvt. Ltd	Joint Venture	35
190	U70109DL2006PTC152810		Greenwoods Hospitality Pvt. Ltd	Associate	35
191	U51909DL1983PLC016603		S. B. Developers Ltd.	Joint Venture	42.49
192	U74899DL1995PTC064649		Sarvmangalam Builders & Developers Pvt. Ltd	Joint Venture	42.51
193	U45202MH2008PTC180356		Shivalik Ventures Pvt. Ltd	Joint Venture	50
194	U64203DL2008PTC184382		Simpson Unitech Wireless Pvt. Ltd.	Associate	49
195	U45400DL2007PTC171369		SVS Buildcon Pvt. Ltd.	Joint Venture	50
196	U92199DL2002PLC114253		Adventure Island Ltd.(Formerly Unitech Amusement Parks Ltd.)	Joint Venture	50
197	U45202MH2010PLC207553		Unitech Shivalik Reality Ltd.	Joint Venture	50
198	U06599KA1999PTC025813		Unitech Valdel Valmark Pvt. Ltd.	Joint Venture	50
199	U45209MH2008PTC188437		Shivalik Ventures City Developers Pvt. Ltd.	Joint Venture	50
200		AAA-0369	Unival Estates India LLP	Joint Venture	50
201	U45200DL2007PTC157644		Unitech Build-Con Pvt. Ltd	Subsidiary	51

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	4000000000.00	2616301047.00	2616301047.00	2616301047.00
Total amount of equity shares (in rupees)	8000000000.00	5232602094.00	5232602094.00	5232602094.00

Number of classes

1

Class of shares	Authorised Capital	Issued capital	Subscribed Capital	Paid Up capital
NORMAL				
Number of equity shares	4000000000	2616301047	2616301047	2616301047
Nominal value per share (in rupees)	2	2	2	2
Total amount of equity shares (in rupees)	8000000000.00	5232602094.00	5232602094	5232602094

(b) Preference share capital

Particulars	Authorised Capital	Issued capital	Subscribed capital	Paid Up capital
Total number of preference shares	200000000.00	0.00	0.00	0.00
Total amount of preference shares (in rupees)	2000000000.00	0.00	0.00	0.00

Number of classes

1

Class of shares	Authorised Capital	Issued capital	Subscribed Capital	Paid Up capital
PREFERENCE				
Number of preference shares	200000000	0	0	0
Nominal value per share (in rupees)	10	10	10	10
Total amount of preference shares (in rupees)	2000000000.00	0.00	0	0

(c) Unclassified share capital

Particulars	Authorised Capital
Total amount of unclassified shares	0

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

Particulars	Number of shares			Total Nominal Amount	Total Paid-up amount	Total premium
	Physical	DEMAT	Total			
(i) Equity shares						
At the beginning of the year	10398089	2605902958	2616301047.00	5232602094	5232602094	
Increase during the year	0.00	327821.00	327821.00	655642.00	655642.00	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	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 DEMAT/REMAT	0	327821	327821.00	655642	655642	
Decrease during the year	327821.00	0.00	327821.00	655642.00	655642.00	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 DEMAT/REMAT	327821	0	327821.00	655642	655642	
At the end of the year	10070268.00	2606230779.00	2616301047.00	5232602094.00	5232602094.00	
(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	0

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 <div>NA</div>	0	0	0.00	0	0	
Decrease during the year	0.00	0.00	0.00	0.00	0.00	0
i 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 <div>NA</div>	0	0	0.00		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

INE694A01020

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

0

Class of shares		<div></div>
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

56

Attachments:

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

(a) Non-convertible debentures

*Number of classes

3

Classes of non-convertible debentures	Number of units	Nominal value per unit	Total value (Outstanding at the end of the year)
SECURED	15000000	100	1500000000.00
SECURED	445	1000000	445000000.00
SECURED	140.01	1000000	140010000.00
Total	15000585.01	2000100.00	2085010000.00

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
SECURED	1500000000	0	0	1500000000.00
SECURED	445000000	0	0	445000000.00
SECURED	140010000	0	0	140010000.00
Total	2085010000.00	0.00	0.00	2085010000.00

(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	2085010000.00	0.00	0.00	2085010000.00
Partly convertible debentures	0.00	0.00	0.00	0.00
Fully convertible debentures	0.00	0.00	0.00	0.00
Total	2085010000.00	0.00	0.00	2085010000.00

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

i *Turnover

975032000

ii * Net worth of the Company

-39073955000

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	22237020	0.85	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)	112020654	4.28	0	0.00
10	Others <div></div>	0	0.00	0	0.00
	Total	134257674.00	5.13	0.00	0

Total number of shareholders (promoters)

24

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	2009839901	76.82	0	0.00
	(ii) Non-resident Indian (NRI)	136231194	5.21	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	23195905	0.89	0	0.00
4	Banks	71017	0.00	0	0.00
5	Financial institutions	4096579	0.16	0	0.00
6	Foreign institutional investors	0	0.00	0	0.00
7	Mutual funds	169000	0.01	0	0.00

8	Venture capital	0	0.00	0	0.00
9	Body corporate (not mentioned above)	189046895	7.23	0	0.00
10	Others FII IEPF CM OCB ,ETC	119392882	4.56		
	Total	2482043373.00	94.88	0.00	0

Total number of shareholders (other than promoters)

652038

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

652062.00

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

Sl.No	Category	
1	Individual - Female	82443
2	Individual - Male	264929
3	Individual - Transgender	0
4	Other than individuals	304690
	Total	652062.00

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

Name of the FII	Address	Date of Incorporation	Country of Incorporation	Number of shares held	% of shares held

VII NUMBER OF PROMOTERS, MEMBERS, DEBENTURE HOLDERS

[Details of Promoters, Members (other than promoters), Debenture holders]

Details	At the beginning of the year	At the end of the year
Promoters	24	24
Members (other than promoters)	625342	652038

Debenture holders	1	1
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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	0	0	0	0	0.00	0.00
i Non-Independent	0	0	0	0	0	0
ii Independent	0	0	0	0	0	0
C Nominee Directors representing	1	4	1	4	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	1	4	1	4	0	0
iv Small share holders	0	0	0	0	0	0
v Others	0	0	0	0	0	0
Total	1	4	1	4	0.00	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)
YUDHVIR SINGH MALIK	00000555	Managing Director	0	
GIRISH KUMAR AHUJA	00446339	Nominee Director	0	

PRABHAKAR SINGH	08696229	Nominee Director	0	
JITENDRA MOHANDAS VIRWANI	00027674	Nominee Director	0	
UMA SHANKAR	07165728	Nominee Director	0	
ANURADHA MISHRA	AWGPM4243H	Company Secretary	0	
TAJINDERPAL SINGH MADAN	AARPM6301M	CFO	0	
ASHOK KUMAR YADAV	AACPY3293M	CEO	0	

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

0

Name	DIN/PAN	Designation at the beginning / during the financial year	Date of appointment/ change in designation/ cessation (DD/MM/YYYY)	Nature of change (Appointment/ Change in designation/ Cessation)

IX MEETINGS OF MEMBERS/CLASS OF MEMBERS/ BOARD/COMMITTEES OF THE BOARD OF DIRECTORS

A MEMBERS/CLASS /REQUISITIONED/NCLT/COURT CONVENED MEETINGS

*Number of meetings held

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	26/09/2024	649694	164	0.03

B BOARD MEETINGS

*Number of meetings held

7

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	25/04/2024	5	4	80
2	28/05/2024	5	5	100
3	26/06/2024	5	4	80
4	08/08/2024	5	5	100
5	13/11/2024	5	5	100
6	17/01/2025	5	5	100
7	13/02/2025	5	5	100

C COMMITTEE MEETINGS

Number of meetings held

6

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 And Risk Management Committee	28/05/2024	4	4	100
2	Audit And Risk Management Committee	08/08/2024	4	4	100
3	Audit And Risk Management Committee	13/11/2024	4	4	100
4	Audit And Risk Management Committee	13/02/2025	4	4	100
5	Nomination And Remuneration Committee	13/02/2025	3	3	100
6	Stakeholders Relationship Committee	25/04/2024	3	3	100

D ATTENDANCE OF DIRECTORS

S. N o	Name of the Director	Board Meetings	Committee Meetings	Whether attended AGM held on
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		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	25/09/2025 (Y/N/NA)
1	YUDHVIR SINGH MALIK	7	7	100	5	5	100	Yes
2	GIRISH KUMAR AHUJA	7	7	100	5	5	100	Yes
3	PRABHAKAR SINGH	7	7	100	2	2	100	Yes
4	JITENDRA MOHANDAS VIRWANI	7	6	85	5	5	100	Yes
5	UMA SHANKAR	7	6	85	5	5	100	Yes

X REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

☐ Nil

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

1

S. No.	Name	Designation	Gross salary	Commission	Stock Option/ Sweat equity	Others	Total amount
1	YUDHVIR SINGH MALIK	Managing Director	5400000	0	0	0	5400000.00
	Total		5400000.00	0.00	0.00	0.00	5400000.00

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

3

S. No.	Name	Designation	Gross salary	Commission	Stock Option/ Sweat equity	Others	Total amount
1	ASHOK KUMAR YADAV	CEO	4200000	0	0	0	4200000.00
2	TAJINDERPAL SINGH MADAN	CFO	3000000	0	0	0	3000000.00
3	ANURADHA MISHRA	Company Secretary	1323048	0	0	0	1323048.00
	Total		8523048.00	0.00	0.00	0.00	8523048.00

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

3

S. No.	Name	Designation	Gross salary	Commission	Stock Option/ Sweat equity	Others	Total amount
1	PRABHAKAR SINGH	Nominee Director	0	0	0	480000	480000.00
2	GIRISH KUMAR AHUJA	Nominee Director	0	0	0	460000	460000.00
3	UMA SHANKAR	Nominee Director	0	0	0	405000	405000.00
	Total		0.00	0.00	0.00	1345000.00	1345000.00

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

652063

XIV Attachments

(a) List of share holders, debenture holders

Details of Shareholder or
Debenture holder_UNUN_3.xlsm
Details of Shareholder or
Debenture holder_UNUN_2.xlsm
Details of Shareholder or
Debenture holder_UNUN_1.xlsm
Details of Shareholder or
Debenture holder_UNUN_4.xlsm

(b) Optional Attachment(s), if any

MGT-8 2025.pdf
Clarification letter along with
Annexures.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 **UNITECH LIMITED** as required to be maintained under the Companies Act, 2013 (the Act) and the rules made thereunder for the financial year ended on (DD/MM/YYYY) **31/03/2025**

In my/ our opinion and to the best of my information and according to the examinations carried out by me/ us and explanations furnished to me/ us by the company, its officers and agents, I/ we certify that:

A The Annual Return states the facts as at the close of the aforesaid financial year correctly and adequately.

B During the aforesaid financial year the Company has complied with provisions of the Act & Rules made there under in respect of:

- 1 its status under the Act;
- 2 maintenance of registers/records & making entries therein within the time prescribed therefor;
- 3 filing of forms and returns as stated in the annual return, with the Registrar of Companies, Regional Director, Central Government, the Tribunal, Court or other authorities within/beyond the prescribed time;
- 4 calling/ convening/ holding meetings of Board of Directors or its committees, if any, and the meetings of the members of the company on due dates as stated in the annual return in respect of which meetings, proper notices were given and the proceedings including the circular resolutions and resolutions passed by postal ballot, if any, have been properly recorded in the Minute

Book/registers maintained for the purpose and the same have been signed;
5 closure of Register of Members / Security holders, as the case may be.
6 advances/loans to its directors and/or persons or firms or companies referred in section 185 of the Act;
7 contracts/arrangements with related parties as specified in section 188 of the Act;
8 issue or allotment or transfer or transmission or buy back of securities/ redemption of preference shares or debentures/
alteration or reduction of share capital/ conversion of shares/ securities and issue of security certificates in all instances;
9 keeping in abeyance the rights to dividend, rights shares and bonus shares pending registration of transfer of shares in
compliance with the provisions of the Act
10 declaration/ payment of dividend; transfer of unpaid/ unclaimed dividend/other amounts as applicable to the Investor
Education and Protection Fund in accordance with section 125 of the Act;
11 signing of audited financial statement as per the provisions of section 134 of the Act and report of directors is as per sub -
sections (3), (4) and (5) thereof;
12 constitution/ appointment/ re-appointments/ retirement/ filling up casual vacancies/ disclosures of the Directors, Key
Managerial Personnel and the remuneration paid to them;
13 appointment/ reappointment/ filling up casual vacancies of auditors as per the provisions of section 139 of the Act;
14 approvals required to be taken from the Central Government, Tribunal, Regional Director, Registrar, Court or such other
authorities under the various provisions of the Act;
15 acceptance/ renewal/ repayment of deposits;
16 borrowings from its directors, members, public financial institutions, banks and others and creation/ modification/ satisfaction
of charges in that respect, wherever applicable;
17 loans and investments or guarantees given or providing of securities to other bodies corporate or persons falling under the
provisions of section 186 of the Act ;
18 alteration of the provisions of the Memorandum and/ or Articles of Association of the Company;

To be digitally signed by

Name

KIRAN AMARPURI

Date (DD/MM/YYYY)

18/11/2025

Place

DELHI

Whether associate or fellow:

☐ Associate ☒ Fellow

Certificate of practice number

7*4*

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

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

AWGPM4243H

*(b) Name of the Designated Person

ANURADHA MISHRA

Declaration

I am authorised by the Board of Directors of the Company vide resolution number* 8 dated*

(DD/MM/YYYY) 17/06/2020 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*0*5*

***To be digitally signed by**

☒ Company Secretary ☐ Company secretary in practice

***Whether associate or fellow:**

☒ Associate ☐ Fellow

Membership number

3*5*5

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)

AB9562742

eForm filing date (DD/MM/YYYY)

09/12/2025

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