

Sow the seed of investment
for brighter future



31st Annual Report
2017-2018



THAKKERS

TOGETHER TOWARDS PROSPERITY
SINCE 1962

Thakkers Developers Ltd.



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TOGETHER TOWARDS PROSPERITY

SINCE 1962

'Prosperity' is what we seek, pray and wish. The ten letter word has an immense power to inspire us, encourage us, and entice us to do more. Since 56 years, we at Thakkers have been endeavouring our best to attain prosperity so that our customers can experience it for a lifetime. Be it through Land Development, Housing, Commercial Construction, Agricultural Production, or Plantation, we've blinkered ourselves to win people's heart.

By collaborating with brilliant minds from the industry, investing in the right resources and leveraging the latest technology, we believe in delivering projects that live up to the term 'first-of-its-kind'. We've been at the helm of uplifting the imagery of Nashik, which, in recent years, earned the title of '4th largest growing city in India and 18th in the world'. For

us it's a matter of pride, as our selfless contribution made us an integral part of this ever-growing and flourishing city. Something that has compelled us to move on to look at the adjoining cities that too need a revamped touch.

Being one of the respected and revered names in the real estate fraternity, we've always stood for our customers, and vice versa. We're grateful to have such incredible patronage without which we can't be what we're today. The impeccable support and faith during both good and tough times has allowed us to present you this document of success that showcases our years of indelible hard work. We were, we are and we will take giant strides in the optimal direction along with you, so that together we attain prosperity.



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TOGETHER TOWARDS PROSPERITY

Thakkers Developers Ltd.

**31st Annual Report
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Regd. Office :

37/39, Kantol Niwas
Modi Street, Fort,
Mumbai - 400 001.
Ph.No. : (022) 22679166/22615493
E-mail : info@thakkersdevelopers.com
Website : www.thakkersdevelopers.com
CIN-L45200MH1987PLC043034

Auditors :

M/s.S. R. Rahalkar & Associates.
Chartered Accountants, Nashik

Bankers :

The Saraswat Co-op. Bank Ltd.
Godavari Urban Co-op. Bank Ltd.
ICICI Bank Ltd.
Punjab National Bank

Thirty First Annual General Meeting :

Date : 25th September, 2018
Time : 12.00 Noon
Venue : Ashok Birla Board Room,
Lalji Naranji Memorial Indian Merchants'
Chamber Building Trust,
IMC Building, IMC Marg,
Churchgate, Mumbai - 400 020.

CFO :

Mr. Abhishek N. Thakker

Company Secretary :

Mr. Lalit Avinash Bhanu

Committees of Board :**Audit Committee**

Mr. Gaurav J. Deshmukh
Mr. Chandrakant H. Thakker
Mr. Narendra M. Thakker

Stake Holders Relationship Committee

Mr. Jitendra M. Thakker
Mrs. Hetal N Thakker
Mr. Jaman H. Thakker

Nomination and Remuneration Committee

Mr. Manish V. Lonari
Mr. Jaman H. Thakker
Mr. Chandrakant H. Thakker

Corporate Social Responsibility Committee

Mr. Rajendra M. Thakker
Mr. Jitendra M. Thakker
Mr. Gaurav J. Deshmukh

Share Transfer Agent

M/s. Freedom Registry Ltd.
Plot No.101/102, 19th Street,
MIDC Industrial Area, Satpur, Nashik - 422 007.
Tel.No.: (0253) 2354032, Fax No.: (0253) 2351126

Board of Directors

Mr. Jitendra M. Thakker
Chairman



Mr. Rajendra M. Thakker
Managing Director



Mr. Narendra M. Thakker
Director and CEO



Mr. Chandrakant H. Thakker
Independent Director



Mr. Jaman H. Thakker
Independent Director



Mr. Gaurav J. Deshmukh
Independent Director



Mr. Manish V. Lonari
Independent Director



Mrs. Hetal Nishant Thakker
Woman Director

NOTICE

NOTICE is hereby given that the **THIRTY-FIRST** Annual General Meeting of the Members of the Company will be held at 12.00 noon on Tuesday 25th September, 2018 at Ashok Birla Board Room, Lalji Naranji Memorial Indian Merchants' Chamber Building Trust, IMC Building, IMC Marg, Churchgate, Mumbai 400 020 to transact the following business.

ORDINARY BUSINESS

1. To consider and adopt the Audited Standalone and Consolidated Financial Statement of the company for the financial year ended 31st March, 2018, together with the reports of the Board of Directors and Auditors thereon.
2. To appoint Mr. Narendra Manohardas Thakker having DIN - 00083224 who retires by rotation and being eligible, offers himself for reappointment as a Director.
3. To consider and if thought fit, to pass, with or without modification(s) the following resolution as Ordinary Resolution :

"RESOLVED THAT pursuant to the provisions of Section 139 and all other applicable provisions, if any, of the Companies Act, 2013 and the Companies (Audit and Auditors) Rules, 2014, as amended from time to time, the Company hereby re-appoint M/s. S. R. Rahalkar & Associates, Chartered Accountants, having FRN No. 108283W, as the statutory Auditor of the Company to hold office from the conclusion of this Annual General Meeting till the conclusion of the Annual General Meeting of the Company to be held for the Financial Year 2021-22 to examine and audit the accounts of the Company at such remuneration as may be mutually agreed between the Board of Directors of the Company and the Auditors."

REGD. OFF. :-

37/39, Kantol Niwas,
Modi Street, Fort,
Mumbai - 400 001

By Order of the Board of Directors

PLACE : NASHIK
DATE : 04/08/2018.

LALIT AVINASH BHANU
COMPANY SECRETARY



CHAIRMAN'S LETTER TO THE SHAREHOLDERS

Dear Shareholders,

A warm welcome to the Thirty First Annual General Meeting of the Thakkers Developers Ltd. Another eventful year has passed by and I am happy to share my thoughts with you yet again on our performance and prospects through this annual report.

Last year, I had communicated to you the challenges of as economic conditions, global recession. But in this fiscal year 2018, our economy is stretching in the different era by the countenance of RERA and GST. It is just an encouraging step from moving out from the stagnation of the economy.

Though there is recession in the real estate market, your company have achieved the sale of 3226.78 Lakh during the year 2017- 18.

In the leadership of honorable Prime Minister Shri. Narendra Modiji, the country is marching in the different altitude. In the dictionary of Hon. Prime Minister there is an outline of 'Pradhan Mantri Awas Yojana' (Housing for all in minimum rate). It exhibits scope to uplift the Housing Sector. Thakker's hitherto have the policy of 'Affordable Housing'.

The government of India has introduced a game- changing reform in the Indian real estate sector known as the Real Estate (Regulation & development) Act (RERA). By this Act, the customer becomes 100% secured. But any person who turns to Thakker's becomes 100% safe and secured whether he is the shareholder or any other person.

India is marching towards the progress with the lightning speed. After the demonetization, the GST bill is one of the biggest tax reforms in India after the independence. The GST bill is to boost up the Indian economy in the coming years.

The objective of Thakker's is to build the manpower of the Company. The company is taking the induction programs for workers to directors for giving the provocation to future difficulties.

You would appreciate that we have stood untroubled and have continued with tremendous determination to carry on with our business. We have decided to conserve the Company's resources and hence to decided not to declare any dividend this year also. I'm sure, you will consider to strengthen the Company's resources and to enable it to continue to give a reassuring performance.

We have always been deriving endless strength and dynamism from the support that you are extending to us and the trust that you are keeping with us. Our heartiest thanks to you for the same. We are thankful to our bankers and investors also for their continued support and co- operation.

This communication will not complete without a wholehearted mention of our thankfulness for the valuable cooperation that we are always received from the Financial Institutions, Nashik Municipal Corporation, Government of Maharashtra, Revenue Department, Banks etc.

We all have to be optimists. Along with that, we have to work with determination, resolve, and resilience, and nobody can stop us from being successful. All those who proudly say that they are Thakker's employees believe in this, and on their behalf, I can assure you that we will overcome all obstacles.

As I conclude, I would like to inform you that by the various programs of Government of India like Make in India, Skill Development, levying of Act such as RERA, GST, I'm assuring that real estate sector will have 'Aur Acchhe Din.'

Thanking you once again,

JITENDRA THAKKER
DIN 00082860

NOTES FOR MEMBERS ATTENTION :

1. A MEMBER ENTITLED TO ATTEND AND VOTE AT THE ANNUAL GENERAL MEETING IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE INSTEAD OF HIMSELF AND THE PROXY NEED NOT BE A MEMBER OF THE COMPANY.
2. The instrument appointing a proxy should be deposited at the Registered Office of the Company not less than 48 hours before the commencement of the Meeting. A person can act as a proxy on behalf of member not exceeding 50 and holding in the aggregate not more than 10% of the total share capital of the company carrying voting rights. A member holding more than 10% of the total share capital of the company carrying voting rights may appoint a single person as proxy and such person shall not act as a proxy for any other person or shareholder.
3. Shareholders holding shares in the same set of names, under different ledger folios are requested to apply for consolidation of such folios along with share Certificates to the Company.
4. Shareholders are requested to notify change in address, if any, immediately to the Company.
5. Shareholders are requested to bring their copies of Annual Report to the Meeting, copies of the Annual Report will not be available for distribution to shareholders at the Venue.
6. Shareholders attending the Meeting are requested to complete the enclosed attendance slip and deliver the same at the entrance of the Venue.
7. Members desiring any information as regards the Accounts are requested to write to the Company at least seven days in advance of the date of Annual General Meeting so as to enable the Management to keep the information ready.
8. The Register of members and the share transfer book will remain closed from 17th September, 2018 to 25th September, 2018 (Both days inclusive).
9. The Company has made an arrangement with CDSL & NSDL for dematerialisation of shares. Members are requested to avail the facility of dematerialisation of shares of the company. Members are also requested to intimate/update email address with depositories, so in future, under green initiative, all communication will be sent through registered email of shareholders.
10. "Pursuant to the provisions of Regulation 47 of SEBI (LODR), Regulations 2015, read with Rule 20 of the Companies (Management and Administration) Rules, 2014, Thakkers Developers Limited ("TDL" or "the Company") is offering e-voting facility to its members in respect of the business to be transacted at the 31st Annual General Meeting scheduled to be held at 12.00 noon on 25th September, 2018 at Ashok Birla Board Room, Lalji Naranji Memorial Indian Merchants' Chamber Building Trust, IMC Building, IMC Marg, Churchgate Mumbai 400 020.
11. According to the Listing Agreement, a brief profile of Directors who are proposed to be reappointed in AGM, nature of their expertise in functional areas, their other Directorship, their shareholding and relationship with other Directors of the company are given below.

Mr. Narendra M. Thakker:-

Mr. Narendra Thakker is serving the Thakkers Group since 1989 & having the wide experience in Real Estate Activities. He born on 14th of January 1962 & he is academically qualified as under graduate. Mr. Narendra Thakker holds the Directorship in one Unlisted Public Company other than position of Director & Chief Executive Officer in Thakkers Developers Ltd. He is the real brother of Mr. Jitendra M. Thakker & Mr. Rajendra M. Thakker.



Procedure for voting through electronic means-

The instructions for shareholders voting electronically are as under:

The voting period begins on 20th September, 2018 (09.00 a.m IST) and ends on 24th September, 2018 (5.00 p.m. IST). During this period shareholders' of the Company, holding shares as on 17th September, 2018 may cast their vote electronically. The e-voting module shall be disabled by CDSL for voting thereafter.

- (i) The shareholders should log on to the e-voting website www.evotingindia.com during the voting period
- (ii) Click on "Shareholders" tab.
- (iii) Now, select the "THAKKER'S DEVELOPERS LIMITED" from the drop down menu and click on "SUBMIT"
- (iv) Now Enter your User ID
 - a. For CDSL: 16 digits beneficiary ID,
 - b. For NSDL: 8 Character DP ID followed by 8 Digits Client ID,
 - c. Members holding shares in Physical Form should enter Folio Number registered with the Company.
- (v) Next enter the Image Verification as displayed and Click on Login.
- (vi) If you are holding shares in demat form and had logged on to www.evotingindia.com and voted on an earlier voting of any company, then your existing password is to be used.
- (vii) If you are a first time user follow the steps given below:

	For Members holding shares in Demat Form and Physical Form
PAN	Enter your 10 digit alpha-numeric *PAN issued by Income Tax Department (Applicable for both demat shareholders as well as physical shareholders) "Members who have not updated their PAN with the Company/Depository Participant are requested to use the first two letters of their name and the 8 digits of the sequence number in the PAN field. "In case the sequence number is less than 8 digits enter the applicable number of 0's before the number after the first two characters of the name in CAPITAL letters. Eg. If your name is Ramesh Kumar with sequence number 1 then enter RA00000001 in the PAN field.
DOB	Enter the Date of Birth as recorded in your demat account or in the company records for the said demat account or folio in dd/mm/yyyy format.
Dividend Bank Details	Enter the Dividend Bank Details as recorded in your demat account or in the company records for the said demat account or folio. "Please enter the DOB or Dividend Bank Details in order to login. If the details are not recorded with the depository or company please enter the member id / folio number in the Dividend Bank details field."

- (vii) If you are a first time user follow the steps given below:
- (viii) After entering these details appropriately, click on "SUBMIT" tab.
- (ix) Members holding shares in physical form will then directly reach the Company selection screen. However, members holding shares in demat form will now reach 'Password Creation' menu wherein they are required to mandatorily enter their login password in the new password field. Kindly note that this password is to be also used by the demat holders for voting for resolutions of any other company on which they are eligible to vote, provided that company opts for e-voting through CDSL platform. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential.

- (x) For Members holding shares in physical form, the details can be used only for e-voting on the resolutions contained in this Notice.
- (xi) Click on the EVSN for the relevant "THAKKER'S DEVELOPERS LIMITED" on which you choose to vote.
- (xii) On the voting page, you will see "RESOLUTION DESCRIPTION" and against the same the option "YES / NO" for voting. Select the option YES or NO as desired. The option YES implies that you assent to the Resolution and option NO implies that you dissent to the Resolution.
- (xiii) Click on the "RESOLUTIONS FILE LINK" if you wish to view the entire Resolution details.
- (xiv) After selecting the resolution you have decided to vote on, click on "SUBMIT". A confirmation box will be displayed. If you wish to confirm your vote, click on "OK", else to change your vote, click on "CANCEL" and accordingly modify your vote.
- (xv) Once you "CONFIRM" your vote on the resolution, you will not be allowed to modify your vote.
- (xvi) You can also take out print of the voting done by you by clicking on "Click here to print" option on the Voting page.
- (xvii) If Demat account holder has forgotten the same password then Enter the User ID and the image verification code and click on Forgot Password & enter the details as prompted by the system.
- (xviii) Note for Non - Individual Shareholders and Custodians
 - a) Non-Individual shareholders (i.e. other than Individuals, HUF, NRI etc.) and Custodian are required to log on to <https://www.evotingindia.co.in> and register themselves as Corporates.
 - b) A scanned copy of the Registration Form bearing the stamp and sign of the entity should be emailed to helpdesk.evoting@cdslindia.com.
 - c) After receiving the login details they have to create a compliance user should be created using the admin login and password. The Compliance user would be able to link the account(s) for which they wish to vote on.
 - d) The list of accounts should be mailed to helpdesk.evoting@cdslindia.com and on approval of the accounts they would be able to cast their vote.
 - e) A scanned copy of the Board Resolution and Power of Attorney (POA) which they have issued in favour of the Custodian, if any, should be uploaded in PDF format in the system for the scrutinizer to verify the same.
- (xix) In case you have any queries or issues regarding e-voting, you may refer the Frequently Asked Questions ("FAQs") and e-voting manual available at www.evotingindia.co.in under help section or write an email to helpdesk.evoting@cdslindia.com.

REGD. OFF. :-

Directors
37/39, Kantol Niwas,
Modi Street, Fort,
Mumbai - 400 001.

PLACE : Nashik.

DATE : 04/08/2018.

By Order of the Board of

JITENDRA M. THAKKER
CHAIRMAN
DIN 00082860



DIRECTOR'S REPORT

TO THE MEMBERS,

The Directors hereby present their Thirty-first Annual Report on the business operations of your Company along with the audited Financial statement, for the year ended 31st March, 2018. The Consolidated Performance of the Company and its subsidiaries has been referred to wherever required.

1. Corporate Overview:

Thakkers Developers Limited is leading Real Estate Company. The Group has its Registered Office in Mumbai & Corporate Offices in Nashik, Maharashtra.

2. Results for our operations:

	(Rs. In Lakhs)			
	Standalone		Consolidated	
	Year Ended 31.03.2018	Year Ended 31.03.2017	Year Ended 31.03.2018	Year Ended 31.03.2017
Income	2403.00	4044.29	3226.78	4188.54
Profit before Tax (PBT)	173.67	1812.03	219.78	1811.06
Provision for taxation	55.00	440.00	69.00	440.00
Taxes for Earlier Years (Net)	108.25	0	108.87	0.08
Deferred Tax	4.48	4.76	4.48	4.76
Profit after Tax (PAT)	5.94	1367.27	37.43	1366.22
Add/(Less) Prior Period Adjustment	2.54	(0.11)	2.54	(0.11)
	3.40	1367.16	34.89	1366.11
Add: Balance of Profit brought forward	5950.06	4582.90	6174.95	4808.73
Balance available for appropriation	5953.46	5950.06	6209.84	6174.84
Appropriations				
Balance Carried to Balance Sheet	5953.46	5950.06	6209.84	6174.95

3. Dividend and General Reserve :

Board does not recommend any dividend for the year 2017-18 and propose to transfer to General Reserve amount of Rs. 3.40 Lakhs

4. Share Capital :

The Paid Up Equity Share Capital stood as on March 31, 2018 is of Rs.9,00,00,000/- (Rupees Nine Crore Only). During the year there were no variation in the Authorized & Paid up share capital.

5. Operations and prospects :

The year under review your Company has total income of Rs.2,403.00 Lakhs. During the year Company has sold constructed flats/shops admeasuring about 13,276.72 Sq.Ft worth of Rs. 761.06 Lakhs. In addition to above, the Company sold plots, lands etc worth of Rs.1,001.98 Lakhs