

# Sow the seed of investment for brighter future



36<sup>th</sup> Annual Report  
2022-2023



**THAKKERS**

TOGETHER TOWARDS PROSPERITY  
SINCE 1962

**Thakkers Developers Ltd.**

**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 Karwa Malani Kalantri & Associates.  
Chartered Accountants, Nashik

**Bankers :**

The Saraswat Co-op. Bank Ltd.  
Godavari Urban Co-op. Bank Ltd.  
ICICI Bank Ltd.  
Kotak Mahindra Bank  
HDFC Bank

**Thirty Sixth Annual General Meeting :**

Date : 30th September, 2023  
Time : 12.00 Noon  
Venue :  
<https://us06web.zoom.us/j/3801672141?pwd=OGtTenZ4TTIhM3ZESjNFcWh2YjhpZz09>  
Meeting ID: 380 167 2141  
Passcode: 252525

**CFO :**

Mr. Abhishek N. Thakker

**Company Secretary:**

Mr. Lalit Avinash Bhanu

**Committees of Board:****Audit Committee**

Mr. Gaurav J. Deshmukh  
Mr. Manish V. Lonari  
Mr. Narendra M. Thakker

**Stake Holders Relationship Committee**

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

**Nomination and Remuneration Committee**

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

**Corporate Social Responsibility Committee**

Mr. Manish V. Lonari  
Mr. Jitendra M. Thakker  
Mr. Rajendra M. Thakker

**Share Transfer Agent Earlier**

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  
Email –support@freedomregistry.co.in

**Share Transfer Agent**

New w.e.f. 13.05.2023  
M/s. Purva Share Registry (India) Private Limited  
9, Shiv Shakti Industrial Estate,  
J.R. Boricha Marg, Opp. Kasturba Hospital  
Lower Parel (East) Mumbai - 400 011  
Tel.No. +91 22 4961 4132  
Tel.No. +91 22 3199 8810

**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 N. Thakker  
Woman Director



# THAKKERS

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 61 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.



**THAKKERS**

TOGETHER TOWARDS PROSPERITY

**Thakkers Developers Ltd.**

**36<sup>th</sup> Annual Report**

**2022-2023**

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**NOTICE FOR THIRTY SIXTH ANNUAL GENERAL MEETING****NOTICE**

NOTICE is hereby given that the 36<sup>th</sup> Annual General Meeting of the Members of the Company will be held at 12.00 noon on Saturday, 30th September, 2023 through video conferencing on Zoom App having link as <https://us06web.zoom.us/j/3801672141?pwd=OGtTenZ4TTlhM3ZESjNFcWh2YjhpZz09>

[Meeting ID:](#) 380 167 2141

[Passcode:](#) 252525

The venue of the meeting shall be deemed to be at registered office of the Company at 37/39, Kantol Niwas, Modi Street, Fort, Mumbai 400 001 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, 2023, together with the reports of the Board of Directors and Auditors thereon.
2. To appoint a Director in place of Mr. Rajendra Manohardas Thakker having DIN- 00083181 who retires by rotation and being eligible, offers himself for reappointment.
3. To appoint a Director in place of Mrs. Hetal Nishant Thakker having DIN- 02561468 who retires by rotation and being eligible, offers herself for reappointment.

**REGD. OFF. :-**  
37/39, Kantol Niwas,  
Modi Street, Fort,  
Mumbai - 400 001

**PLACE: NASHIK**  
**DATE: 14.08.2023**

By Order of the Board of Directors

**LALIT AVINASH BHANU**  
**Company Secretary**

**NOTES FOR MEMBERS ATTENTION:**

1. In view of the continuing General Circular No. 20/2020 dated May 05, 2020 and General Circular No.02/2022 dated 05.05.2022, allows to Companies whose AGM are due in the year 2023 to conduct their Annual general Meeting (AGM) on or before 30th September, 2023 in accordance with the requirement laid down in para 3 & para 4 of the General Circular No. 20/2020 dated May 05, 2020, electronic copies of the Annual Report for F.Y.2022-23 physical attendance of the Members to the Annual General Meeting ('AGM') venue is not required and AGM be held through video conferencing ('VC') or other audio visual means ('OAVM'). Hence, Members can attend and participate in the ensuing AGM through VC/OAVM. In compliance with the provisions of the Companies Act, 2013 ("Act"), SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations") and abovementioned MCA Circulars, the AGM of the Company is being held through VC / OAVM.
2. Pursuant to the provisions of the Act, a Member entitled to attend and vote at the AGM is entitled to appoint a proxy to attend and vote on his/her behalf and the proxy need not be a Member of the Company. Since this AGM is being held pursuant to the MCA Circulars through VC / OAVM, physical attendance of Members has been dispensed with. Accordingly, the facility for appointment of proxies by the Members will not be available for the AGM and hence the Proxy Form and Attendance Slip are not annexed to this Notice.
3. Institutional investors, who are members of the Company, are encouraged to attend the 36<sup>th</sup> AGM of the Company through VC/ OAVM mode and vote electronically. Corporate members are required to send a scanned copy (PDF/JPG Format) of the Board Resolution/ Power of Attorney authorizing its representatives to attend and vote at the AGM through VC / OAVM on its behalf pursuant to Section 113 of the Act. The said Resolution/Authorization shall be sent to the Scrutinizer by email through its registered email address to [suranaaj@yahoo.co.in](mailto:suranaaj@yahoo.co.in) with a copy marked to [evoting@csdl.co.in](mailto:evoting@csdl.co.in).
4. 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.
5. Shareholders are requested to notify change in address, if any, immediately to the Company.
6. The Explanatory Statement pursuant to Section 102 of the Companies Act, 2013 setting out the material facts concerning the Special Business is annexed hereto.
7. Members desiring any information as regards the Accounts are requested to write to the Company by electronic mode on [lalitbhanu@thackersdevelopers.com](mailto:lalitbhanu@thackersdevelopers.com) 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. Members who would like to express their views/ask questions as a speaker at the Meeting may pre-register themselves by sending a request from their registered e-mail address mentioning their names, DP ID and Client ID/folio number, PAN and mobile number at [lalitbhanu@thackersdevelopers.com](mailto:lalitbhanu@thackersdevelopers.com) between Saturday 16th September, 2023 (09.00 a.m. IST) to Friday, 22<sup>nd</sup> September, 2023 (5.00 p.m. IST). Only those Members who have preregistered themselves as speakers will be allowed to express their views/ask questions during the AGM. The Company reserves the right to restrict the number of speakers depending on the availability of time for the AGM.
9. The Members can join the AGM in the VC/OAVM mode 15 minutes before and after the scheduled time of the commencement of the Meeting by following the procedure mentioned in the Notice. The facility of participation at the AGM through VC/OAVM will be made available for 100 members on first come first served basis. This will not include large Shareholders (Shareholders holding 2% or more shareholding), Promoters, Institutional Investors, Directors, Key Managerial Personnel, the Chairpersons of the Audit Committee, Nomination and Remuneration Committee and Stakeholders Relationship Committee, Auditors etc. The detailed instructions for joining the Meeting through VC/OAVM form part of the Notes to this Notice
10. The attendance of the Members attending the AGM through VC/OAVM will be counted for the purpose of reckoning the quorum under Section 103 of the Act.
11. The Register of members and the share transfer book will remain closed from Monday 25<sup>th</sup> September, 2023 to Saturday, 30th September, 2023 (Both days inclusive).

12. The Company has made an arrangement with CDSL & NSDL for dematerialization of shares. Members are requested to avail the facility of dematerialization 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.
13. "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 36<sup>th</sup> Annual General Meeting scheduled to be held at 12.00 noon on 30<sup>th</sup> September, 2023 through video conferencing.
14. Attention of the Members is also invited towards the provisions of Section 125 of the Companies Act, 2013 read together with IEPF (Accounting, Audit, Transfer and Refund) Amendment Rules, 2017 which requires the companies to also transfer the Equity shares corresponding to the Dividend which has remained unclaimed and consequently unpaid for a period of seven consecutive years or more. Members are requested to refer para on 'Transfer of Unpaid Dividend and corresponding Equity Shares to the Investor Education and Protection Fund (IEPF)' in the Directors' Report for the FY 2022-23.
15. In line with the continuing General Circular No. 20/2020 dated May 05, 2020 and General Circular No.02/2022 dated 05.05.2022, allows to Companies whose AGM are due in the year 2023 to conduct their Annual general Meeting (AGM) on or before 30th September, 2023 in accordance with the requirement laid down in para 3 & para 4 of the General Circular No. 20/2020 dated May 05, 2020, electronic copies of the Annual Report for F.Y.2022-23 to those Members whose e-mail addresses are registered with the Company/Depositories and has been uploaded on the website of the Company at [www.thakkersdevelopers.com](http://www.thakkersdevelopers.com). The Notice can also be accessed from the websites of the Stock Exchanges i.e. BSE Limited at [www.bseindia.com](http://www.bseindia.com)
16. 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. Rajendra Manohardas Thakker**

Mr. Rajendra Manohardas Thakker born on 10th day of August, 1958 & having expertise in estate dealing & land developing activities. Though he is academically undergraduate he marching Thakker's Developers Ltd in the different high level. He is serving the Company since 1989 & were recently reappointed by the members in the Annual meetings were held for the financial year 2020-21. Mr. Rajendra Manohardas Thakker hold the Directorship in one Unlisted Public Company other than the position of Managing Director of the Thakkers Developers Ltd. He holds 138768 Equity Shares in the Company. He is the real brother of Mr. Jitendra Manohardas Thakker & Mr. Narendra Manohardas Thakker.

#### **Mrs. Hetal Nishant Thakker**

The skill of decision making & positive approach, active participation in every department of Company, Mrs. Hetal Nishant Thakker serves the Company in very dynamic mode like her personality.

Hetal Thakker born on 31st day of October, 1980. She holds the degree of PGDBM (OBM) & the experience in the business made her perfect. She holds 600 equity shares in the Company & hasn't hold the position of Directorship in any other listed company except Thakkers Developers Ltd. She was appointed as the additional woman Director on 30th May, 2015 & was regularized on 26th of August, 2015 in the duly held Annual General Meeting. Further she was reappointed on 30<sup>th</sup> September, 2021 i.e. in Annual general meeting of the Company for the Financial Year 2020-21. She is the daughter-in-law of Rajendra Manohardas Thakker.

Procedure for voting through electronic means-

The instructions for shareholders voting electronically are as under:

The voting period begins on Saturday, 23<sup>rd</sup> September, 2023 (09.00 a.m. IST) and ends on Friday, 29<sup>th</sup> September, 2023 (5.00 p.m. IST). During this period shareholders' of the Company, holding shares as on Wednesday, 20<sup>th</sup> September, 2023 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](http://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](http://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:

	<b>For Members holding shares in Demat Form and Physical Form</b>
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."

- (viii) If you are a first time user follow the steps given below:
- (ix) After entering these details appropriately, click on "SUBMIT" tab.
- (x) 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-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.
- (xi) For Members holding shares in physical form, the details can be used only for e-voting on the resolutions contained in this Notice.
- (xii) Click on the EVSN for the relevant "THAKKER'S DEVELOPERS LIMITED" on which you choose to vote.
- (xiii) 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.



- (xiv) Click on the "RESOLUTIONS FILE LINK" if you wish to view the entire Resolution details.
- (xv) 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.
- (xvi) Once you "CONFIRM" your vote on the resolution, you will not be allowed to modify your vote.
- (xvii) You can also take out print of the voting done by you by clicking on "Click here to print" option on the Voting page.
- (xviii) 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.
- (xix) Note for Non - Individual Shareholders and Custodians
  - a) Non-Individual shareholders (i.e. other than Individuals, HUF, and 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](mailto: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](mailto: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.
- (xx) 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](http://www.evotingindia.co.in) under help section or write an email to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com).

**INSTRUCTIONS FOR MEMBERS FOR ATTENDING THE AGM THROUGH VC/OAVM ARE AS UNDER:**

1. Members will be provided with a facility to attend the AGM through VC/OAVM through the CDSL e-Voting system. Members may access the same at <https://www.evoting.cdsl.com> under shareholders/members login by using the remote e-voting credentials.
2. The link for VC/ OAVM along with the Annual Report will be shared on mail IDs of shareholders which are registered with the Company. Please note that the members who do not have the User ID and Password for e-Voting or have forgotten the User ID and Password may retrieve the same by following the remote e-Voting instructions mentioned in the notice to avoid last minute rush. Further members can also use the OTP based login for logging into the e-Voting system of CDSL.
3. Members are encouraged to join the Meeting through Laptops for better experience.
4. Further Members will be required to allow Camera and use Internet with a good speed to avoid any disturbance during the meeting.

5. Please note that participants connecting from Mobile Devices or Tablets or through Laptop connecting via Mobile Hotspot may experience Audio/Video loss due to fluctuation in their respective network. It is therefore recommended to use Stable Wi-Fi or LAN Connection to mitigate any kind of aforesaid glitches.
6. Shareholders who would like to express their views/ questions may send the same in advance mentioning their name demat account number/folio number, email id, mobile number at [lalitbhanu@thakkersdevelopers.com](mailto:lalitbhanu@thakkersdevelopers.com) the same will be replied by the company suitably.

**REGD. OFF. : -**  
37/39, Kantol Niwas,  
Modi Street, Fort,  
Mumbai - 400 001

By Order of the Board of Directors

**PLACE : NASHIK**  
**DATE : 14.08.2023**

**LALIT AVINASH BHANU**  
**COMPANY SECRETARY**