

**FORM NO. MGT 9
EXTRACT OF ANNUAL RETURN**

As on financial year ended on 31.03.2025

Pursuant to Section 92 (3) of the Companies Act, 2013 and rule 12(1) of the Company (Management & Administration) Rules, 2014.

I REGISTRATION & OTHER DETAILS:

1	CIN	L45200MH1985PLC037365
2	Registration Date	9/3/1985
3	Name of the Company	TIVOLI CONSTRUCTION LIMITED
4	Category/Sub-category of the Company	Public Company Limited by Shares
5	Address of the Registered office & contact details	4th Floor, Raheja Chambers, Linking Road & Main Avenue, Santacruz – (West), Mumbai – 400 054
6	Whether listed company	Yes
7	Name, Address & contact details of the Registrar & Transfer Agent, if any.	Satellite Corporate Services Pvt. Ltd Office no.106 & 107, Dattani Plaza,East West Compound,Andheri Kurla Road,Sakinaka- Mumbai-400072. Tel No: 022 28520461/462 Email id: service@satellitecorporate.com

II PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY

(All the business activities contributing 10 % or more of the total turnover of the company shall be stated)

S. No.	Name and Description of main products / services	NIC Code of the Product / service	% to total turnover of the company
1	Interest from Banks	809	100.00

III Particulars of the Holding, Subsidiary & Associate Companies

Sr. No.	Name & Address of the Company	CIN / GLN	Holding / Subsidiary / Associate	% of shares held	Applicable Section
1	Victoria Investments Co. Ltd.	U67120MH1986PLC039419	Subsidiary	100	2 (87)

IV SHARE HOLDING PATTERN (Equity Share Capital Breakup as percentage of Total Equity)

A) Category-wise Share Holding

Category of Shareholders	No.of Shares held at the beginning of the year				No.of Shares held at the end of the year				Change during the year		
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares			
A. Promoters											
(1) Indian											
a) Individual/HUF		183430	78300	261730	52.35		183430	78300	261730	52.35	0.00
b) Central Govt.		0	0	0	0.00		0	0	0	0.00	0.00
c) State Govt.		0	0	0	0.00		0	0	0	0.00	0.00
d) Bodies Corporates		26900	39700	66600	13.32		26900	39700	66600	13.32	0.00
e) Banks/FI		0	0	0	0.00		0	0	0	0.00	0.00
Sub Total : A(1)		210330	118000	328330	65.67		210330	118000	328330	65.67	0.00
(2) Foreign											
a) NRI - Individuals		0	0	0	0.00		0	0	0	0.00	0.00
b) Other - Individuals		0	0	0	0.00		0	0	0	0.00	0.00
c) Bodies Corporates		0	0	0	0.00		0	0	0	0.00	0.00
d) Banks/FI		0	0	0	0.00		0	0	0	0.00	0.00
Sub Total : A(2)		0	0	0	0.00		0	0	0	0.00	0.00
Total Shareholding of Promoters (A)=(A)(1) + (A)(2)		210330	118000	328330	65.67		210330	118000	328330	65.67	0.00
B. Public Shareholding											
(1) Institutions											
a) Mutual Funds		0	0	0	0.00		0	0	0	0.00	0.00
b) Banks/FI		0	0	0	0.00		0	0	0	0.00	0.00
c) Central Govt.		0	0	0	0.00		0	0	0	0.00	0.00
d) State Govt.		0	0	0	0.00		0	0	0	0.00	0.00
e) Venture Capital Funds		0	0	0	0.00		0	0	0	0.00	0.00
f) Insurance Companies		0	0	0	0.00		0	0	0	0.00	0.00
g) FIs		0	0	0	0.00		0	0	0	0.00	0.00
h) Foreign Venture Capital Funds		0	0	0	0.00		0	0	0	0.00	0.00
i) Any Other (Specify)											
Sub Total : B(1)		0	0	0	0.00		0	0	0	0.00	0.00
(2) Non - Institutions											
a) Bodies Corporates											
ai) Indian		104500	1400	105900	21.18		104500	1400	105900	21.18	0.00
aii) Overseas		0	0	0	0.00		0	0	0	0.00	0.00
b) Individuals											
bi) Individual Shareholders holding nominal share capital		0	48170	48170	9.63		0	48170	48170	9.63	0.00
bii) Individual Shareholders holding nominal share capital		0	17600	17600	3.52		0	17600	17600	3.52	0.00
c) Any Other (Specify)											
Sub Total : B(2)		104500	67170	171670	34.33		104500	67170	171670	34.33	0.00
Total Public Shareholding (B)=(B)(1) + (B)(2)		104500	67170	171670	34.33		104500	67170	171670	34.33	0.00
C. Shares held by Custodian for GDRs & ADRs											
a) Promoter & Promoter Group		0	0	0	0.00		0	0	0	0.00	0.00
b) Public		0	0	0	0.00		0	0	0	0.00	0.00
Sub Total : C(1)		0	0	0	0.00		0	0	0	0.00	0.00
Total Shareholding of Shares held by Custodian for GDRs & ADRs		0	0	0	0.00		0	0	0	0.00	0.00
Grand Total (A + B + C)		314830	185170	500000	100.00		314830	185170	500000	100.00	0.00

B) Shareholding of Promoter-

	No.of Shares held at the beginning of the year	No.of Shares held at the end of the year
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Sl No.	Shareholder's Name	No. of Shares	% of total Shares of	% of Shares	No. of Shares	% of total Shares of the company	% of Shares	Change during
1	SAROJ R AHUJA	100	0.02	0.00	100	0.02	0.00	0.00
2	SEA SIDE PROPERTIES PVT LTD	200	0.04	0.00	200	0.04	0.00	0.00
3	B S R GRIHIRMAN PVT LTD	400	0.08	0.00	400	0.08	0.00	0.00
4	KAMLA C WADHWA	133300	26.66	0.00	133300	26.66	0.00	0.00
5	BEAU RIVAGE ESTATES PVT LTD	500	0.10	0.00	500	0.10	0.00	0.00
6	BANDRA CONSTRUCTION PVT LTD	600	0.12	0.00	600	0.12	0.00	0.00
7	PEBBLE BAY DEVELOPERS PRIVATE LIMITED	10200	2.04	0.00	10200	2.04	0.00	0.00
8	INDRA B AHUJA	100	0.02	0.00	100	0.02	0.00	0.00
9	NARESH B AHUJA	100	0.02	0.00	100	0.02	0.00	0.00
10	CHATURBHUI WADHWA	200	0.04	0.00	200	0.04	0.00	0.00
11	G V R BUILDERS PVT LTD	400	0.08	0.00	400	0.08	0.00	0.00
12	LAVINA ESTATES PRIVATE LIMITED	400	0.08	0.00	400	0.08	0.00	0.00
13	BRINDABAN BUILDERS PVT LTD	11300	2.26	0.00	11300	2.26	0.00	0.00
14	BANDRA PROPERTIES PVT LTD	15000	3.00	0.00	15000	3.00	0.00	0.00
15	S B R ESTATES AND FINANCE PRIVATE LIMITE	200	0.04	0.00	200	0.04	0.00	0.00
16	LOUISIANA ESTATES PVT LTD	500	0.10	0.00	500	0.10	0.00	0.00
17	BHAGWANDAS SEWARAM HUF	20100	4.02	0.00	20100	4.02	0.00	0.00
18	VIJAY B RAHEJA OF K B TRUST	37000	7.40	0.00	37000	7.40	0.00	0.00
19	ASHA S AHUJA	100	0.02	0.00	100	0.02	0.00	0.00
20	RABINDER G AHUJA	100	0.02	0.00	100	0.02	0.00	0.00
21	BHAGWANDAS S RAHEJA	10100	2.02	0.00	10100	2.02	0.00	0.00
22	QUEENS CONSTRUCTION PVT LTD	400	0.08	0.00	400	0.08	0.00	0.00
23	BULCHAND G AHUJA	100	0.02	0.00	100	0.02	0.00	0.00
24	SHEELA H RAJANI	200	0.04	0.00	200	0.04	0.00	0.00
25	VIJAY RAHEJA BUILDERS PVT LTD	10000	2.00	0.00	10000	2.00	0.00	0.00
26	SHANTI B RAHEJA	10100	2.02	0.00	10100	2.02	0.00	0.00
27	SHOBHA RAJKUMAR RAJPAL	100	0.02	0.00	100	0.02	0.00	0.00
28	RAJDEEP RAHEJA EXPORTS PVT LTD	1500	0.30	0.00	1500	0.30	0.00	0.00
29	SUNANDA CONSTRUCTION PRIVATE LIMITED	15000	3.00	0.00	15000	3.00	0.00	0.00
30	ANITA DEEPAK RAHEJA	50030	10.01	0.00	50030	10.01	0.00	0.00
	TOTAL	328330	65.67	0.00	328330	65.67	0.00	0.00

C) Change in Promoters' Shareholding (please specify, if there is no change)

Sl No.	Name of Promoter's	As On Date	No. of Shares held at No. of Shares	% of total shares of	Cumulative Shareholding during the year No. of shares	% of total
1	At the beginning of the year B S R GRIHIRMAN PVT LTD	3/31/2024	400	0.08	400	0.08
	Date wise Increase / Decrease in Promoters Share holding during the year		NIL	NIL		
	At the End of the year	31/03/2025	400	0.08	400	0.08
2	At the beginning of the year BRINDABAN BUILDERS PVT LTD	3/31/2024	11300	2.26	11300	2.26
	Date wise Increase / Decrease in Promoters Share holding during the year		NIL	NIL		
	At the End of the year	31/03/2025	11300	2.26	11300	2.26
3	At the beginning of the year BEAU RIVAGE ESTATES PVT LTD	3/31/2024	500	0.10	500	0.10
	Date wise Increase / Decrease in Promoters Share holding during the year		NIL	NIL		
	At the End of the year	31/03/2025	500	0.10	500	0.10
4	At the beginning of the year G V R BUILDERS PVT LTD	3/31/2024	400	0.08	400	0.08
	Date wise Increase / Decrease in Promoters Share holding during the year		NIL	NIL		
	At the End of the year	31/03/2025	400	0.08	400	0.08
5	At the beginning of the year LAVINA ESTATES PRIVATE LIMITED	3/31/2024	400	0.08	400	0.08
	Date wise Increase / Decrease in Promoters Share holding during the year		NIL	NIL		
	At the End of the year	31/03/2025	400	0.08	400	0.08
6	At the beginning of the year LOUISIANA ESTATES PVT LTD	3/31/2024	500	0.10	500	0.10
	Date wise Increase / Decrease in Promoters Share holding during the year		NIL	NIL		
	At the End of the year	31/03/2025	0	0.00	500	0.10
7	At the beginning of the year QUEENS CONSTRUCTION PVT LTD	3/31/2024	400	0.08	400	0.08
	Date wise Increase / Decrease in Promoters Share holding during the year		NIL	NIL		
	At the End of the year	31/03/2025	0	0.00	400	0.08
8	At the beginning of the year RAJDEEP RAHEJA EXPORTS PVT LTD	3/31/2024	1500	0.30	1500	0.30
	Date wise Increase / Decrease in Promoters Share holding during the year		NIL	NIL		
	At the End of the year	31/03/2025	1500	0.30	1500	0.30
9	At the beginning of the year SUNANDA CONSTRUCTION PRIVATE LIMITED	3/31/2024	15000	3.00	15000	3.00
	Date wise Increase / Decrease in Promoters Share holding during the year		NIL	NIL		
	At the End of the year	31/03/2025	15000	3.00	15000	3.00
10	At the beginning of the year SEA SIDE PROPERTIES PVT LTD	3/31/2024	200	0.04	200	0.04
	Date wise Increase / Decrease in Promoters Share holding during the year		NIL	NIL		
	At the End of the year	31/03/2025	200	0.04	200	0.04
11	At the beginning of the year S B R ESTATES AND FINANCE PRIVATE LIMITE	3/31/2024	200	0.04	200	0.04
	Date wise Increase / Decrease in Promoters Share holding during the year		NIL	NIL		
	At the End of the year	31/03/2025	200	0.04	200	0.04
12	At the beginning of the year VIJAY RAHEJA BUILDERS PVT LTD	3/31/2024	10000	2.00	10000	2.00
	Date wise Increase / Decrease in Promoters Share holding during the year		NIL	NIL		
	At the End of the year	31/03/2025	10000	2.00	10000	2.00
13	At the beginning of the year RABINDER G AHUJA	3/31/2024	100	0.02	100	0.02
	Date wise Increase / Decrease in Promoters Share holding during the year		NIL	NIL		
	At the End of the year	31/03/2025	100	0.02	100	0.02
14	At the beginning of the year SHOBHA RAJKUMAR RAJPAL	3/31/2024	100	0.02	100	0.02
	Date wise Increase / Decrease in Promoters Share holding during the year		NIL	NIL		
	At the End of the year	31/03/2025	100	0.02	100	0.02
15	At the beginning of the year CHATURBHUI WADHWA	3/31/2024	200	0.04	200	0.04
	Date wise Increase / Decrease in Promoters Share holding during the year		NIL	NIL		
	At the End of the year	31/03/2025	200	0.04	200	0.04
16	At the beginning of the year KAMLA C WADHWA	3/31/2024	133300	26.66	133300	26.66
	Date wise Increase / Decrease in Promoters Share holding during the year		NIL	NIL		
	At the End of the year	31/03/2025	133300	26.66	133300	26.66

17	At the beginning of the year	BANDRA CONSTRUCTION PVT LTD	3/31/2024	600	0.12	600	0.12
	Date wise Increase / Decrease in Promoters Share holding during the year			NIL	NIL		
	At the End of the year		31/03/2025	600	0.12	600	0.12
18	At the beginning of the year	BANDRA PROPERTIES PVT LTD	3/31/2024	15000	3.00	15000	3.00
	Date wise Increase / Decrease in Promoters Share holding during the year			NIL	NIL		
	At the End of the year		31/03/2025	15000	3.00	15000	3.00
19	At the beginning of the year	VIJAY B RAHEJA OF K B TRUST	3/31/2024	37000	7.40	37000	7.40
	Date wise Increase / Decrease in Promoters Share holding during the year			NIL	NIL		
	At the End of the year		31/03/2025	37000	7.40	37000	7.40
20	At the beginning of the year	BHAGWANDAS S RAHEJA	3/31/2024	10100	2.02	10100	2.02
	Date wise Increase / Decrease in Promoters Share holding during the year			NIL	NIL		
	At the End of the year		31/03/2025	10100	2.02	10100	2.02
21	At the beginning of the year	NARESH B AHUJA	3/31/2024	100	0.02	100	0.02
	Date wise Increase / Decrease in Promoters Share holding during the year			NIL	NIL		
	At the End of the year		31/03/2025	100	0.02	100	0.02
22	At the beginning of the year	PEBBLE BAY DEVELOPERS PRIVATE LIMITED	3/31/2024	10200	2.04	10200	2.04
	Date wise Increase / Decrease in Promoters Share holding during the year			NIL	NIL		
	At the End of the year		31/03/2025	10200	2.04	10200	2.04
23	At the beginning of the year	BULCHAND G AHUJA	3/31/2024	100	0.02	100	0.02
	Date wise Increase / Decrease in Promoters Share holding during the year			NIL	NIL		
	At the End of the year		31/03/2025	100	0.02	100	0.02
24	At the beginning of the year	INDRA B AHUJA	3/31/2024	100	0.02	100	0.02
	Date wise Increase / Decrease in Promoters Share holding during the year			NIL	NIL		
	At the End of the year		31/03/2025	100	0.02	100	0.02
25	At the beginning of the year	SHANTI B RAHEJA	3/31/2024	10100	2.02	10100	2.02
	Date wise Increase / Decrease in Promoters Share holding during the year			NIL	NIL		
	At the End of the year		31/03/2025	10100	2.02	10100	2.02
26	At the beginning of the year	BHAGWANDAS SEWARAM HUF	3/31/2024	20100	4.02	20100	4.02
	Date wise Increase / Decrease in Promoters Share holding during the year			NIL	NIL		
	At the End of the year		31/03/2025	20100	4.02	20100	4.02
27	At the beginning of the year	ANITA DEEPAK RAHEJA	3/31/2024	50030	10.01	50030	10.01
	Date wise Increase / Decrease in Promoters Share holding during the year			NIL	NIL		
	At the End of the year		31/03/2025	50030	10.01	50030	10.01
28	At the beginning of the year	ASHA S AHUJA	3/31/2024	100	0.02	100	0.02
	Date wise Increase / Decrease in Promoters Share holding during the year			NIL	NIL		
	At the End of the year		31/03/2025	100	0.02	100	0.02
29	At the beginning of the year	SAROJ R AHUJA	3/31/2024	100	0.02	100	0.02
	Date wise Increase / Decrease in Promoters Share holding during the year			NIL	NIL		
	At the End of the year		31/03/2025	100	0.02	100	0.02
30	At the beginning of the year	SHEELA H RAJANI	3/31/2024	200	0.04	200	0.04
	Date wise Increase / Decrease in Promoters Share holding during the year			NIL	NIL		
	At the End of the year		31/03/2025	200	0.04	200	0.04

D) Shareholding Pattern of top ten Shareholders:
(Other than Directors, Promoters and Holders of GDRs and ADRs):

Sl No.	For Each of the Top 10 Shareholders	Name of Shareholder's	As On Date	No. of Shares held at		Cumulative Shareholding during the year	
				No. of Shares	% of total shares of	No. of shares	% of total
1	At the beginning of the year	PROGRESSIVE STAR FINANCE PRIVATE LIMITED	3/31/2024	104500	20.90	104500	20.90
	Date wise Increase / Decrease in Share holding during the year			NIL	NIL		
	At the End of the year		31/03/2025	104500	20.90	104500	20.90
2	At the beginning of the year	SAVITRI P BAJAJ	3/31/2024	17600	3.52	17600	3.52
	Date wise Increase / Decrease in Share holding during the year			NIL	NIL		
	At the End of the year		31/03/2025	17600	3.52	17600	3.52
3	At the beginning of the year	RAVINA HINDUJA	3/31/2024	1000	0.20	1000	0.20
	Date wise Increase / Decrease in Share holding during the year			NIL	NIL		
	At the End of the year		31/03/2025	1000	0.20	1000	0.20
4	At the beginning of the year	MAHESH HINDUJA	3/31/2024	1000	0.20	1000	0.20
	Date wise Increase / Decrease in Share holding during the year			NIL	NIL		
	At the End of the year		31/03/2025	1000	0.20	1000	0.20
5	At the beginning of the year	MAYA HINDUJA	3/31/2024	1000	0.20	1000	0.20
	Date wise Increase / Decrease in Share holding during the year			NIL	NIL		
	At the End of the year		31/03/2025	1000	0.20	1000	0.20
6	At the beginning of the year	SHEFALI AJINKYA,	3/31/2024	1000	0.20	1000	0.20
	Date wise increase / Decrease in Share holding during the year			NIL	NIL		
	At the End of the year		31/03/2025	1000	0.20	1000	0.20
7	At the beginning of the year	HARKISHAN K HINDUJA	3/31/2024	1000	0.20	1000	0.20
	Date wise Increase / Decrease in Share holding during the year			NIL	NIL		
	At the End of the year		31/03/2025	1000	0.20	1000	0.20
8	At the beginning of the year	GOVINDRAM MITTAL	3/31/2024	800	0.16	800	0.16
	Date wise Increase / Decrease in Share holding during the year			NIL	NIL		
	At the End of the year		31/03/2025	800	0.16	800	0.16
9	At the beginning of the year	BRAHMA DUTT MITTAL	3/31/2024	800	0.16	800	0.16
	Date wise Increase / Decrease in Share holding during the year			NIL	NIL		
	At the End of the year		31/03/2025	800	0.16	800	0.16
10	At the beginning of the year	MAHENDRAKUMAR MITTAL	3/31/2024	800	0.16	800	0.16
	Date wise Increase / Decrease in Share holding during the year			NIL	NIL		

	At the End of the year	31/03/2025	800	0.16	800	0.16
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E) Shareholding of Directors and Key Managerial Personnel:

SN	Shareholding of Directors and Key Managerial Personnel:	Date	Shareholding at the beginning of the year			Change	Cumulative Shareholding	
			No. of shares		% of total shares of the company		No. of shares	% of total shares of the
1	Sagar Rupani		-		-	-	-	-
2	Rakesh Desai		-		-	-	-	-
3	Anita Raheja		50,030		10.01	-	50,030	10
4	Tanuja Sharma		-		-	-	-	-
	Total of all Directors/KMP at the end of the year		50,030		10.01	-	50,030	10

V) INDEBTEDNESS -Indebtedness of the Company including interest outstanding/accrued but not due for payment.

	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
Indebtedness at the beginning of the financial year				
i) Principal Amount				
ii) Interest due but not paid				
iii) Interest accrued but not due				
Total (i+ii+iii)				
Change in Indebtedness during the financial year				
* Addition				
* Reduction				
Net Change				
Indebtedness at the end of the financial year				
i) Principal Amount				
ii) Interest due but not paid				
iii) Interest accrued but not due				
Total (i+ii+iii)				

VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL-

A. Remuneration to Managing Director, Whole-time Directors and/or Manager:

SN.	Particulars of Remuneration	Name of MD/WTD/ Manager				Total Amount
	Gross salary	NIL	----	----	---	NIL
1	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961					
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961					
	(c) Profits in lieu of salary under section 17(3) Income- tax Act, 1961					
2	Stock Option					
3	Sweat Equity					
4	Commission					
	- as % of profit					
	- others, specify...					
5	Others, please specify					
	Total (A)	NIL				NIL
	Ceiling as per the Act					

B. Remuneration to other directors

SN.	Particulars of Remuneration	Name of Directors				Total Amount
1	Independent Directors	Rakesh Desai	Sagar Rupani			
	Fee for attending board committee meetings	1,500.00	1,500.00			3,000.00
	Commission					
	Others, please specify					
	Total (1)	1,500.00	1,500.00			3,000.00
2	Other Non-Executive Directors			Anita Raheja		
	Fee for attending board committee meetings			1,500.00		1,500.00
	Commission					
	Others, please specify					
	Total (2)	-		1,500.00		1,500.00
	Total (B)=(1+2)	3,000.00		1,500.00		4,500.00
	Total Managerial Remuneration					
	Overall Ceiling as per the Act					

C REMUNERATION TO KEY MANAGERIAL PERSONNEL OTHER THAN MD/MANAGER/WTD

SN	Particulars of Remuneration	Key Managerial Personnel			
		CEO	CS	CFO	Total
	Name		Tanuja Sharma		
1	Gross salary		66,000	Nil	
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961		Nil	Nil	Nil
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961		Nil	Nil	Nil
	(c) Profits in lieu of salary under section 17(3) Income-tax Act, 1961		Nil	Nil	Nil
2	Stock Option		Nil	Nil	Nil
3	Sweat Equity		Nil	Nil	Nil
4	Commission		Nil	Nil	Nil
	- as % of profit		Nil	Nil	Nil
	others, specify...		Nil	Nil	Nil

5	Others, please specify		Nil		Nil	Nil
	Total		66,000		Nil	

VII PENALTIES / PUNISHMENT/ COMPOUNDING OF OFFENCES:						NIL
	Type	Section of the Companies Act	Brief Descriptio	Details of Penalty /	Authority [RD / NCLT/ COURT]	Appeal made, if
A	COMPANY					
	Penalty					
	Punishment					
	Compounding					
B	DIRECTORS					
	Penalty					
	Punishment					
	Compounding					
C	OTHER OFFICERS IN DEFAULT					
	Penalty					
	Punishment					
	Compounding					

For and on behalf of the Board of Directors of
TIVOLI CONSTRUCTION LTD

sd/-	sd/-
Anita Raheja	Rakesh Desai
Director	Director
DIN:00306794	DIN: 00152982

MUMBAI
Dated : 06th September, 2025