

ABHA PROPERTY PROJECT LIMITED

29, GANESH CHANDRA AVENUE, 4TH FLOOR, ROOM NO 407,
KOLKATA- 700013

October 17, 2025

To,
The Secretary
The Calcutta Stock Exchange Ltd.
7, Lyons Range
Kolkata – 700 001
Script Code: 11594

Sub: Shareholding Pattern for quarter ended 30th September, 2025

Dear Sir,

In accordance with the provisions of Regulation 31(1)(b) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are enclosing herewith Shareholding Pattern of our Company for the quarter ended **30th September, 2025**.

Please acknowledge receipt.

Thanking you,

Yours faithfully,

For **ABHA PROPERTY PROJECT LIMITED**

Santanu Kumar Hazra
Company Secretary

Encl: As above

Note: In filing this shareholding pattern into the XBRL portal under the tab 31(b) we have used the decimal figure 0.10% instead of **0.0009%** (as showing in Table V in the attachment) in Sr. No.1 of Table V against Mr. Jagdish Prasad Agarwalla, Promoter since the form is not allowing the decimal figure with 0.0009% entered in the Details of holding / exercise of right of the SBO in the reporting company, whether direct or indirect: (Shares %, Voting rights % & Dividend Rights %).

PHONE: 033-3533 7200; EMAIL: abhaproperty@gmail.com
CIN: L51909WB2001PLC093941

Format of holding of specified securities

1. Name of Listed Entity: ABHA PROPERTY PROJECT LTD. (CIN:L51909WB2001PLC093941)

2. Scrip Code - Name of Scrip -, Class of Security Equity

3. Share Holding Pattern Filed under Reg. 31(1)(a)/Reg. 31(1)(b)/Reg. 31(1)(c)

a. If under 31 (1)(b) then indicate the report for Quarter ending: 30/09/2025

b. If under 31(1)(c) then indicate date of allotment/extinguishment

4. **Declaration** : The Listed entity is required to submit the following declaration to the extent of submission of information:-

Particulars	Yes*	No*
1 Whether the Listed Entity has issued any partly paid up shares?		No
2 Whether the Listed Entity has issued any Convertible Securities or Warrants?		No
3 Whether the Listed Entity has any shares against which depository receipts are issued?		No
4 Whether the Listed Entity has any shares in Locked-in?		No
5 Whether any shares held by promoters are pledge or otherwise encumbered?		No
6 Whether company has equity shares with differential voting rights?		No
7 Whether the Listed Entity has any significant beneficial owner?	Yes	
8 Whether Listed Entity has granted any ESOPs, which are outstanding?		No
9 Whether any shares held by promoters are encumbered under Non - Disposal Undertaking?		No
10 Whether any shares held by promoters are encumbered, other than by way of Pledge or NDU, if any?		No
11 Whether the listed entity is Public Sector Undertaking (PSU)?		No

* If the Listed Entity selects the option 'No' for the questions above, the column for the partly paid up shares, Outstanding Convertible Securities/Warrants, depository receipts, locked-in shares, No of shares pledged or otherwise encumbered by promoters, as applicable, shall not be displayed at the time of dissemination on the Stock Exchange website. Also wherever there is 'No' declared by Listed Entity in above table the values will be considered as 'Zero' by default on submission of the format of holding of specified securities.

5. The tabular format for disclosure of holding of specified securities is as follows:-



Table I - Summary Statement showing holding of specified securities of the listed entity as on 30/09/2025

Category (I)	Category of shareholder (II)	Nos. of shareholders (III)	No. of fully paid up equity shares held (IV)	No. of Partly paid-up equity shares held (V)	No. of shares underlying Depository Receipts (VI)	Total nos. shares held (VII)=(IV)+(V)+(VI)	Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) As a % of (A+B+C2) (VIII)	Number of Voting Rights held in each class of securities (IX)				No of shares Underlying outstanding convertible securities (including Warrants, ESOP etc.) (X)	Total No of shares on fully diluted basis (including Warrants, ESOP, Convertible Securities etc.) (XI)=(VII+X)	Shareholding as a % assuming full conversion of convertible securities (as a percentage of diluted share capital) (XII)=(VII)+(X) As a % of (A+B+C2)	Number of Locked in shares (XIII)		Number of shares pledged (XIV)		Non-Disposal Undertaking (XV)		Other encumbrances, if any (XVI)		Total No of Shares encumbered (XVII)=(XIV+XV+XVI)		Number of equity shares held in dematerialized form (XVIII)	
								No of Voting Rights			Total as a % of (A+B+C)				No. (a)	As a % of total shares held (b)	No. (a)	As a % of total shares held (b)	No. (a)	As a % of total shares held (b)	No. (a)	As a % of total shares held (b)				
								Class eg: x	Class eg: y	Total																
(A)	Promoter & Promoter group	9	8508720	0	0	8508720	74.6387	8508720	0	8508720	74.6387	0	8508720	74.6387	0	0.0000	0	0.0000	0	0.0000	0	0.0000	0	0.0000	8508720	
(B)	Public	21	2891160	0	0	2891160	25.3613	2891160	0	2891160	25.3613	0	2891160	25.3613	0	0.0000	NA						2891160			
(C)	Non Promoter - Non Public															NA										
(C1)	Shares underlying DRs						NA									NA										
(C2)	Shares held by Employee Trusts															NA										
	Total	30	11399880	0	0	11399880	100.0000	11399880	0	11399880	100.0000	0		100.0000	0	0.0000										11399880





Table III - Statement showing holding of specified securities by the Public shareholders as on 30/09/2025

	Category & Name of the Shareholders (I)	PAN (II)	No of shareholders (III)	No. of fully paid up equity shares held (IV)	Partly paid up equity shares held (V)	Nos. of shares underlying Depository Receipts (VI)	Total no of shares held (VII)=(IV)+(V)+(VI)	Shareholding % calculated as per SCRR, 1957) As a % of (A+B+C2) (VIII)	Number of Voting Rights held in each class of securities (IX)				No of shares Underlying Outstanding convertible securities (including Warrants, ESOP etc.) (X)	Total No of shares on fully diluted basis (including Warrants, ESOP, Convertible Securities etc.) (XI)=(VII)+(X)	Total Shareholding as a % assuming full conversion of convertible securities (as a percentage of diluted share capital) (XII)=(VII)+(X) As a % of A+B+C2	Number of Locked in shares (XIII)		Number of shares pledged (XIV)		Non-Disposal Undertaking (XV)	Other encumbrances, if any (XVI)	Total No of Shares encumbered (XVII)=(XIV+XV+XVI)		Number of equity shares held in dematerialized form (XVIII)	Sub-categorization of shares (XIX) Shareholding (No of shares) under								
									No of Voting Rights			Total as a % of Total Voting rights				No. (a)	As a % of total shares held (b)	No. (a)	As a % of total shares held (b)			No. (a)	As a % of total shares held (b)		Sub-Category (i)	Sub-Category (ii)	Sub-Category (iii)						
									Class x	Class y	Total																						
(1)	Institutions (Domestic)																																
(a)	Mutual Funds																																
(b)	Venture Capital Funds																																
(c)	Alternate Investment Funds																																
(d)	Banks																																
(e)	Insurance Companies																																
(f)	Provident Funds / Pension Funds																																
(g)	Asset Reconstruction Companies																																
(h)	Sovereign Wealth Funds																																
(i)	NBFCs Registered with RBI																																
(j)	Other Financial Institutions																																
(k)	Any Other (specify)																																
(2)	Sub Total		0	0	0	0	0	0.0000	0	0	0	0.0000	0	0	0.0000	0	0.0000		NA			0		0	0	0	0	0	0	0	0	0	0
(a)	Institutions (Foreign)																																
	Foreign Direct Investment																																
(b)	Foreign Venture Capital Investors																																
(c)	Sovereign Wealth Funds																																
(d)	Foreign Portfolio Investors Category I																																
(e)	Foreign Portfolio Investors Category II																																
(f)	Overseas Depositories (holding DRs) (balancing figure)																																
(g)	Any Other (specify)																																
(3)	Sub Total		0	0	0	0	0	0.0000	0	0	0	0.0000	0	0	0.0000	0	0.0000		NA			0		0	0	0	0	0	0	0	0	0	0
(a)	Central Government / State Government(s)																																
	Central Government / President of India																																
(b)	State Government / Governor																																
(c)	Shareholding by Companies or Bodies Corporate where Central/State Government is a promoter																																
(4)	Sub Total		0	0	0	0	0	0.0000	0	0	0	0.0000	0	0	0.0000	0	0.0000		NA			0		0	0	0	0	0	0	0	0	0	0
(a)	Non-Institutions																																
	Associate Companies / Subsidiaries																																
(b)	Directors and their relatives (excluding independent directors and nominee directors)																																
(c)	Key Managerial Personnel																																
(d)	Relatives of Promoters (other than immediate relatives of promoters disclosed under Promoter and Promoter Group category)																																
(e)	Trusts where any person belonging to Promoter and Promoter Group category is trustee, beneficiary or author of the trust																																
(f)	Investor Education and Protection Fund Authority																																



	Category & Name of the Shareholders (I)	PAN (II)	No of shareholders (III)	No. of fully paid up equity shares held (IV)	Partly paid up equity shares held (V)	Nos. of shares underlying Depository Receipts (VI)	Total no of shares held (VII)=(IV)+(V)+(VI)	Shareholding % calculated as per SCRR, 1957) As a % of (A+B+C2) (VIII)	Number of Voting Rights held in each class of securities (IX)				No of shares Underlying Outstanding convertible securities (including Warrants, ESOP etc.) (X)	Total No of shares on fully diluted basis (including Warrants, ESOP, Convertible Securities etc.) (XI)=(VII)+(X)	Total Shareholding as a % assuming full conversion of convertible securities (as a percentage of diluted share capital) (XII)=(VII)+(X) As a % of A+B+C2)	Number of Locked in shares (XIII)		Number of shares pledged (XIV)	Non-Disposal Undertaking (XV)	Other encumbrances, if any (XVI)	Total No of Shares encumbered (XVII)=(XIV+XV+XVI)	Number of equity shares held in dematerialized form (XVIII)	Sub-categorization of shares (XIX) Shareholding (No of shares) under								
									No of Voting Rights			Total as a % of Total Voting rights				No. (a)	As a % of total shares held (b)						No. (a)	As a % of total shares held (b)	No. (a)	As a % of total shares held (b)	No. (a)	As a % of total shares held (b)	Sub-Category (i)	Sub-Category (ii)	Sub-Category (iii)
									Class x	Class y	Total																				
(g)	Resident Individuals holding nominal share capital upto Rs.2 lakhs		15	12020	0	0	12020	0.1054	12020	0	12020	0.1054	0	12020	0.1054	0	0.0000		NA		12020	0	0	0							
(h)	Resident Individuals holding nominal share capital in excess of Rs.2 lakhs		4	171500	0	0	171500	1.5044	171500	0	171500	1.5044	0	171500	1.5044	0	0.0000		NA		171500	0	0	0							
(i)	Non Resident Indians (NRIs)																														
(j)	Foreign National																														
(k)	Foreign Company / OCB																														
(l)	Bodies Corporate		2	2707640	0	0	2707640	23.7515	2707640	0	2707640	23.7515	0	2707640	23.7515	0	0.0000		NA		2707640	0	0	0							
	TIRUPATI MANSION PVT LTD	AACCT8171G	1	1478000	0	0	1478000	12.9650	1478000	0	1478000	12.9650	0	1478000	12.9650	0	0.0000		NA		1478000	0	0	0							
	ORCHID MERCHANTS PRIVATE LIMITED	AAACO9910C	1	1229640	0	0	1229640	10.7864	1229640	0	1229640	10.7864	0	1229640	10.7864	0	0.0000		NA		1229640	0	0	0							
(m)	Any Other (specify)																														
	Sub Total		21	2891160	0	0	2891160	25.3613	2891160	0	2891160	25.3613	0	2891160	25.3613	0	0.0000		NA		2891160	0	0	0							
	Total Public Shareholding (B)=(B)(1)+(B)(2)+(B)(3)+(B)(4)		21	2891160	0	0	2891160	25.3613	2891160	0	2891160	25.3613	0	2891160	25.3613	0	0.0000		NA		2891160	0	0	0							
Details of the shareholders acting as persons in Concert			Shares																												
Sl No	Name	PAN																													
	NIL																														



Table III - Statement showing holding of specified securities by the Public shareholders as on 30/09/2025

[illegible]

Table IV - Statement showing holding of specified securities by the Non-promoter Non-Public shareholders as on 30/09/2025

	Category & Name of the Shareholders (I)	PAN (II)	No of shareholders (III)	No. of fully paid up equity shares held (IV)	Partly paid-up equity shares held (V)	Nos. of shares underlying Depository Receipts (VI)	Total no. shares held (VII)=(IV)+(V)+(VI)	Shareholding % calculated as per SCRR, 1957) As a % of (A+B+C2) (VIII)	Number of Voting Rights held in each class of securities (IX)				No of shares Underlying outstanding convertible securities (including Warrants, ESOP etc.) (X)	Total No of shares on fully diluted basis (including Warrants, ESOP, Convertible Securities etc.) (XI)=(VII+X)	Total Shareholding as a % assuming full conversion of convertible securities (as a percentage of diluted share capital) (XII)	Number of Locked in shares (XIII)		Number of shares pledged (XIV)	Non-Disclosure Undertaking (XV)		Other encumbrances, if any (XVI)		Total No of Shares encumbered (XVII)=(XIV+XV+XVI)		Number of equity shares held in dematerialized form (XVIII)
									No of Voting Rights			Total as a % of Total Voting rights				No. (a)	As a % of total shares held (b)		No. (a)	As a % of total shares held (b)	No. (a)	As a % of total shares held (b)	No. (a)	As a % of total shares held (b)	
									Class x	Class y	Total														
(1)	Custodian / DR Holder																								
(2)	Employee Benefit Trust/Employee Welfare Trust under SEBI (Share based Employee Benefits and Sweat Equity) Regulations, 2021																								
	Total Non Promoter - Non Public Shareholding (C)=(C)(1)+(C)(2)		0	0	0	0	0	0.0000	0	0	0	0.0000	0	0	0.0000	0	0.0000	NA	NA						0



ABHA PROPERTY PROJECT LTD.												
Annexure												
Table V - Statement showing details of significant beneficial owners as on 30/09/2025												
	Details of the (SBO)			Details of the registered owner			Details of holding / exercise of right of the SBO in the reporting company, whether direct or indirect:					Date of creation / acquisition of significant beneficial interest
	(I)			(II)			Whether by virtue of: (III)					(IV)
Sr No	Name	PAN / Passport No. in case of a foreign national	Nationality	Name	PAN / Passport No. in case of a foreign national	Nationality	Shares (%)	Voting rights (%)	Rights on distributable dividend or any other distribution (%)	Exercise of control	Exercise of significant influence	
1	JAGDISH PRASAD AGARWALLA	ACMPA9295R	INDIAN	JAGDISH PRASAD AGARWALLA	ACMPA9295R	INDIAN	0.0009	0.0009	0.0009	yes	yes	31-03-2013
2	SITA AGARWALLA	ACMPA9302R	INDIAN	SITA AGARWALLA	ACMPA9302R	INDIAN	21.2304	21.2304	21.2304	yes	yes	31-03-2013
3	ADITYA AGARWALLA	ACMPA9304K	INDIAN	ADITYA AGARWALLA	ACMPA9304K	INDIAN	22.7945	22.7945	22.7945	yes	yes	29-04-2025
4	VISHAL AGARWALLA	ACMPA9306M	INDIAN	VISHAL AGARWALLA	ACMPA9306M	INDIAN	17.2154	17.2154	17.2154	yes	yes	29-04-2025
5	TIRUPATI MANSION PVT LTD	AACCT8171G	INDIAN	TIRUPATI MANSION PVT LTD	AACCT8171G	INDIAN	12.9650	12.9650	12.9650	no	no	16-09-2024
6	ORCHID MERCHANTS PRIVATE LIMITED	AAACO9910C	INDIAN	ORCHID MERCHANTS PRIVATE LIMITED	AAACO9910C	INDIAN	10.7864	10.7864	10.7864	no	no	16-09-2024
	Total						84.9926	84.9926				



ABHA PROPERTY PROJECT LTD.

Table VI - Statement showing foreign ownership limits as on 30/09/2025

	Board approved limits	Limits utilized
As on shareholding date	0.0000	
As on 30/06/2025	0.0000	
As on 31/03/2025	0.0000	
As on 31/12/2024	0.0000	
As on 30/09/2024	0.0000	



ABHA PROPERTY PROJECT LTD.				
Distribution Schedule as on 30/09/2025				
Share Holding	No of Holders	% age	No of Shares	% age
51 to 100	1	3.3333	100	0.0009
251 to 500	3	10.0000	1500	0.0132
501 to 5000	12	40.0000	10520	0.0923
Above 5000	14	46.6667	11387760	99.8937
Grand Total	30	100.0000	11399880	100.0000
Distribution Schedule as on 30/09/2025				
Share Holding	No of Holders	% age	No of Shares	% age
Upto 500	4	13.3333	1600	0.0140
501 to 1000	11	36.6667	9420	0.0826
1001 to 2000	1	3.3333	1100	0.0096
Above 10000	14	46.6667	11387760	99.8937
Grand Total	30	100.0000	11399880	100.0000
Distribution Schedule as on 30/09/2025				
Notional Value of (Rs.)	No of Holders	% age	Amount (Rs.)	% age
Upto 5000	4	13.3333	16000	0.0140
5001 to 10000	11	36.6667	94200	0.0826
10001 to 20000	1	3.3333	11000	0.0096
Above 100000	14	46.6667	113877600	99.8937
Grand Total	30	100.0000	113998800	100.0000



ABHA PROPERTY PROJECT LTD.						
Shareholding Summary as on 30/09/2025						
	As per Folio/Client Id				As per PAN	
Form	No of Records	% to Total Records	No of Shares	% to Total Shares	No of Records	No of Shares
PHYSICAL	0	0.0000	0	0.0000	0	0
NSDL	27	90.0000	11396880	99.9737	27	11396880
CDSL	3	10.0000	3000	0.0263	3	3000
TOTAL	30	100.0000	11399880	100.0000	30	11399880
Total No of Shareholders as per PAN Clubbed 30						

