

ANNUAL REPORT 2025-2026



FROM THE DESK OF CHAIRMAN

Dear Members,

It is a matter of immense pride and honour for me to serve as the Chairman of **CREDAI Ahmedabad GIHED**. I am privileged to lead an organization that has, over the years, established itself as one of the country's most respected and influential real estate developers' associations. Our senior leadership has laid a strong foundation by creating a vibrant platform for developers and allied industries while nurturing constructive relationships with the Government and various statutory authorities.



Ahmedabad continues to strengthen its position as one of India's fastest-growing, most dynamic, and future-ready cities. Despite global economic uncertainties and geopolitical challenges, including the evolving situation in West Asia, the resilience of the Indian economy, supported by the visionary policies of our both the government, has created a robust environment for sustainable growth.

Transformational initiatives such as Dholera SIR, GIFT City, and Ahmedabad's selection as the host city for prestigious international sporting events, including the Commonwealth Games, Police Games, and several other national and global events, have significantly elevated the city's international profile and investment appeal. Landmark infrastructure projects such as the Metro Rail, BRTS network, the world's longest riverfront, and the proposed revised Development Plan are reshaping the city's urban landscape. Enhanced connectivity, expanding transportation networks, and the development of new growth corridors are unlocking immense opportunities for planned urban expansion. Furthermore, the Mumbai-Ahmedabad Bullet Train project will strengthen Ahmedabad's strategic connectivity with India's financial capital, creating new opportunities for business, commerce, employment, and real estate development.

The coming decade undoubtedly belongs to Ahmedabad. As the city transforms into a truly global destination, this is an opportune time for investment in its rapidly evolving real estate sector.

We are also witnessing remarkable growth in senior living communities, educational institutions, healthcare infrastructure, tourism, hospitality, and lifestyle-oriented developments. Rising aspirations, increasing purchasing power, and an evolving preference for safety, wellness, sustainability, and quality amenities are redefining the housing aspirations of today's homebuyers.

Demand for premium residential and commercial developments continues to remain strong, while quality inventory in established locations is becoming increasingly scarce. Homebuyers and investors alike recognise the long-term value of investing in strategically located, well-planned developments.

As an industry, we remain committed to building sustainable communities, enhancing urban infrastructure, embracing innovation, and contributing meaningfully to the economic development of our city and state. We firmly believe that Ahmedabad's extraordinary growth story will continue to create unprecedented opportunities for developers, businesses, professionals, and citizens alike.

On behalf of CREDAI Ahmedabad, I sincerely thank our members for their unwavering trust, encouragement, and active support, which have empowered us to represent the collective voice of the real estate fraternity with greater strength and credibility.

I express my sincere gratitude to the Government of Gujarat, Competent authorities and other regulatory authorities for their continued support and for providing us the opportunity to represent the voice of the real estate development sector while contributing constructively to policy formulation. I also extend my appreciation to our valued partners from allied industries, financial institutions, consultants, architects, contractors, and affiliated organizations for their unwavering support and cooperation.

My heartfelt thanks go to all our members, office bearers, governing council members, committees, and the dedicated CREDAI Ahmedabad Secretariat for their unwavering commitment, teamwork, and tireless efforts in strengthening our institution and advancing the interests of the real estate sector.

Together, let us continue to build a stronger, smarter, greener, and more prosperous Ahmedabad—one that stands as a benchmark for sustainable urban development and quality living.

Rajesh Vaswani
Chairman

FROM THE DESK OF PRESIDENT

Dear Fellows,

I am pleased that it is an honour and a privilege to serve as the President of **CREDAI Ahmedabad GIHED** for the term 2025–27. I sincerely thank all our members for placing their faith in me and my team. We accept this responsibility with humility and a firm commitment to strengthening our institution while protecting and promoting the interests of our members.



Over the past year, our team and especially our youth wing have worked relentlessly to address several long-standing issues affecting the real estate sector. Through continuous dialogue with Government departments and statutory authorities, supported by the guidance of our senior leadership, we have successfully resolved numerous matters concerning our members. Many important representations and policy recommendations submitted by CREDAI Ahmedabad are under active consideration, and we remain confident that these efforts will result in further positive reforms that will enhance the ease of doing business for the real estate sector.

Our focus has always been to ensure that CREDAI Ahmedabad remains not only the voice of developers but also a responsible partner in shaping progressive urban development. During the year, we strengthened our engagement with Government, Industry stakeholders, financial institutions, and professional bodies to create a more transparent, efficient, and growth-oriented ecosystem for the real estate fraternity.

Beyond policy advocacy, we have continued to expand member-centric initiatives through knowledge-sharing programmes, professional seminars, networking events, legal and technical guidance, youth engagement and their proactive participation, CSR activities, and community outreach. We believe that a strong institution is built not only through advocacy but also by empowering its members with knowledge, collaboration, and opportunities for professional growth.

The real estate industry today stands at an exciting phase of transformation. Technological advancements, sustainability practices, digital governance, and customer expectations are redefining the way we plan and develop projects. As responsible developers, we must embrace innovation, transparency, environmental responsibility, and quality construction to create developments that enhance the lives of future generations.

CREDAI Ahmedabad will continue to work proactively with policymakers, regulatory authorities, and all stakeholders to create a business-friendly environment while safeguarding the interests of our members. Together, we shall strive to strengthen public confidence in our industry and contribute meaningfully to Ahmedabad's planned and sustainable growth.

I express my sincere gratitude to the Government of Gujarat, AMC, AUDA, and all Government departments for their continued cooperation and constructive support. I also acknowledge the invaluable contribution of our allied industries, consultants, architects, engineers, financial institutions, contractors, media partners, and all the members associated with our organization.

Finally, I extend my heartfelt appreciation to our Past Presidents, senior members, office bearers, and youth team for their continuous unconditional support and meaningful initiatives introduced for the betterment of the society and our fraternity. I valued the dedicated Secretariat of CREDAI Ahmedabad for their tireless efforts and unwavering commitment. Their guidance and teamwork continue to strengthen our institution and inspire us to achieve greater milestones.

Let us move forward with unity, professionalism, and a shared vision to build a stronger organization, serve our members more effectively, and contribute to creating a vibrant, sustainable, and progressive Ahmedabad.

Aalap Patel
President

FROM THE DESK OF HON SECRETARY

Dear Members,

It gives me immense pleasure to present the Annual Report of **CREDAI Ahmedabad GIHED**, showcasing another productive year of dedicated service, institutional growth, and meaningful engagement with our members and stakeholders. This report reflects the collective efforts of our office bearers, Governing Council, committee chairpersons, members, and Secretariat in strengthening our association and creating greater value for the real estate fraternity.



One of our foremost priorities during the year has been to keep our members informed, updated, and future-ready in an ever-evolving real estate environment. Through a series of seminars, technical workshops, interactive sessions, expert lectures, and industry conclaves, we have facilitated knowledge sharing on the latest Government policies, regulatory changes, construction technologies, digital innovations, project management practices, and emerging building materials. These initiatives have enabled our members to enhance their professional capabilities and remain competitive in a rapidly changing industry.

The Secretariat has continued to work diligently in coordinating meetings, implementing the decisions of the Governing Council, strengthening communication with members, and ensuring the efficient execution of the Association's day-to-day activities. Our various committees have actively addressed members' concerns while organising programmes that promote professional excellence, networking, legal awareness, technical education, and business development.

Our flagship CREDAI Ahmedabad Property Show once again emerged as one of the most successful real estate exhibitions in the region, providing a credible platform where developers, homebuyers, financial institutions, and allied industries came together under one roof. The event not only promoted quality housing and investment opportunities but also reinforced public confidence in organised and transparent real estate development.

Beyond business, CREDAI Ahmedabad GIHED remains equally committed to its social responsibilities. Throughout the year, we organised numerous Corporate Social Responsibility (CSR) initiatives, including tree plantation drives, blood donation camps, health awareness programmes, environmental campaigns, and community welfare activities. Our continued emphasis on sustainable development, green construction practices, energy conservation, water management, and environmental protection reflects our commitment to building healthier communities and preserving a better environment for future generations.

Ahmedabad today is witnessing unprecedented transformation. The rapid development of world-class infrastructure, expansion of Metro Rail, improved road connectivity, the Mumbai-Ahmedabad Bullet Train project, and the emergence of the Ahmedabad-Gandhinagar twin-city region are creating a strong foundation for balanced and sustainable urban growth. The continued progress of GIFT City, Dholera Special Investment Region, industrial corridors, and logistics infrastructure is attracting multinational corporations, domestic enterprises, startups, and global investors to Gujarat.

Simultaneously, the State Government's progressive industrial, tourism, hospitality, and investment policies are encouraging diversification across multiple sectors. Newly developed tourist destinations, convention facilities, recreational infrastructure, and the hosting of national and international mega events are significantly enhancing Ahmedabad's global image and creating fresh opportunities for real estate development across residential, commercial, hospitality, retail, and mixed-use segments.

Migration of skilled professionals, entrepreneurs, students, and business communities from across India and abroad continues to strengthen the city's economic ecosystem. This growing demand for quality housing, modern commercial spaces, educational institutions, healthcare facilities, hospitality projects, and integrated townships further reinforces the long-term potential of Ahmedabad as one of India's most preferred investment destinations.

FROM THE DESK OF HON SECRETARY

As responsible developers, we wholeheartedly support the vision of our Hon'ble Prime Minister, Shri Narendra Modi, to provide quality housing, promote planned urbanisation, and create world-class infrastructure. We firmly believe that the real estate sector is one of the strongest growth engines of the Indian economy, generating large-scale employment, supporting more than 250 allied industries, attracting investments, and making a substantial contribution to the nation's Gross Domestic Product.

Our collective vision is to contribute towards the development of a Greater Ahmedabad that meets international standards in urban planning, sustainability, connectivity, and quality of life. Through responsible development, transparent business practices, and continuous innovation, we aspire to create an environment that attracts global investors, multinational companies, industries, entrepreneurs, and talent from around the world, thereby contributing to the economic prosperity of Gujarat and India.

I extend my sincere gratitude to the Government of Gujarat, AMC, AUDA, various Government departments, our allied industries, consultants, financial institutions, media partners, and every stakeholder who has supported our initiatives throughout the year.

Finally, I express my heartfelt appreciation to our Chairman, President, Past Presidents, office bearers, Governing Council Members, committee chairpersons, and every member of the CREDAI Ahmedabad Secretariat for their unwavering dedication and teamwork. Above all, I thank each member of our Association for your continued trust, participation, and encouragement.

Together, let us continue to learn, innovate, collaborate, and build a stronger institution while contributing meaningfully towards creating a sustainable, vibrant, and globally competitive Ahmedabad.

Ankur Desai
Hon. Secretary

CREDAI AHMEDABAD BOARD MEMBER

NAME	DESIGNATION
SHRI RAJESHBHAI S. VASWANI	CHAIRMAN
SHRI AALAPBHAI S. PATEL	PRESIDENT
SHRI SANKETBHAI V. SHAH	PRESIDENT (ELECT)
SHRI ANKURBHAI B. DESAI	HON. SECRETARY
SHRI NILAMBHAI B. DOSHI	VICE PRESIDENT
SHRI NILAYBHAI D. PATEL	VICE PRESIDENT
SHRI SANDIPBHAI K. PATEL	VICE PRESIDENT
SHRI VIRALBHAI J. SHAH	VICE PRESIDENT
SHRI YASHBHAI G. BRAHMBHATT	VICE PRESIDENT
SHRI CHINMAYBHAI N. SHAH	HON. TREASURER
SHRI PRANJALBHAI PATEL	HON. JT. SECRETARY
SHRI SHARVILBHAI A. SHRIDHAR	HON. JT. SECRETARY
SMT. DEVALBEN SOPARKAR	HON. JT. TREASURER
SHRI VARUN AMIN	HON. JT. TREASURER
SHRI DHRUVBHAI N. PATEL	IMM. PAST PRESIDENT
SHRI CHITRAKBHAI S. SHAH	DIRECTOR
SHRI TEJASBHAI C. JOSHI	DIRECTOR
SHRI AMRISHBHAI J. PATEL	DIRECTOR
SHRI AJAYBHAI G. PATEL	DIRECTOR
SHRI DHARMENBHAI M. SUTARIA	DIRECTOR
SHRI DIPAKBHAI B. PATEL	DIRECTOR
SHRI GAURAV GADHECHA	DIRECTOR
SHRI HEMALBHAI SHAH	DIRECTOR
SHRI JATEENBHAI M. GUPTA	DIRECTOR
SHRI KAMLESHBHAI K. GONDALIA	DIRECTOR

CREDAI AHMEDABAD BOARD MEMBER

NAME	DESIGNATION
SHRI NAIMESHBHAI N. PATEL	DIRECTOR
SHRI PARTHBHAI R. PATEL	DIRECTOR
SHRI RUSHABHBHAI N. PATEL	DIRECTOR
SHRI SNEH K. ZAVERI	DIRECTOR
SHRI SAGARBHAI M. SHETH	DIRECTOR
SHRI JAXAYBHAI S. SHAH	Governing Council
SHRI SHEKHARBHAI G. PATEL	Governing Council
SHRI RUSHABHBHAI N. PATEL	Governing Council
SHRI SHARIFBHAI N. MEMON	Governing Council
SHRI ASHISHBHAI K. PATEL	Governing Council
SHRI DUSHYANTBHAI M. PANDYA	ADVISORY
SHRI JAYESHBHAI KOTAK	ADVISORY
SHRI PRANAVBHAI SHAH	ADVISORY
SHRI RAJESHBHAI B. BRAHMBHATT	ADVISORY .
SHRI RAJESHBHAI S. VASWANI	ADVISORY .
SHRI SANJAYBHAI AGRAWAL	ADVISORY
SHRI VIVEKBHAI P. PATEL	ADVISORY .
SHRI DEEPAKBHAI SHAH	INVITEE
SHRI DEVALBHAI B. PATEL	INVITEE
SHRI HARESHBHAI VASANI	INVITEE
SHRI HIMANSHUBHAI MADANMOHAN	INVITEE
SHRI HITESHBHAI PATEL	INVITEE
SHRI JAYKUMAR PATEL	INVITEE
SHRI JIGNESHBHAI VORA	INVITEE
SHRI KANDARPBHAI PATEL	INVITEE

CREDAI AHMEDABAD BOARD MEMBER

NAME	DESIGNATION
SHRI KETANBHAI B. PATEL	INVITEE
SHRI MEHULBHAI KANANI	INVITEE
SHRI MUKESHBHAI GHIA	INVITEE
SHRI NITESH SHAH	INVITEE
SHRI PRAGJIBHAI KAKADIA	INVITEE
SHRI RAJNIBHAI VERMA	INVITEE
SHRI SAKET AGRAWAL	INVITEE
SHRI SANDEEP ENGINEER	INVITEE
SHRI SHARADBHAI G. PATEL	INVITEE
SHRI SHARADBHAI PATEL	INVITEE
SHRI SHARVILBHAI SHAH	INVITEE
SHRI TARAL SHAH	INVITEE
SHRI UMESHBHAI PATEL	INVITEE
SHRI VARUN PATEL	INVITEE
DR. VATSAL PATEL	INVITEE
SHRI AMISH MEHTA	INVITEE
SHRI SUNNY PATEL	INVITEE

CREDAI AHMEDABAD YOUTHWING

NAME	DESIGNATION
SHRI RONIL SHAH	CITY CONVENOR
SHRI NIRAT SHAH	HON. SECRETARY
SHRI PREET DOSHI	HON. TREASURER
SHRI DHRUV SHAH	VICE PRESIDENT
SHRI AMISH MEHTA	VICE PRESIDENT
SHRI ANMOL PATEL	VICE PRESIDENT
SHRI ISHAN PATEL	VICE PRESIDENT
SHRI DEVANSH PATEL	VICE PRESIDENT
SHRI MAHARSH PATEL	JOINT SECRETARY
SHRI NISHANT DOBARIYA	JOINT SECRETARY
SHRI ANISH PATEL	JOINT TREASURER
SHRI VARUN GOL	JOINT TREASURER

ACTIVITY REPORT - 2025-26

BRIEF INFORMATION OF CORRESPONDENCE

Revenue Department

- Members were invited to submit issues and difficulties pertaining to the Revenue Department. Based on the inputs received, a comprehensive memorandum highlighting existing provisions, their impact, and the need for amendments along with their potential benefits was submitted to Dr. Jayanti Ravi, IAS, Additional Chief Secretary, Revenue Department. The objective was to seek acceptable solutions to remove procedural hurdles and promote the growth of the city. We are pleased to note that the Government considered several of our suggestions and introduced various reforms, clarifications, and simplified procedures at different levels. We remain hopeful that further positive measures will be announced in the near future.
- With regard to the existing provisions and practices governing the issuance of online Non-Agricultural (N.A.) Permissions, members were experiencing considerable delays and difficulties affecting project launches. A representation was therefore submitted to Dr. Jayanti Ravi, IAS, Additional Chief Secretary, Revenue Department, requesting necessary amendments concerning the F-Form process, disclosure of opinion parameters, visibility of application status and stages, and clarification regarding redevelopment projects and formation of service societies. We also requested an opportunity for a personal meeting to discuss these important issues in detail.
- The changes introduced in the process of "Khedut Khatedar Kharai" (farmer verification) were intended to improve ease of doing business. However, due to misinterpretation of the notification, several officials disregarded its intent and created hurdles during the process of obtaining N.A. Permissions and certification of entries. In view of the disputes and misleading practices, a representation was submitted to the Government and the Revenue Department seeking necessary intervention and corrective action for better implementation and outcomes.
- With reference to the existing provisions and practices for online N.A. Permissions, members continued to face delays and procedural difficulties impacting project launches. A representation was submitted to Dr. Jayanti Ravi, IAS, Additional Chief Secretary, Revenue Department, seeking amendments concerning F-Form requirements, transparency regarding opinion parameters, application status and processing stages, as well as clarifications on redevelopment projects and service societies. A request was also made for a detailed meeting with the authorities to deliberate on these issues.
- Although the revised "Khedut Khatedar Kharai" process was introduced to facilitate ease of doing business, misinterpretation of the provisions by field officers resulted in unnecessary hurdles during N.A. Permissions and certification of entries. Accordingly, representations were submitted to the Government and Revenue Department seeking intervention to eliminate confusion and ensure uniform implementation.
- To further promote the Ease of Doing Business initiative, a representation was submitted to Dr. Jayanti Ravi, IAS, Additional Chief Secretary, Revenue Department, seeking amendments relating to issuance of Form 135D, premium payment procedures for land conversion, RTLOC matters, simplification of the N.A. Permission process, implementation of Clause 63, and other related issues. These reforms are expected to improve transparency, reduce procedural difficulties, and accelerate development activities.

Urban Development Department (UDD)

- A representation was submitted to the Municipal Commissioner requesting the introduction of measures to promote Green Buildings and establish a clear procedure for availing incentives at different stages of development, thereby encouraging environmentally sustainable construction practices.
- Considering public interest and the prevailing rates for purchase of FSI, a representation was submitted to the Chief Secretary, Urban Development Department, requesting that the implementation of the revised development charges proposed by AUDA be deferred. Since chargeable FSI rates are linked to Jantri values, the proposed increase in Jantri rates could significantly impact development costs. Accordingly, it was recommended that implementation of the revised charges be kept in abeyance to reduce the burden on the sector.
- A meeting was arranged with senior officials of the Urban Development Department, following which a detailed memorandum was submitted proposing amendments to CGDCR provisions relating to FSI calculations, TOZ, visitor parking, common plots, correction of discrepancies in base FSI on 36-metre roads, inclusion of EDGE certification for Green Buildings, and other pending matters.
- With the objective of simplifying the B.U. Permission process and encouraging the Green Building movement, a detailed memorandum was submitted to the Municipal Commissioner proposing implementation of SOPs for final Green Building ratings at the B.U. stage, rationalisation of charges for minor variations in unit areas, introduction of zone-wise scrutiny systems, and reduction in expert peer review fees.
- To facilitate the development of high-quality iconic buildings and mega projects exceeding 4,000 sq. metres, a request was submitted to the Municipal Commissioner to permit developers to establish dedicated RMC batching plants for captive use adjacent to project sites owned by the same developer, subject to approvals from GPCB and compliance with applicable regulations.
- In preparation for scheduled meetings with the Urban Development Department, Revenue Department, and RERA authorities, members were requested to submit issues and difficulties faced with Government departments and competent authorities. Based on the responses received, detailed memoranda were prepared and submitted to the respective departments, with copies also forwarded to CREDAI Gujarat for further consideration and support.
- A request was submitted to Shri M. Thennarasan, IAS, Principal Secretary, UDD, seeking an appointment to discuss pending issues and challenges faced by members in relation to CGDCR provisions.
- A representation was submitted to the Municipal Commissioner requesting deployment of adequate and efficient manpower in the Town Planning Department and Building Plan Scrutiny Pool (BPSP) to expedite approvals and support infrastructure development in view of upcoming international sporting events.

- With the objective of supporting city development and reducing encroachments, nuisance, and anti-social activities in developing areas, discussions were held with the Municipal Commissioner on issues affecting citizen safety, security, and city beautification, including vacant spaces beneath flyovers. The authorities welcomed the suggestions, and a request was made for a detailed presentation to explore long-term solutions.
- A representation was submitted to Shri M. Thennarasan, IAS, Principal Secretary, Urban Development Department, highlighting inconsistencies between Central and State policies relating to Slum Rehabilitation and Redevelopment and seeking necessary amendments to encourage vertical development.
- A request was submitted to the Chief Executive Authority of AUDA seeking extension of the 4.00 FSI provisions available for Metro corridors under Clause 8.31.3 of CGDCR-2017 to BRTS corridors as well.
- Considering ambiguities and implementation challenges arising from proposed structural design regulations and related circulars issued by AMC, a detailed memorandum was submitted to the Municipal Commissioner requesting withdrawal of the circular and issuance of revised guidelines aligned with the Central Government's vision and objectives.
- A request was made to Shri Banchha Nidhi Pani, IAS, Municipal Commissioner, seeking time for discussions on pending matters and identification of amicable solutions in the larger public interest.
- A detailed memorandum was submitted to the Municipal Commissioner proposing simplification of the B.U. Permission process, revision of applicable charges, implementation of SOPs for Green Building incentives, zone-level scrutiny mechanisms, and reduction in scrutineer fees to promote sustainable development.
- An important meeting was held with the Municipal Commissioner and senior officers of the Town Development Office to discuss several long-pending issues including implementation of new structural codes, simplification of B.U. Permission procedures, Green Building incentives, peer review mechanisms, SOPs for safety measures at project sites, and removal of the practice of dual payment towards Fire Tax and Fire Fees. The discussions received a positive response and assurance of suitable action.
- A request was submitted to Shri M. Thennarasan, IAS, Principal Secretary, Urban Development Department, seeking an opportunity to discuss pending issues and identify practical solutions in the public interest.

Environment Department

- A request was submitted to Shri D. M. Thakar, Member Secretary, Gujarat Pollution Control Board, seeking an opportunity to organise an awareness and guidance session on the online environmental clearance process for members.

MEETINGS

REVENUE DEPARTMENT

02/04/2025

- A productive meeting was held with Dr. Jayanti S. Ravi, IAS, Additional Chief Secretary, Revenue Department, Government of Gujarat. The discussions covered key issues affecting the real estate sector, including clarifications on the recently issued circular pertaining to Khedut Khatedar Kharai, online N.A. Permissions, and other long-pending revenue matters.
- The meeting received a positive response from the authorities and paved the way for early resolution of several issues. It was also proposed to organise joint interactions between Government authorities and developers to exchange views and facilitate future development initiatives in the State.

URBAN DEVELOPMENT DEPARTMENT

18/06/2025

- A meeting was held with the newly appointed Hon'ble Cabinet Minister for Finance and Urban Development, Shri Kanubhai Desai, wherein several pending matters concerning the Real Estate and Construction Industry were discussed in detail.
- The Hon'ble Minister appreciated the constructive role played by the industry and invited the delegation for a follow-up meeting with senior officials to work towards identifying practical and amicable solutions for the speedy and sustainable growth of Gujarat.

14/02/2026

- An important meeting was held with Shri Banchha Nidhi Pani, IAS, Municipal Commissioner, Ahmedabad Municipal Corporation, in the presence of Shri Rameshbhai Desai, Town Development Officer and Chief City Planner, to discuss several pending issues affecting the sector.
- The key matters deliberated upon included clarification in the interpretation and implementation of the new Criteria for Earthquake Resistant Design of Structures 2025, formulation of SOPs for Green Building incentives, removal of dual levy of Fire Tax and Fire Fees, improvements in the peer review mechanism for tall buildings, and revision of the fee structure applicable to minor internal changes during the Building Use Permission stage.
- The suggestions submitted by CREDAI Ahmedabad were well received, and the Municipal Commissioner assured supportive action towards early resolution of the issues.

10/03/2026

- A meeting was held to deliberate upon the redevelopment of city clusters where the Mumbai-Ahmedabad High Speed Rail Corridor (MAHSR), feeder transportation systems, and other infrastructure projects are currently under implementation.
- The authorities appreciated the proactive initiatives introduced by the organisation for the benefit of developers and invited institutional suggestions for introducing people-friendly policies and streamlining CGDCR provisions to facilitate development and address challenges arising from rapid urbanisation and migration within the AMC limits.

21/03/2026

- An important meeting was organised with Shri M. Thennarasan, IAS, Principal Secretary, Urban Development Department, and Shri Prakashbhai Datta, OSD, in the presence of Shri Shekharbhai Patel, President, CREDAI National, Shri Ashishbhai Patel, Vice President, CREDAI National, and senior leaders of CREDAI Gujarat.
- The discussions focused on key issues including alignment of FSI calculations with RERA Carpet Area provisions, rationalisation of FSI charges, implementation of ODPS for buildings up to 70 metres in height, simplification of structural approval procedures, faster implementation of Town Planning Schemes and Development Plans, and necessary amendments to CGDCR regulations.
- Detailed representations concerning newly constituted municipalities and other pending matters were also submitted and received a positive response from the authorities for their early resolution in the interest of urban development and ease of doing business.

ENVIRONMENT DEPARTMENT

13/11/2025

- An insightful interaction was held with Shri Arjunbhai Modhwadia, Hon'ble Minister for Environment and Forests, Government of Gujarat, focusing on balancing urban development with environmental priorities.
- The discussion centred on collaborative solutions and policy initiatives aimed at promoting sustainable and responsible growth across Ahmedabad and Gujarat while ensuring environmental conservation.

Other Activities

Youthwing Initiatives

Technical Visit | Kalhar Blues & Greens Golf Club

- A technical visit was organized to Kalhar Blues & Greens Golf Club, one of India's finest golf courses, designed by golf legend Jack Nicklaus. Delegates explored the design, planning, and execution aspects of the 18-hole course. The course features Mini Verde grass for tees and greens and Bermuda 419 for fairways, both specially imported, nurtured, and transplanted under expert guidance. The session offered insights into precision landscaping, turf management, and world-class sports infrastructure development.

Parliament Visit & Delhi Technical Tour

- A successful visit to the new Indian Parliament highlighted the architectural advancement and cultural integration in India's democratic heart. The new building, built with a 150-year lifespan, embodies modern, earthquake-resistant design and reflects diverse Indian architectural styles. A group of over 90 young developers also enjoyed an exclusive technical tour of DLF Camellias, India's most prestigious and expensive residential project, gaining valuable insights into high-end project planning and execution.

Hyderabad Technical Tour

- The tour offered hands-on learning and networking at My Home Grava T-Hub (India's innovation hub) Sattva IT Hub Auro Realty Pearl DSR The World Experience Centre, My scape. This immersive journey showcased innovation, urban planning, and cutting-edge construction models, empowering young professionals and stakeholders in real estate.

Women's Wing Initiatives

- Real Life, Real Talk: Conversations and Connections An inspiring gathering of women from across generations in real estate. The event celebrated the journeys of women leaders and professionals under the theme "Together We Rise", creating a platform for empowerment, connection, and inspiration.

Cybersecurity Awareness Session

- Organized by the CREDAI Women's Wing, with expert speaker Mr. Kaushik Pandya, the session provided essential knowledge on cybercrime trends, digital precautions, and safe tech usage, enhancing members' digital confidence.

Tech Expo Gujarat 2024 – Science City

- CREDAI Ahmedabad actively supported Gujarat's first & largest Tech Expo, engaging over 130+ exhibitors and 7,000+ visitors. Mr. Chitrak Shah shared his vision for integrating Information Technology across all business domains, emphasizing the role of digital transformation in real estate.

IIM Chaos 2025 – Powered by CREDAI Ahmedabad

- An engaging panel at IIM Ahmedabad, featuring: Mr. Nilay Patel, Hon. Secretary, CREDAI Ahmedabad, Mr. Taral Shah, Co-Chairman, IGBC Ahmedabad, Moderated by Prof. Amit Garg. The discussion explored the Green Revolution in real estate, focusing on sustainability, climate responsibility, and practical solutions to preserve the environment.

05–07 January 2025 | 19th CREDAI Ahmedabad GIHED Property Show

- Held at Ganesh Ground, the 19th edition was inaugurated by: Hon'ble CM Shri Bhupendra Patel, Hon'ble Minister Shri Harsh Sanghvi, Mayor Smt. Pratibha Jain. Key Highlights: Massive participation from citizens, investors, and buyers, Record property inquiries and bookings, Energy-filled expo that showcased Ahmedabad's real estate potential

Growth Forum 2.0 (At Property Show)

- This high-level summit united industry leaders and policymakers to discuss: Future development trends, Challenges and policy needs, Collaborative growth models. It served as a visionary platform to shape the next phase of real estate growth, backed by strategic insights and public-private dialogue.

PEP Show – Public Engagement Platform

- A multi-session event designed for public awareness, featuring expert-led discussions on: Market trends, Sustainable growth strategies, Consumer awareness. Participants were empowered to understand, envision, and contribute to the evolving real estate landscape.

EVENTS

GREEN GUJARAT SUMMIT 2025

- The second edition of the IGBC Green Gujarat Summit 2025 marked a significant step towards promoting sustainable development and green building practices across Gujarat.
- The event was graced by Shri Shekharbhai Patel, President, CREDAI National, Shri Dhruv Patel, President, CREDAI Ahmedabad GIHED, distinguished dignitaries, industry leaders, and sustainability experts.
- During the summit, Shri Shekharbhai Patel announced CREDAI's partnership with the RAH Foundation for restoration of 9,000 acres of forest land in Nashik as the first phase of an ambitious vision to restore 100,000 acres across India over the next five years, with a special focus on the Aravalli region.
- The initiative reflects CREDAI's commitment towards ecological restoration, environmental sustainability, and nation-building. The summit reinforced the collective resolve of the industry to create a greener future for generations to come.

BUSINESS PROMOTION INITIATIVE FOR ALLIED INDUSTRIES AND ORGANISATIONS

- A delegation of developers from CREDAI Assam visited CREDAI Ahmedabad and participated in meaningful discussions on various aspects of urban development and industry collaboration.
- The deliberations covered strengthening engagement with Government authorities, Ahmedabad's vision of becoming a global sports city, best practices in slum rehabilitation, implementation of TDR mechanisms, and strategies for sustainable urban growth.
- The delegation also explored the entire development cycle in Ahmedabad, ranging from land procurement and planning approvals to Building Use Permissions, CSR initiatives, and member engagement activities undertaken by CREDAI Ahmedabad.
- The visit further strengthened inter-state relationships and created opportunities for future collaboration among developers across India.

MEMBER BUSINESS CONNECT INITIATIVE – NSURGE 2026

- As part of its commitment towards strengthening intra-member engagement and promoting business patronage, CREDAI Ahmedabad organised NSURGE 2026 (National Strategic Urban Realty Growth Enclave) at Gujarat University Ground.
- The first-of-its-kind platform brought together policymakers, developers, industry leaders, and stakeholders to deliberate on the future of urban development and infrastructure growth.
- The event featured insightful sessions by eminent dignitaries including Shri Ashwani Kumar, IAS, Principal Secretary, Energy and Petrochemicals Department, Government of Gujarat, and Shri Shekharbhai Patel, President, CREDAI National, who highlighted the transformative impact of infrastructure and mega projects on Ahmedabad's global positioning.
- The sessions were expertly moderated by Shri Anuj Puri, Chairman, ANAROCK. A special session titled "A City as Host: Hospitality Powering Ahmedabad's Growth" highlighted the growing role of hospitality infrastructure in driving the city's real estate growth and creating new investment opportunities.

A SESSION ON CAPACITY BUILDING PROGRAMME ON "CLEAN CONSTRUCTION PRACTICES

- A Capacity Building Programme on "Clean Construction Practices" was organised by CREDAI Ahmedabad in collaboration with the Gujarat Pollution Control Board (GPCB) and the World Resources Institute (WRI India) for project managers, site engineers, and supervisors.
- The session focused extensively on NBC compliance, safety standards, and responsible construction practices, with expert insights on mitigating construction-related air pollution, implementation of on-site emission control measures, and the role of air quality monitoring in modern construction practices.
- The programme reinforced the importance of safer construction sites, sustainable operations, and quality-driven development. CREDAI Ahmedabad also requested the authorities and experts to share relevant literature and guidance material to create greater awareness and encourage wider adoption of environmentally responsible construction practices across the industry.

SESSION ON "DELIVERING THE GAMES – INFRASTRUCTURE, VENUES & URBAN REGENERATION"

- A special session in the context of the upcoming Commonwealth Games titled "Delivering the Games – Infrastructure, Venues & Urban Regeneration" was organised at Veer Savarkar Stadium, Ahmedabad, during the Commonwealth Connect Forum hosted by India Global Forum.
- Shri Ashwini Kumar, IAS, Principal Secretary, Energy and Petrochemicals Department, Government of Gujarat, laid out a strong roadmap for the upcoming Commonwealth Games in Ahmedabad and highlighted the transformative impact that world-class sporting infrastructure would have on the city's future development.
- Shri Shekharbhai Patel, President, CREDAI National, shared the Hon'ble Prime Minister's vision of developing Ahmedabad as a global Sports City and highlighted CREDAI's proactive role from the developers' perspective, focusing on sustainable infrastructure, long-term asset utilisation, environmental responsibility, and unlocking growth opportunities for the real estate sector.
- The Commonwealth Connect Forum reflected strong collaboration between Government, industry, and energy leaders and marked a significant step towards shaping a vibrant, future-ready Ahmedabad.

GIHED NA GARBA

- The first-ever GIHED Na Garba, curated by CREDAI Ahmedabad, emerged as a vibrant celebration reflecting the organisation's commitment towards Ahmedabad's growth, community engagement, and societal well-being.
- The event was organised at Kadamb Greens, NASMED, where the venue perfectly complemented the spirit of tradition and festivity. The presence of renowned singer Shri Parth Oza brought the evening alive and beautifully reflected the theme, "Where Tradition Meets Celebration."
- With a simple yet powerful vision of bringing together the city's discerning audience, the event welcomed a large number of developers, their families, and well-wishers, making it one of the most sought-after Garba celebrations of the season.
- The event strengthened community bonds and created a platform for members and their families, particularly the next generation of developers, to connect and celebrate together. Every element, from artist selection to ambience and hospitality, was thoughtfully curated to honour Gujarat's rich cultural heritage while embracing modernity.
- The first-ever GIHED Na Garba proved to be a memorable and meaningful experience for all participants, marked by elegant décor, delightful cuisine, and a spiritually enriching atmosphere rooted in tradition.

KUNVARJI GIHED PREMIER LEAGUE – SEASON 16

- A true celebration of fellowship, passion, and the spirit of cricket, the 16th edition of the Kunvarji GIHED Premier League (GPL) was inaugurated at Karnavati Club by the esteemed hands of Shri Shekharbhai Patel, President, CREDAI National, in the presence of Shri Nayanbhai Shah of the Kunvarji Group.
- A total of eight dynamic teams competed in this exciting tournament, culminating in a grand finale after thirty-two thrilling matches that brought together members, families, and cricket enthusiasts in the spirit of sportsmanship and camaraderie.
- The tournament created unforgettable moments both on and off the field and further strengthened bonds within the CREDAI fraternity.
- Heartiest congratulations were extended to Anay Tuskers for emerging as Champions and to Vivan Super Kings for securing the Runners-up position with exceptional performances throughout the tournament.
- A special appreciation was extended to all players, team owners, organisers, sponsors, and supporters for making the tournament a memorable success.

YOUTH WING BOWLING EVENT

- CREDAI Ahmedabad Youth Wing organised its first-ever Bowling Event with the support of Epic Elevators, creating an engaging platform for networking, conversations, and meaningful member interaction.
- More than fifty young developers and second-generation members came together for an energetic sporting evening filled with enthusiasm, camaraderie, and relationship building.
- The event perfectly embodied the spirit of the Youth Wing, where every strike led to stronger connections and deeper engagement among future leaders of the real estate industry.
- OTHER EVENTS & SUPPORT TO OTHER ORGANISATIONS

CREDAI AHMEDABAD CHANGE OF GUARD

- The new leadership team of CREDAI Ahmedabad was formally inducted during a prestigious ceremony held in the gracious presence of the Hon'ble Chief Minister of Gujarat, Shri Bhupendrabhai Patel.
- As the baton passed to a new generation of leadership, the event marked the beginning of a new era of excellence and growth for CREDAI Ahmedabad.
- The ceremony also witnessed the introduction of the CREDAI Ahmedabad leadership team for the term 2025–27, along with the strengthening of the CREDAI Ahmedabad Youth Wing, bringing youthful energy and vision to the organisation's future journey.
- Addressing the gathering during "The Big Shift – Change of Guard 2025", Shri Bhupendrabhai Patel shared his vision for urban development, infrastructure growth, and a progressive and sustainable Ahmedabad.
- With the new leadership firmly in place, CREDAI Ahmedabad looks forward to a period of dynamic progress, stronger collaboration, and impactful contributions to Gujarat's real estate sector.

NEWS CAPITAL AWARDS & CONCLAVE

- CREDAI Ahmedabad supported the prestigious News Capital Awards and Conclave, which marked a significant occasion for Gujarat's real estate sector.
- Hon'ble Chief Minister Shri Bhupendrabhai Patel shared his vision on Atmanirbhar Bharat and highlighted recent developmental initiatives undertaken by the State Government. He also appreciated the progressive contributions of CREDAI developers in shaping Gujarat's modern and sustainable urban landscape.
- Shri Shekharbhai Patel, President, CREDAI National, highlighted CREDAI's proactive role in achieving the vision of Amrit Kaal and strengthening India's real estate ecosystem.
- Shri Dhruv Patel, President, CREDAI Ahmedabad, presented an inspiring roadmap for the Tri-City region and emphasised the importance of integrated planning and infrastructure-led growth.

REALTY PLUS AWARDS & CONCLAVE

- CREDAI Ahmedabad supported the Realty Plus Awards and Conclave held at Hotel Marriott, Ahmedabad.
- During the event, Shri Dhruv Patel, President, CREDAI Ahmedabad, shared his insightful views on Ahmedabad's development journey and future growth prospects.
- He emphasised the importance of transparency, high-quality construction, and timely project delivery as guiding principles for the next generation of developers. He also highlighted CREDAI's proactive role in policy advocacy, technological innovation, and promoting modern construction practices for better quality and timely execution of projects.
- Shri Dhruv Patel further welcomed the Government's initiatives towards large-scale infrastructure development aimed at meeting growing urban demands and improving the quality of life of citizens while highlighting the real estate sector's significant contribution to the Indian economy.

NIRMAANOTSAV BY ADANI & CREDAI

- CREDAI and Adani jointly organised Nirmaanotsav at Adani Shantigram, marking an important collaboration between two leading institutions committed to the future growth of the construction industry.
- Shri Shekharbhai Patel, President, CREDAI National, welcomed Adani's association with CREDAI and assured them of a strong platform to expand their engagement with the developer community.
- He shared his vision for India's development and emphasised the importance of proactive collaboration among industry leaders, policymakers, and stakeholders.
- An insightful overview of Adani Cement's initiatives was presented with the objective of strengthening commercial engagement and expanding partnerships across various cities in India through skilling initiatives and technical knowledge sharing.
- Adani also welcomed the proposal for bulk cement procurement by CREDAI members, opening new avenues for mutually beneficial collaborations.
- As part of the knowledge-sharing initiative, subscriptions to the prestigious ICJ Magazine, first published by ACC in 1927, were distributed to all delegates for a period of one year to encourage continuous learning and industry awareness.

SESSION ON BUILDING THE FUTURE BY AUTODESK CONSTRUCTION

- The event was inaugurated by Shri Ankurbhai Desai, Hon. Secretary, who highlighted that digital adoption in construction is no longer a trend but a necessity.
- He emphasised that from ensuring timely project delivery to improving cost management, skills development, and quality control, technology has become an indispensable tool for bridging long-standing industry challenges.
- His message, "Digital transformation is not a choice — it is the foundation of building the future," resonated strongly with the participants.
- The programme featured an insightful panel discussion exploring how cloud-based collaboration, AI-driven insights, predictive analytics, and real-time dashboards are transforming construction practices across Gujarat.
- The discussions highlighted how digital-first strategies and data-driven decisions are reducing rework, improving productivity, and future-proofing large-scale developments, smart cities, and township projects.
- The session concluded with the collective view that digital tools are now the backbone of modern construction and that Ahmedabad is well positioned to become a benchmark for innovation, sustainability, and efficiency in the real estate sector.

THE REAL ESTATE CONCLAVE

- The Real Estate Conclave was jointly organised by CREDAI Ahmedabad and JITO Ahmedabad Chapter in association with GCCI at the Veer Savarkar Sports Enclave, Naranpura. The event was themed "Ahmedabad: World Heritage City to City of World Sports" and brought together leading developers, investors, policymakers, and thought leaders from the real estate and urban development sectors.
- The evening commenced with an exclusive visit to the Sports Enclave, offering participants an insight into Ahmedabad's emerging sports infrastructure and future aspirations.
- The keynote address was delivered by Shri Jaxaybhai Shah, Chairman of QCI and Savvy Group, who outlined Gujarat's vision of hosting world-class sporting events leading up to the 2036 Olympic Games and highlighted the opportunities such developments would create for infrastructure and urban transformation.
- Shri D. P. Desai, IAS, Chief Executive Authority, Urban Development Authority, shared the Government's roadmap for transforming Ahmedabad into India's sporting capital, highlighting the long-term benefits in employment generation, tourism, urban mobility, and infrastructure development through integrated planning and public-private partnerships.
- A panel discussion on "The Future of Olympics", moderated by Shri Rushabh Patel, featured eminent industry leaders who deliberated upon the sector's preparedness, emerging opportunities, and the importance of sustainable planning to support Olympic-scale growth and development.
- The event witnessed the participation of more than 500 delegates, reaffirming Ahmedabad's growing prominence as a future global sporting destination.

SESSION ON LEVERAGING SPORTS INFRASTRUCTURE FOR SUSTAINABLE DEVELOPMENT WITH SAOTA DELEGATES

- CREDAI Ahmedabad hosted an engaging and insightful interaction session with the SAOTA delegation from South Africa, led by renowned architects Ar. Dani Reimers and Ar. Karen Lambert.
- The session focused on heritage-inspired urban growth, smart town planning, infrastructure development for global sporting events, and the importance of creating future-ready cities through innovative design and sustainable planning practices.
- The discussions highlighted Ahmedabad's immense potential, strategic coastal corridor development opportunities, and the need for progressive and future-oriented urban policies to support the city's next phase of growth.
- Shri Aalapbhai Patel shared valuable insights into Ahmedabad's growth trajectory and future development prospects, while Shri Ankurbhai Desai elaborated on CREDAI Ahmedabad's long-term vision for sustainable urban development. Shri Harshadbhai Mistry highlighted the importance of leveraging sports infrastructure as a catalyst for sustainable economic growth and urban regeneration.
- The SAOTA delegation appreciated the proactive and forward-looking initiatives undertaken by CREDAI Ahmedabad GIHED and its members and commended the organisation's vision for shaping the future of urban development.

SESSION ON CRITICAL ISSUES RELATED TO THE URBAN DEVELOPMENT AND REVENUE DEPARTMENTS

- A joint interaction session was organised between the senior leadership of GCCI and CREDAI Ahmedabad to deliberate upon critical issues pertaining to the Urban Development and Revenue Departments.
- The discussions primarily focused on ambiguities and implementation challenges associated with CGDCR provisions and NBC norms that continue to impact project planning and development activities.
- The session also covered important issues relating to future infrastructure requirements, efficient utilisation of public transportation systems, citizen facilitation measures, and several long-pending policy matters affecting the real estate and construction industry.
- Recognition of the real estate sector as an industry and promotion of Ease of Doing Business emerged as key priorities during the discussions.
- The meeting concluded with a unanimous decision to submit a joint representation to the Government with constructive suggestions and practical solutions for the larger benefit of the industry and public at large.

OPEN FORUM ON CAPACITY BUILDING PROGRAMME ON "CLEAN CONSTRUCTION PRACTICES"

- CREDAI Ahmedabad, in collaboration with the Gujarat Pollution Control Board (GPCB) and the World Resources Institute (WRI India), organised a Capacity Building Programme on "Clean Construction Practices" for project managers, site engineers, and supervisors.
- The session focused extensively on NBC compliance, safety standards, and responsible construction practices, while expert speakers shared valuable insights on mitigating construction-related air pollution, implementation of on-site emission control measures, and the importance of air quality monitoring.
- The programme reinforced the importance of safer construction sites, sustainable operations, and quality-driven development while promoting greater awareness regarding environmentally responsible construction practices.

SESSION ON "DELIVERING THE GAMES – INFRASTRUCTURE, VENUES & URBAN REGENERATION"

- A special session titled "Delivering the Games – Infrastructure, Venues & Urban Regeneration" was organised at Veer Savarkar Stadium, Ahmedabad, during the Commonwealth Connect Forum hosted by India Global Forum.
- The engaging and forward-looking discussion featured Shri Ashwini Kumar, IAS, Principal Secretary, Energy and Petrochemicals Department, Government of Gujarat; Shri Shekharbhai Patel, President, CREDAI National; Shri Vijay Tank, COO, E.ON UK; and Shri Sameer Sinha, Managing Director, Savvy Group.
- The distinguished panel laid out a strong roadmap for the upcoming Commonwealth Games in Ahmedabad and highlighted the transformational opportunities that world-class sporting infrastructure could create for the city.
- Shri Shekharbhai Patel shared the Hon'ble Prime Minister's vision of developing Ahmedabad as a global Sports City and highlighted CREDAI's proactive role from the developers' perspective, focusing on sustainable infrastructure, long-term asset utilisation, and unlocking growth opportunities for the real estate and service sectors.
- The Commonwealth Connect Forum reflected strong collaboration between Government, industry, and energy leaders and marked an important milestone in shaping a vibrant, sustainable, and future-ready Ahmedabad.

CSR INITIATIVES

CREDAI AWARDS FOR REAL ESTATE EXCELLENCE 2025

- CREDAI Ahmedabad GIHED was honoured with the Runner-Up Award for Excellence in CSR, recognised by CRISIL at the CREDAI Awards for Real Estate Excellence 2025.
- This prestigious recognition reflects the collective efforts, commitment, and wholehearted support of all members towards creating a meaningful social impact and contributing to society beyond business.
- The CSR initiatives undertaken by CREDAI Ahmedabad include the development of CREDAI Garden, plantation of over 15,000 saplings across more than 400 locations, mass plantation drives at NASMED, the Sabarmati Cleaning Maha Abhiyan, upgradation of more than 100 Government schools, and support to over 150 Anganwadis.
- The organisation has also contributed towards the establishment of a 25-bed hospital facility, including an oxygen plant and other medical equipment, while continuously supporting medical assistance programmes for construction workers, blood donation drives, skill development initiatives, voting awareness campaigns, water conservation projects, environmental protection activities, city beautification initiatives, and civic awareness programmes among school children.
- CREDAI Ahmedabad has also organised several awareness programmes for developers and construction workers to promote safety, sustainability, and responsible development practices.
- This recognition stands as a testament to the organisation's commitment to nurturing the future of Ahmedabad and improving the quality of life of its citizens.

CELEBRATION OF INTERNATIONAL WORKERS' MEMORIAL DAY

- On the occasion of International Workers' Memorial Day, CREDAI Ahmedabad GIHED, in association with esteemed organisations, successfully organised a Tripartite Dialogue on Construction Workers' Safety, Health and Welfare.
- The initiative focused on advancing safety through collaboration and strengthening collective efforts towards building a safer, healthier, and more resilient construction workforce.
- Through this initiative, CREDAI Ahmedabad reaffirmed its commitment to fostering a culture of safety, dignity, and well-being for every construction worker associated with the industry.

CELEBRATION OF WORLD ENVIRONMENT DAY

- On the occasion of World Environment Day, the Sabarmati Cleaning Maha Abhiyan was successfully organised along the eastern bank of the Sabarmati River near Atal Ghat.
- This major environmental initiative was undertaken by CREDAI Ahmedabad GIHED in partnership with Ahmedabad Municipal Corporation (AMC) and Sabarmati Riverfront Development Corporation Limited (SRFDCL).
- The campaign witnessed enthusiastic participation from a large number of volunteers, including more than 80 developers and over 2,200 construction workers who actively participated in removing debris, construction waste, plastic material, bottles, and other pollutants from the riverbed.
- The initiative marked the second edition of the Sabarmati Cleaning Maha Abhiyan and reflected the organisation's continued commitment towards environmental sustainability and civic responsibility.

LABOUR SKILLING INITIATIVE

- Recognising the importance of skill development in improving technical capabilities, workplace safety, productivity, and professional pride among construction workers, CREDAI Ahmedabad launched its Labour Skill Development Programme.
- The initiative focuses on empowering construction workers through structured on-site training programmes aimed at enhancing practical knowledge and technical expertise.
- This ongoing initiative marks a significant milestone in CREDAI Ahmedabad's efforts to create a skilled, confident, and future-ready construction workforce capable of meeting the evolving demands of the industry.

CAMPAIGN TO MITIGATE THE IMPACT OF CONSTRUCTION ON AQI

- A meeting chaired by the Deputy Municipal Commissioner, Ahmedabad Municipal Corporation, was held with senior officials from various departments to discuss the Heat Wave Action Plan, Air Quality Index (AQI), precautionary measures at project sites and traffic junctions, and initiatives aimed at promoting environmental awareness during construction activities.
- It was decided to undertake joint initiatives between Ahmedabad Municipal Corporation and the CREDAI Ahmedabad CSR Foundation to improve safety, welfare, and environmental awareness among construction workers and citizens.
- CREDAI Ahmedabad members extended their support towards installing green nets at major traffic intersections in the western part of the city as suggested by AMC for the entire summer season.
- Detailed Standard Operating Procedures were also circulated among members to ensure adoption of safety measures and environmentally responsible practices at project sites.

RANGREJ

- My FM, in association with CREDAI Ahmedabad and the CREDAI Ahmedabad CSR Foundation, successfully organised the 11th edition of its annual drawing competition under the theme "Ahmedabad as the Hub of Outdoor Sports."
- The initiative witnessed participation from more than 10,000 students representing 35 prominent schools, showcasing their creativity, imagination, and innovative ideas for the future of Ahmedabad.
- The Grand Finale, held at CREDAI Ahmedabad House, featured more than 350 students presenting their unique artwork and creative concepts.
- The CREDAI Ahmedabad CSR Foundation continues to support initiatives aimed at nurturing civic responsibility and environmental consciousness among the younger generation.
- The My FM team also appealed to parents and citizens to actively support the development of more green spaces and environmentally sustainable practices across Ahmedabad.
- **As part of the initiative to promote cleanliness and reduce plastic consumption, reusable jute bags were distributed to all participants. Parents were also encouraged to contribute towards maintaining a clean, green, and hygienic environment.**

NOTICE

NOTICE is hereby given that the 19th Annual General Meeting of the Members of the Company will be held on Tuesday, 22nd September, 2026 at 11:00 A.M. at the registered Office of the Company situated at CREDAI – AHMEDABAD House, Behind Ornate Park, Near Maple County, Thaltej-Shilaj Road, Shilaj, Ahmedabad – 380059, Gujarat, India for the purpose of transacting the following business:

ORDINARY BUSINESS:

ORDINARY RESOLUTION NO. 1 (TO BE PASSED BY ALL MEMBERS)

1. To receive and adopt audited Statements of Accounts for the year ended on 31st March, 2026 and report of Directors and Auditors thereon.

ORDINARY RESOLUTION NO.2 TO 6: (TO BE PASSED BY PATRON MEMBERS)

2. To Appoint **Mr. Dipakkumar Baldevbhai Patel** (DIN: 01343136) as director of the Company, who retires by rotation and eligible to offer himself for reappointment from Patron Category as per article 6 (iv) of Articles of Association of the Company.

3. To Appoint **Mr. Sagar Mukesh Sheth** (DIN: 01580723) as director of the Company, who retires by rotation and eligible to offer himself for reappointment from Patron Category as per article 6 (iv) of Articles of Association of the Company.

4. To Appoint **Mr. Sandip Kanubhai Patel** (DIN: 00390476) as director of the Company, who retires by rotation and eligible to offer himself for reappointment from Patron Category as per article 6 (iv) of Articles of Association of the Company.

5. To Appoint **Mr. Pranjal Siddharth Patel** (DIN: 00049872) as director of the Company, who retires by rotation and eligible to offer himself for reappointment from Patron Category as per article 6 (iv) of Articles of Association of the Company.

6. To Appoint **Mr. Tejas Chhanalal Joshi** (DIN: 002423400) as director of the Company, who retires by rotation and eligible to offer himself for reappointment from Patron Category as per article 6 (iv) of Articles of Association of the Company.

ORDINARY RESOLUTION NO.7 to 9: (TO BE PASSED BY HONOURABLE MEMBERS)

7. To Appoint **Mr. Gaurav Hasmukhbhai Gadhecha** (DIN: 03473116) as director of the Company, who retires by rotation and vacated the seat for reappointment from Honourable Category as per article 6 (iv) of Articles of Association of the Company.

8. To Appoint **Mr. Hemal Dhirenbhai Shah** (DIN: 06568191) as director of the Company, who retires by rotation and eligible to offer himself for reappointment from Honourable Category as per article 6 (iv) of Articles of Association of the Company.

9. To Appoint **Mr. Varun Narharibhai Amin** (DIN: 08401275) as director of the Company, who retires by rotation and eligible to offer himself for reappointment from Honourable Category as per article 6 (iv) of Articles of Association of the Company.

ORDINARY RESOLUTION NO.10 & 11: (TO BE PASSED BY SPECIAL MEMBERS)

10. To Appoint **Mr. Amrish Jagdish Patel** (DIN: 01866121) as director of the Company, who retires by rotation and eligible to offer himself for reappointment from Special Category as per article 6 (iv) of Articles of Association of the Company.

11. To Appoint **Mr. Kamlesh Keshubhai Gondalia** (DIN: 00387280) as director of the Company, who retires by rotation and eligible to offer himself for reappointment from Special Category as per article 6 (iv) of Articles of Association of the Company.

SPECIAL BUSINESS

ORDINARY RESOLUTION No. 12: (TO BE PASSED BY PATRON MEMBERS)

12. To pass following resolution as an ordinary resolution

“Resolved That, pursuant to section 160 and other applicable provisions of the Companies Act, 2013 if any and proposal received by the Company at its registered office nominating his candidature for appointment as director of the Company from Patron Category, **Mr. Pranav Dineshbhai Shah** DIN : (00195162) be and is hereby appointed as director of the Company from Patron Category.”

ORDINARY RESOLUTION No. 13 & 14 (TO BE PASSED BY SPECIAL MEMBERS)

13. To pass following resolution as an ordinary resolution

Resolved that, pursuant to section 160 and other applicable provisions of the Companies Act, 2013 if any and proposal received by the Company at its registered office nominating his candidature for appointment as director of the Company from Special Category, **Mr. Bhavdatt Dashrathbhai Patel** DIN : (11480178) be and is hereby appointed as director of the Company from Special Category.

14. To pass following resolution as an ordinary resolution

“Resolved that, pursuant to section 160 and other applicable provisions of the Companies Act, 2013 if any and proposal received by the Company at its registered office nominating his candidature for appointment as director of the Company from Special Category, **Mr. Nirat Sanjaykumar Shah** DIN : (07911620) be and is hereby appointed as director of the Company from Special Category.”

Registered Office:
CREDAI AHMEDABAD House,
B/H Ornate Park, Nr. Maple County,
Thaltej-Shilaj Road, Shilaj,
Ahmedabad – 380059, Gujarat.
Date: 21/07/2026
Place: Ahmedabad
(DIN: 00812906)

By order of the Board of
CREDAI AHMEDABAD

Rajesh Vaswani
Chairman

1. The Agenda of Election was sent through Circular Dt. 10/06/2026 to the members.
2. Election process containing of Filing of Nomination forms, Display of valid Nomination form, Withdrawal of Nomination form, Preparation of Valid Nominations was completed and Notice to members informing final nomination was circulated.
3. The deposit of Rs.1,00,000 received from members contesting for Directorship will be only refunded to them whose nominations are declared invalid and who will be elected or who get 25% or more voting in his favour for resolution of his election as director.
4. Every member shall have one vote at general meeting irrespective of category to which he/she belongs.
5. A member entitled to attend and vote at the meeting is entitled to appoint a proxy to attend and vote on his behalf and proxy need to be a member of the Company. Proxies in order to be valid and effective must be delivered at the registered office of the company not later than 48 hours before the commencement of the meeting.
6. Members should bring the attendance slip duly filled in for attending the meeting and are requested to bring copy of annual report.
7. Members are requested to notify any change in their address to the company at its registered office.
8. The category of the membership existing 09/06/2026 will be category for all the purpose of election.

9. Voting through electronic means.

- Pursuant to provisions of Section 108 of the Companies Act, 2013 and Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended by the Companies (Management and Administration) Amendment Rules, 2015 and Regulation 44 of SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015, the Company is pleased to provide members facility to exercise their right to vote at the Annual General Meeting (AGM) by electronic means and the business may be transacted through e-Voting Services. The facility of casting the votes by the members using an electronic voting system from a place other than venue of the AGM ("remote e-voting") will be provided by National Securities Depository Limited (NSDL).
- The Company has approached NSDL for providing e-voting services through our e-voting platform. NSDL will provide User ID and password directly to the members, who have registered their email id with the Company.
- The members who had updated / registered/ informed their email ID to the company only shall be entitled to avail the facility of remote e-voting.
- The process and manner of e-Voting along with printed Attendance Slip and Proxy Form can be downloaded from website of the Company: www.credaiahmedabad.org.
- The e-voting period commences on **19th September, 2026 (10:00 A.M. IST) and ends on 21st September, 2026 (5:00 P.M. IST)**. During this period Members of the Company, may cast their vote electronically. The e-voting module shall also be disabled for voting thereafter. Once the vote on a resolution is cast by the member, the member shall not be allowed to change it subsequently.
- The voting rights of members shall be as prescribed in Articles of Association of the Company and as mentioned in notice calling an Annual General Meeting.
- Any person, who become member of the Company after dispatch of the notice may obtain the login ID and password by sending a request to mail@credaiahmedabad.org.
- Kadambari Dave & Associates, Practicing Company Secretaries, Ahmedabad has been appointed as the Scrutinizer to scrutinize the e-voting process in a fair and transparent manner.
- The Scrutinizer shall after the conclusion of voting at the general meeting, will first count the votes cast at the meeting and thereafter unblock the votes cast through remote e-voting in the presence of at least two witnesses not in the employment of the Company and shall make, not later than three days of the conclusion of the AGM, a consolidated scrutinizer's report of the total votes cast in favour or against, if any, to the Chairman or a person authorized by him in writing, who shall countersign the same and declare the result of the voting forthwith.
- The members who will exercise their rights through e-voting can participate in Annual General Meeting. However, they shall not vote at the meeting.
- The result declared along with the report of scrutinizer shall be upload on the website of the Company.

10. General Guidelines for Members:

- All members other than Individual are required to send scanned copy (PDF/JPG Format) of the relevant Board Resolution/ Authority letter etc. with attested specimen signature of the duly authorized signatory(ies) who are authorized to vote, to mail@credaiahmedabad.org with a copy marked to evoting@nsdl.co.in.
- It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential. Login to the e-voting website will be disabled upon five unsuccessful attempts to key in the correct password.

In such an event, you will need to go through the "Forgot User Details/Password?" or "Physical User Reset Password?" option available on www.evoting.nsdl.com to reset the password.

EXPLANATORY STATEMENT PURSUANT TO SECTION 102 OF THE COMPANIES ACT, 2013**Item No. 12 to 14**

As per the provisions of Article 6 (iv) of Articles of Association of the Company, by virtue of rotation 1/3 directors from respective categories will retire in ensuing Annual General Meeting. Retiring directors from below stated different categories are eligible for reappointment and can propose themselves for their reappointment as per the Articles. They will occupy their seat as a director of the company till ensuing Annual General Meeting & if not elected/reappointed in AGM, concerned director will vacate their office as director immediately.

A 5 directors from Patron Members

- **Mr. Dipakkumar Baldevbhai Patel** (DIN: 01343136)
- **Mr. Sagar Mukesh Sheth** (DIN: 01580723)
- **Mr. Sandip Kanubhai Patel** (DIN: 00390476)
- **Mr. Pranjal Siddharth Patel** (DIN: 00049872)
- **Mr. Tejas Chhanalal Joshi** (DIN: 02423400)

B 3 directors from Honorable Members

- **Mr. Gaurav Hasmukhbhai Gadhecha** (DIN: 03473116)
- **Mr. Hemal Dhirenbhai Shah** (DIN: 06568191)
- **Mr. Varun Narharibhai Amin** (DIN: 08401275)

C 2 directors from Special members

- **Mr. Amrish Jagdish Patel** (DIN: 01866121)
- **Mr. Kamlesh Keshubhai Gondalia** (DIN: 00387280)

Following are the details of election of Directors from different categories.

- **A 5 directors from Patron Members**
- **B 3 directors from Honorable Members**
- **C 2 directors from Special members**

Further, The Company has received valid notices in writing under Section 160 of the Companies Act, 2013 from the members proposing the candidature of the following persons for appointment as Directors from their respective categories. The requisite deposit, wherever applicable under the provisions of Section 160 of the Companies Act, 2013, has also been received by the Company. In compliance with Section 160(2) of the Companies Act, 2013, the candidature of the following persons is being informed to the members through this Notice.

Patron Category

- **Mr. Pranav Dineshbhai Shah (DIN: 00195162)**

Special Category

- **Mr. Bhavdatt Dashrathbhai Patel (DIN: 11480178)**
- **Mr. Nirat Sanjaykumar Shah (DIN: 07911620)**

The total strength of the Board after completion of the election process shall be 30 Directors, representing each category as follows:

- **A 15 directors from Patron Members**
- **B 09 directors from Honorable Members**
- **C 06 directors from Special members**

1) The category of the membership existing on 09/06/2026 will be category for all the purpose of election.

2) The members are requested to bring photo ID to identify the voters.

The members of the Board of Directors from each category referred to above shall be elected by and from the members, each of such categories only.

The Directors retire by rotation and directors contesting for Directorship u/s. 160 of the Companies act will be elected as director on the basis of total number of votes he/ she gained in his/ her favour and maximum number of directors required to be elected in each category i.e. for Patron members maximum number is 5, for Honourable Members maximum number is 3 and for Special Member maximum number is 2.

Item no. 12 to 14 is pertaining to appointment of director other than directors retire by rotation and the same required approval of members by ordinary resolution in Annual General Meeting. In view of above, your directors recommended to pass resolution No.12 to 14 as ordinary resolutions.

No directors of the company are interested in the above resolutions except as member of the Company.

Registered Office:
CREDAI AHMEDABAD House,
B/H Ornate Park, Nr. Maple County,
Thaltej-Shilaj Road, Shilaj,
Ahmedabad – 380059, Gujarat.
Date: 21/07/2026
Place: Ahmedabad

By order of the Board of
CREDAI AHMEDABAD

Mr. Rajesh Vaswani
Chairman
(DIN: 00812906)

BOARD REPORT

To,
The Members,
CREDAI - AHMEDABAD

Your directors have pleasure in submitting their 19th Annual Report of the Company together with the Audited Statements of Accounts for the year ended 31st March, 2026.

1. FINANCIAL RESULTS

The Company's financial performance for the year under review along with previous years' figures are given hereunder:

Particulars	For the year ended on 31st March, 2026	For the year ended on 31st March, 2025
Income from Institutional Activities	958,028.28	1,214,532.64
Other Income	155,864.12	115,199.60
Total Income	1,113,892.40	1,329,732.24
Less : Total Expenditure	1,123,779.53	906,524.26
Excess/(Shortfall) of Income over Expenditure before exceptional and extraordinary items and tax	(9,887.13)	423,207.98
Exceptional items - Prior Period Expenses	2,751.96	0
Extraordinary items	0	0
Excess/(Shortfall) of Income over Expenditure before tax Excess/(Shortfall) of	(12,639.09)	423,207.98
Less : Current Income Tax	15,626.69	31,714.80
Less : Previous year adjustment of Income Tax,	0	0
Less : Deferred Tax	0	0
Excess/(Shortfall) of Income over Expenditure after tax from continuing operations	(28,265.78)	391,493.18
Excess/(Shortfall) of Income over Expenditure for the period	(28,265.78)	391,493.18

2. DIVIDEND:

As the Company is registered u/s. 25 of the Companies Act, 1956, question of declaration of dividend does not arise.

3. TRANSFER OF UNCLAIMED DIVIDEND TO INVESTOR EDUCATION AND PROTECTION FUND:

The clause is not applicable to the Company.

4. AMOUNTS PROPOSED TO BE CARRIED TO RESERVES:

Net Loss of the Company after tax is Rs. 28,26,577.78/- and same is transferred to Reserves and Surplus under the head Surplus/ (Deficit) in the statement of Income & Expenditure.

5. REVIEW OF BUSINESS OPERATIONS AND FUTURE PROSPECTS:

This is Nineteenth year of operation of the Company. Income from Institutional activities is Rs. 9,58,02,828/- for the year under review as compared to Rs. 12,14,53,264/- of previous year, which is approx. 21.12% less than previous year. Other Income during the year is Rs. 1,55,86,412.46/-. Total expenditure of the Company is Rs. 11,23,77,953.24/-. The Prior Period Expenses Rs. 2,75,196 /-. The Company has provided an amount of Rs. 15,62,669 /- towards Current Income Tax. The net loss of the Company is Rs. 28,26,577.78/- for the year under review.

The Board of Directors of the Company took various steps to take care of interest of its members, employees and whenever needed public at large. Despite curtail in physical activities of the Company, the Board of Directors of the Company put all their efforts to update its members about trend in market, new developments, challenges and information in general through digital medium.

Your directors hope for better results next year.

6. CHANGE IN NATURE OF BUSINESS:

There is no change in nature of Business during FY 2025-26.

7. MATERIAL CHANGES AND COMMITMENT IF ANY AFFECTING THE FINANCIAL POSITION OF THE COMPANY OCCURRED BETWEEN THE END OF THE FINANCIAL YEAR TO WHICH THIS FINANCIAL STATEMENTS RELATE AND THE DATE OF THE REPORT:

No material changes and commitments affecting the financial position of the Company occurred between the end of the financial year to which these financial statements relate on the date of this report.

The provisions of Section 134(m) of the Companies Act 2013 do not apply to our Company. There was no foreign exchange inflow or Outflow during the year under review.

8. STATEMENT CONCERNING DEVELOPMENT AND IMPLEMENTATION OF RISK MANAGEMENT POLICY OF THE COMPANY:

The Company does not have any Risk Management Policy as the element of risk threatening the Company's existence is very minimal.

A. Conservation of Energy

(i)	The steps taken or impact on conservation of energy	The Company has taken measures and applied strict control system to monitor day to day power consumption, to endeavour to ensure the optimal use of energy with minimum extent possible wastage as far as possible. The day to day consumption is monitored and various ways and means are adopted to reduce the power consumption in an effort to save energy.
(ii)	The steps taken by the company for utilizing alternate sources of energy	NIL
(iii)	The capital investment on energy conservation equipments	NIL

B. Technology absorption

The Company has no activities relating to technology absorption.

C. FOREIGN EXCHANGE EARNING & OUTGO

	2025-26	2024-25
i) Earning	NIL	NIL
ii) Outgo	NIL	NIL

10. DETAILS OF POLICY DEVELOPED AND IMPLEMENTED BY THE COMPANY ON ITS CORPORATE SOCIAL RESPONSIBILITY INITIATIVES:

The Company has not developed and implemented any Corporate Social Responsibility initiatives as the said provisions are not applicable

11. PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS MADE UNDER SECTION 186 OF THE COMPANIES ACT, 2013:

There were no loans, guarantees or investments made by the Company under Section 186 of the Companies Act, 2013 during the year under review and hence the said provision is not applicable.

12. PARTICULARS OF CONTRACTS OR ARRANGEMENTS MADE WITH RELATED PARTIES:

There were no contracts or arrangements made with related parties as defined under Section 188 of the Companies Act, 2013, during the year under review.

13. EXPLANATION OR COMMENTS ON QUALIFICATIONS, RESERVATIONS OR ADVERSE REMARKS OR DISCLAIMERS MADE BY THE AUDITORS AND THE PRACTICING COMPANY SECRETARY IN THEIR REPORTS:

There were no qualifications, reservations or adverse remarks made by the Auditors in their report.

14. STATE THE DETAILS IN RESPECT OF FRAUDS REPORTED BY AUDITORS UNDER SUB-SECTION (12) OF SECTION 143 OTHER THAN THOSE WHICH ARE REPORTABLE:

During the year under review, the Statutory Auditor in their report has not reported any instances of fraud committed in the Company by its Officers or Employees under section 143(12) of the Companies Act, 2013.

15. COMPANY'S POLICY RELATING TO DIRECTORS' APPOINTMENT, PAYMENT OF REMUNERATION AND DISCHARGE OF THEIR DUTIES:

The provisions of Section 178(1) relating to constitution of Nomination and Remuneration Committee are not applicable to the Company and hence the Company has not devised any policy relating to appointment of Directors, payment of Managerial remuneration, Director's qualifications, positive attributes, independence of Directors and other related matters as provided under Section 178(3) of the Companies Act, 2013.

16. CORPORATE GOVERNANCE:

The Company has adopted best corporate practices and is committed to conducting its business in accordance with the applicable laws, rules and regulations. The Company's Corporate Governance practices are driven by effective and strong Board oversight, timely disclosures, transparent accounting policies and high level of Integrity in decision making.

17. PARTICULARS OF EMPLOYEES:

No employee of the Company was in receipt of remuneration in excess of the limits specified under Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, during the financial year ended March 31, 2026.

18. NUMBER OF EMPLOYEES AS ON THE CLOSURE OF FINANCIAL YEAR:

Female	-
Male	7
Transgender	-
Total	7

19. ANNUAL RETURN:

The Annual Return for financial year 2025-26 will be displayed on website of the company once it will be filed with Ministry of Corporate Affairs. The link to see the details is www.credaiahmedabad.org

20. NUMBER OF BOARD MEETINGS CONDUCTED DURING THE YEAR UNDER REVIEW:

Total 07 Board meetings were held during the Financial Year ended March 31, 2026. Dates of Board Meetings are.

Sr.No.	Date of meeting (DD/MM/YYYY)	Total Number of directors as on the date of meeting	Total Number of directors as on the date of meeting
1	10/6/2025	30	13
2	8/7/2025	30	20
3	7/8/2025	30	21
4	4/9/2025	30	16
5	15/11/2025	30	14
6	4/2/2026	30	11
7	24/3/2026	30	12

20. NUMBER OF BOARD MEETINGS CONDUCTED DURING THE YEAR UNDER REVIEW:

Total 07 Board meetings were held during the Financial Year ended March 31, 2026. Dates of Board Meetings are.

Sr.No.	Name of Directors	No. of Meeting	
		No of Meeting entitled to attend	Attended
1	NEELAMKUMAR BALMUKUND DOSHI	7	3
2	CHINMAY NARESHKUMAR SHAH	7	6
3	YASH GHANSHYAM BRAHMBHATT	7	1
4	DHARMEN MAHENDRABHAI SUTARIA	7	2
5	NILAY DINESHBHAI PATEL	7	2
6	ALAP SOMABHAI PATEL	7	6
7	PARTH RAMESHCHANDRA PATEL	7	4
8	RAJESH SUNDERDAS VASWANI	7	5
9	SNEH KISHOR MANDALIA	7	1
10	AJAY GORDHANBHAI PATEL	7	5

21. ATTENDANCE OF DIRECTORS IN BOARD MEETING

Sr.No.	Name of Directors	No. of Meeting	
		No of Meeting entitled to attend	Attended
11	SANDIP KANUBHAI PATEL	7	5
12	VIRAL JAYESHBHAI SHAH	7	6
13	DIPAKKUMAR BALDEVBHAI PATEL	7	5
14	DHRUV NARENDRABHAI PATEL	7	4
15	AMRISH JAGDISH PATEL	7	1
16	SHARVIL AJAYKUMAR SHRIDHAR	7	1
17	RUSHABH NAVNITBHAI PATEL	7	2
18	ANKUR BIPINBHAI DESAI	7	6
19	SAGAR MUKESH SHETH	7	5
20	NAIMESH NATVERLAL PATEL	7	2
21	CHITRAK SATISHBHAI SHAH	7	2
22	SANKET VIJAYBHAI SHAH	7	6
23	JATEEN MADANLAL GUPTA	7	2
24	KAMLESHBHAI KESHAVBHAI CONDALIA	7	1
25	TEJAS CHHANALAL JOSHI	7	3
26	GAURAV HASMUKH GADHECHA	7	3
27	HEMAL DHIRENBHAI SHAH	7	1
28	PRANJAL SIDDHARTH PATEL	7	7
29	VARUN NARHARI AMIN	7	3
30	DEVAL SOPARKAR	6	5

22. DIRECTORS RESPONSIBILITY STATEMENT

In accordance with the provisions of Section 134(5) of the Companies Act, 2013 the Board hereby submits its responsibility Statement:—

(a) In the preparation of the annual accounts, the applicable accounting standards had been followed along with proper explanation relating to material departures;

(b) The directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the company at the end of the financial year and of the profit and loss of the company for that period;

(c) The directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;

(d) The directors had prepared the annual accounts on a going concern basis; and

(e) The Directors had device and implemented adequate systems and procedures for adequate internal financial controls over financial reporting and the Board believed that the same were operative effectively for the financial year under review.

(f) The directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

23. COMPLIANCES WITH SECRETARIAL STANDARDS:

The Company has complied with secretarial standards applicable to it for the year under review.

24. SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE COMPANIES:

The Company does not have any Subsidiary, Joint venture or Associate Company.

25. DEPOSITS AND DISCLOSURE OF MONEY RECEIVED FROM DIRECTORS AND THEIR RELATIVES:

The Company has not invited deposits to public during the year under review.

Disclosure of money received during the year under review from Directors and their relatives Pursuant to Rule 2 (vii) of The Companies (Acceptance of Deposits) Rules, 2014

Unsecured Corporate and Directors Deposits

	(Amount in Rs.)
Amount Outstanding at the beginning of the financial year	5,205,400.00
Change during the financial year	
* Addition	0
* Reduction	4,500,000.00
Net Change	4,500,000.00
Total amount at the end of the financial year	705,400.00

26. DIRECTORS:

There are total 30 Directors on the Board of the Company at present. Out of 30 directors, 1/3rd will retire by rotation in ensuing Annual General meeting and they are eligible to offer themselves for Reappointment.

Accordingly, the following Directors are liable to retire by rotation at the ensuing AGM and are eligible to offer themselves for reappointment

Patron Members – 5 Directors:

1. Mr. Dipakkumar Baldevbhai Patel (DIN: 01343136)
2. Mr. Sagar Mukesh Sheth (DIN: 01580723)
3. Mr. Sandip Kanubhai Patel (DIN: 00390476)
4. Mr. Pranjal Sidhharth Patel (DIN: 00049872)
5. Mr. Tejas Chhanalal Joshi (DIN: 02423400)

Honourable Members – 3 Directors:

1. Mr. Varun Narhari Amin (DIN: 08401275)
2. Mr. Gaurav Hasmukh Ghadhecha (DIN: 03473116)
3. Shri Hemal Dhirenabhai Shah (DIN: 06568191)

Special Members – 2 Directors:

1. Mr. Amrish Jagdish Patel (DIN: 01866121)
2. Mr. Kamlesh Keshubhai Gondaliya (DIN: 01652667)

Further, in accordance with Section 160 of the Companies Act, 2013, a person who is not a retiring Director may also be proposed as a candidate for appointment as a Director at the ensuing AGM, subject to compliance with the applicable provisions of the Act, the Articles of Association of the Company and the prescribed procedures.

27. CHANGE IN DIRECTORSHIP:

Ms. Deval Soparkar (DIN: 01989435) appointed as a Director of the Company in AGM held on August 7, 2025. Company has filed Form DIR-12 with the Registrar of Companies for appointment of New Director on the Board.

28. DECLARATION OF INDEPENDENT DIRECTORS

The provisions of Section 149 pertaining to the appointment of Independent Directors do not apply to our Company.

29. ANNUAL EVALUATION OF THE PERFORMANCE OF THE BOARD, ITS COMMITTEES & INDIVIDUAL DIRECTORS:

The Board of Directors has evaluated the performance of all Directors. The Board found that the performance of all the Directors was quite satisfactory.

30. STATUTORY AUDITORS:

M/s C. R. Sharedalal & Co., Chartered Accountants, Ahmedabad (Firm Registration No.:109943W) was appointed as a statutory auditor of the Company in Annual General Meeting held on 07.08.2025. They will hold position as Statutory Auditors of the Company till the conclusion of the Annual General Meeting held in the year 2030.

31. CONSTITUTION OF COMMITTEE – SEXUAL HARRASEMENT AT WORKPLACE:

As employees of the Company are less than 10, there is no requirement to constitute committee under the sexual harassment of women at workplace (Prevention, Prohibition and Redressal) Act, 2013.

32. MATERNITY BENEFIT:

As employees of the Company are less than 10 and no female employee employed, provisions relating to Maternity Benefit Act, 1961 not applicable to the Company.

33. RISK MANAGEMENT POLICY:

The Company does not have any Risk Management Policy as the elements of risk threatening the Company's existence are very minimal.

34. DISCLOSURE OF COMPOSITION OF AUDIT COMMITTEE AND PROVIDING VIGIL MECHANISM:

The provisions of Section 177 of the Companies Act, 2013, read with Rule 6 and 7 of the Companies (Meetings of the Board and its Powers) Rules 2013, are not applicable to the Company.

35. DETAILS OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS, COURTS AND TRIBUNALS:

No significant and material order has been passed by the regulators, courts, tribunals impacting on the going concern status and Company's operations in future.

36. SHARES:

The Company is incorporated as section 25 company under the provisions of the Companies Act, 1956 as Guarantee Company, hence the captioned clause is not applicable.

37. INTERNAL FINANCIAL CONTROL:

The Company has in place adequate internal financial controls with reference to financial statements. During the year, such controls were tested and no reportable material weakness in the design or operation was observed.

The provision of Cost audit as per section 148 isn't applicable to the Company.

38. DETAILS OF APPLICATION MADE OR ANY PROCEEDING PENDING UNDER THE INSOLVENCY AND BANKRUPTCY CODE, 2016, DURING THE FINANCIAL YEAR:

There is no application made or any proceeding pending under the Insolvency and Bankruptcy Code, 2016 (31 of 2016) during the financial year 2021-22.

39. DETAILS OF DIFFERENCE BETWEEN AMOUNT OF THE VALUATION DONE AT THE TIME OF ONE-TIME SETTLEMENT AND THE VALUATION DONE WHILE TAKING LOAN FROM THE BANKS OR FINANCIAL INSTITUTIONS ALONG WITH THE REASONS THEREOF DURING THE FINANCIAL YEAR:

The Company has not made any one-time settlement for loans taken from the Banks or Financial Institutions, and hence the details of difference between amount of the valuation done at the time of one-time settlement and the valuation done while taking loan from the Banks or Financial Institutions along with the reasons thereof is not applicable.

40. ACKNOWLEDGEMENTS:

Your directors place on records their sincere thanks to bankers, business associates, consultants, and various Government Authorities for their continued support extended to your Companies activities during the year under review.

FOR AND ON BEHALF OF THE BOARD OF DIRECTORS

DATE: 21/07/2026
PLACE: AHMEDABAD

ALAP SOMABHAI PATEL
DIRECTOR
DIN: 01134323

ANKUR BIPINBHAI DESAI
DIRECTOR
DIN: 03006621

INDEPENDENT AUDITOR'S REPORT

To the Members of CREDAI – Ahmedabad (Formerly known as “Gujarat Institute of Housing & Estate Developers-CREDAI”)

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the standalone financial statements of **CREDAI – Ahmedabad (Formerly known as “Gujarat Institute of Housing & Estate Developers-CREDAI”)** (“the Company”), which comprise the balance sheet as at 31st March 2026, the statement of Income & Expenditure, and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2026, and its deficit of income over expenditure and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 (“the Act”) with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accountings records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those Board of Directors are also responsible for overseeing the company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also :

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. But not for the purpose of expressing an opinion on the effectiveness of the entity's internal controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

1. The Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act is not applicable to the Company in terms of Clause 1(2)(iii) of the Order.

2. As required by section 143(3) of the Act, we report that:

a. we have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit.

b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

c. The Balance Sheet, the Statement of Income & Expenditure, and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.

d. In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under section 133 of the Act read with the Companies (Accounting Standard) Rules, 2021.

e. In the absence of written representations from the directors as on 31st March 2026, we are unable to comment on whether any of the directors are disqualified as on 31st March, 2026 from being appointed as a director in terms of Section 164 (2) of the Act.

f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, the company is exempt from getting an audit opinion on internal financial control.

g. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

i. The Company does not have any pending litigations which would impact its financial position.

ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

3.

i. The Management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Company or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

ii. The Management has represented that, to the best of its knowledge and belief, no funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Funding Parties or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

iii. Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e) contain any material misstatement.

4. The company has not declared or paid any dividend during the period, hence provisions of section 123 of the Companies Act, 2013 is not applicable.

5. With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended, in our opinion and to the best of our information and according to the explanations given to us, the said clause is not applicable as no remuneration has been paid by the Company to its directors during the period.

6. Based on our examination, which included test checks, the company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit on test check basis, we did not come across any instance of the audit trail feature being tampered with.

For. C.R. SHAREDALAL & CO.
CHARTERED ACCOUNTANTS,
(Firm. Registration No.109943W)

PLACE: Ahmedabad

DATE: 21/07/2026

(J. C. Sharedalal)
PARTNER
Membership No. 033189
UDIN:

Notes to financial statements for the year ended 31st March, 2026

CORPORATE INFORMATION:

CREDAI – Ahmedabad (Formerly known as “Gujarat Institute of Housing & Estate Developers-CREDAI”) is a Company incorporated under Section 8 of the Companies Act, 2013. The company is engaged in activities aimed at welfare of the persons operating in the Real Estate Industry and eradicating problems related to the Real Estate Industry, particularly in the housing sector.

Note: 1 SIGNIFICANT ACCOUNTING POLICIES

I) Basis of preparation:

The Financial statements are prepared under the historical cost convention and on the basis of going concern and in accordance with the Generally Accepted Accounting Principles (GAAP) in India and applicable provisions of the Companies Act, 2013 as amended including the Accounting Standards specified under section 133 of the Act. All expenses and income to the extent considered payable and receivable respectively, except stated otherwise have been accounted for on accrual basis.

The figures in the financial statements have been rounded off to the nearest hundredths.

The previous year's figures have been regrouped and rearranged in accordance with the requirements of the Act.

II) USE OF ESTIMATES:

The preparation of financial statements require estimates and assumptions to be made that affect the reported amount of assets and liabilities on the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Difference between the actual results and estimates are recognized in the period in which the results are known / materialized.

III) REVENUE RECOGNITION:

The company recognizes revenue when the same can be reliably measured and it is probable that the economic benefits will flow to the company and no uncertainty exists regarding ultimate realization of the same.

a) Revenue from institutional activities:

Income from institutional activities is recognized as and when the same can be reliably measured and it is probable that the economic benefits will flow to the company. With respect to Annual Contribution, the Company has passed a special resolution which requires to pay annual contribution @ Rs.100/- + GST (Amount in '00s), every year for its members enrolled under Patron, Honorable, Special & Well-wisher category. Hence it is not paid regularly on a yearly basis and uncertain, therefore the Company has a policy to record the income on receipt basis.

b) Other Income:

Other incomes are recognized on accrual basis.

IV) EXPENSES:

All major items of expenses are accounted for on accrual basis and necessary provisions for the same are made on a prudent basis.

V) Property Plant and Equipment:

Property Plant and Equipment are capitalized at cost including all direct costs and other expenses incurred in connection with acquisition of assets apportioned thereto.

The day to day repairs and maintenance expenses to Property Plant and Equipment are charged to Statement of Income & Expenditure. However, the expenditure to Property Plant and Equipment which add to the future economic benefits of asset is added to the cost of Property Plant and Equipment.

In the case of disposal of Property Plant and Equipment, the difference between the carrying amount of Property Plant and Equipment and its sale Value is recognized in the Statement of Income & Expenditure in the year in which such asset is disposed.

An intangible asset is recognized if it is probable that the expected future economic benefits that are attributable to the asset will flow to the Company and its cost can be measured reliably.

Depreciation**a) Tangible Assets:**

Depreciation on all tangible assets except books is provided on written down value method as prescribed in Schedule II of the Companies Act, 2013. Books and dead stock are depreciated over a period of 5 and 10 years respectively as per the written down value method. Depreciation on additions to /disposals of Property Plant and Equipment is provided on pro-rata basis based on number of days for which the assets are used by the company.

b) Intangible Assets:

Intangible Assets are under development as on the current reporting date and thus no amount has been amortized during the current reporting period.

VI) RETIREMENT & OTHER EMPLOYEE BENEFITS:

The Company provides short term and post-employment benefits to the employees.

a) Short Term Employee Benefits:

The undiscounted amount of short term employee benefits (i.e. Salary, Allowances, Reimbursement of Expenses, Insurance Premium etc.) expected to be paid in exchange for the service rendered by employee is recognized in the Statement of Income & Expenditure under the heading "Employee Benefit Expenses" during the period when the employee renders the service. Bonus payable to employees as per the Payment of Bonus Act is recognized in the same manner as stated above

b) Post-Employment Benefits:

The Payment of Gratuity Act, 1972 is not applicable to the company. However, the company makes ex-gratia payment to employees upon retirement and the same is recognized as an expense as and when the same is paid. The Staff Fund is deducted from the salary of employees at 12% and added to employers' contribution of 12%, which is then deposited with bank/post office in fixed deposit.

VII) TAXES ON INCOME:

Income Tax is payable by the company only on the income earned from non-members as the Income earned from members is exempt on the principle of mutuality of interest of members.

Thus, Company provides for Income Tax on income that is earned from non-members.

No amount has been recognized as an asset/liability in respect of deferred tax since there are no timing differences between taxable income and accounting income that have arisen in current period are capable of reversing in subsequent periods.

VIII) IMPAIRMENT OF ASSETS:

An asset is treated as impaired when the carrying cost of that asset exceeds its recoverable value.

The company assesses at each reporting date whether there is any indication that the asset may be treated as impaired. If such indication exists, then the company provides for the impairment losses in the Statement of Income & Expenditure in accordance with Accounting Standard-28: "Impairment of Assets".

There are no assets that have been impaired as on the Reporting date.

IX) PROVISIONS AND CONTINGENT LIABILITIES:

A provision is recognized when the company has a present obligation as a result of past events and it is probable that the outflow of resources embodying economic benefits will occur to settle that obligation. The company recognizes the provision on the basis of best available estimates. These estimates are reviewed at each reporting date to reflect the current situation.

Contingent Liabilities and Contingent Assets, if any, are neither recognized nor disclosed in the financial statements but are shown by way of a note to the Financial Statements.

X) CASH AND CASH EQUIVALENTS:

The Company considers all highly liquid financial instruments, which are readily convertible into cash and have maturities of three months or less from the reporting date, to be cash equivalents. Financial instruments which are having maturities of twelve months or less from the reporting date are considered to be a part of current assets. All other financial instruments except the above are considered to be a part of non-current assets.

CONFEDERATION OF REAL ESTATE DEVELOPERS' ASSOCIATIONS OF INDIA - AHMEDABAD

BALANCE SHEET

(Amt in 00's)

PARTICULARS		NOTE NO.	As at 31-03-2026	As at 31-03-2025
FUNDS AND LIABILITIES:				
Members' Funds				
Membership Fees		2	11,64,085.84	10,89,085.84
Reserves and Surplus		3	24,03,112.75	24,26,378.53
			35,67,198.59	35,15,464.37
Current Liabilities				
Short Term Borrowings		4	7,054.00	52,054.00
Trade Payables		5		
- Due to Micro, Small & Medium Enterprises				
- Due to other than Micro,Small & Medium Enterprises			1,74,606.93	1,33,179.82
Other Current Liabilities		6	29,834.95	86,648.70
			2,11,495.88	2,71,882.52
TOTAL			37,78,694.47	37,87,346.89
ASSETS:				
Non - Current Assets				
Property, Plant and Equipment & Intangible Assets				
Property, Plant and Equipment		7	16,92,942.09	17,60,477.33
Intangible Assets		7	15,154.41	9,285.00
Intangible Assets under development		7	2,463.95	1,774.51
Long Term Loans and Advances		8	14.18	14.18
Other Non-Current Assets		10	1,13,951.71	7,15,534.71
			18,24,526.35	24,87,085.72
Current Assets				
Trade Receivables		9	2,35,049.94	2,26,416.22
Cash and Cash Equivalents		10	14,49,639.29	7,51,830.77
Short Term Loans and Advances		8	2,69,478.89	3,22,014.18
			19,54,168.12	13,00,261.17
TOTAL			37,78,694.47	37,87,346.89
As per our report of even date	For and on behalf of the Board of Directors of			
For, C R Sharedalal & Co.	CREDAI – Ahmedabad (Formerly known as “Gujarat Institute of Housing & Estate Developers-CREDAI”)			
Chartered Accountants				
J. C. Sharedalal	Alap Patel		Ankur Desai	
Partner	Director		Director	
Membership No. 033189	DIN: 01134323		DIN: 03006621	
FR No. 109943W				
Place : Ahmedabad	Place : Ahmedabad		Place : Ahmedabad	

CONFEDERATION OF REAL ESTATE DEVELOPERS' ASSOCIATIONS OF INDIA - AHMEDABAD

P&L

(Amt in 00's)

INCOME	NOTE NO	Year Ended 31-03-2026	Year Ended 31-03-2025
Income from Institutional Activities	11	9,58,028.28	12,14,532.64
Other Income	12	1,55,864.12	1,15,199.60
TOTAL INCOME		11,13,892.40	13,29,732.24
EXPENDITURE			
Employees Benefits Expenses	13	78,388.36	58,330.21
Finance Costs	14	180.30	43.42
Depreciation and Amortization Expenses	7	86,957.20	91,114.88
Other Expenses	15	9,58,253.68	7,57,035.76
TOTAL EXPENDITURE		11,23,779.53	9,06,524.26
Excess/(Shortfall) of Income over Expenditure before exceptional and extraordinary items and tax		(9,887.13)	4,23,207.98
Prior Period Expenses		2,751.96	0.00
Excess/(Shortfall) of Income over Expenditure before extraordinary items and tax		(12,639.09)	4,23,207.98
Extraordinary items		0.00	0.00
Excess/(Shortfall) of Income over Expenditure before tax		(12,639.09)	4,23,207.98
Tax Expenses :		0.00	0.00
Current Income tax		15,626.69	31,714.80
Mat Credit		0.00	0.00
Income tax for earlier years		0.00	0.00
Deferred Tax		0.00	0.00
Excess/(Shortfall) of Income over Expenditure after tax from continuing operations		(28,265.78)	3,91,493.18
Excess/(Shortfall) before tax from discontinuing operations		0.00	0.00
Tax expenses of discontinuing operations		0.00	0.00
Excess/(Shortfall) of Income over Expenditure after tax from discontinuing operations		0.00	0.00
Excess/(Shortfall) of Income over Expenditure for the year		(28,265.78)	3,91,493.18

As per our report of even date	For and on behalf of the Board of Directors of		
For, C R Sharedalal & Co.	CREDAI – Ahmedabad (Formerly known as “Gujarat Institute of Housing & Estate Developers-CREDAI”)		
Chartered Accountants			
J. C. Sharedalal	Alap Patel		Ankur Desai
Partner	Director		Director
Membership No. 033189	DIN: 01134323		DIN: 03006621
FR No. 109943W			
Place : Ahmedabad	Place : Ahmedabad		Place : Ahmedabad

CONFEDERATION OF REAL ESTATE DEVELOPERS' ASSOCIATIONS OF INDIA - AHMEDABAD

CFS

(Amt in 00's)

PARTICULARS	Year Ended 31-03-2026	Year Ended 31-03-2026	Year Ended 31-03-2025	Year Ended 31-03-2025
CASH FLOW FROM OPERATING ACTIVITIES				
Net surplus/(deficit) before tax & extraordinary items	(12,639.09)	(12,639.09)	4,23,207.98	4,23,207.98
Adjustments for				
Depreciation and Amortisation expense	86,957.20		91,114.88	
Interest Income	(97,534.81)		(69,751.77)	
		(10,577.61)		21,363.11
Operating profit/(loss) before working capital changes		(23,216.70)		4,44,571.09
(Increase)/Decrease in Trade Receivables	(8,633.72)		(14,753.07)	
(Increase)/Decrease in Loans & Advances & other current assets	52,535.29		(1,988.86)	
Increase/(Decrease) in Trade Payables	41,436.26		1,27,577.60	
Increase/(Decrease) in Other current liabilities	(56,813.75)		78,223.70	
Increase/(Decrease) in Other Non- current liabilities	0.00		(3,070.00)	
Income taxes paid	(15,626.69)		(31,714.80)	
		12,897.39		1,54,274.57
NET CASH FROM OPERATING ACTIVITIES		(10,319.31)		5,98,845.66
CASH FLOW FROM INVESTING ACTIVITIES				
Purchase of Fixed Assets	(25,989.98)		(39,342.66)	
Sale of Fixed Assets	0.00		7,304.30	
Maturity of fixed deposit from bank	6,01,583.00		0.00	
Investment in fixed deposit with bank	0.00		(6,04,828.71)	
Interest received	97,534.81		69,751.77	
NET CASH FROM INVESTING ACTIVITIES		6,73,127.83		(5,67,115.30)
CASH FLOW FROM FINANCING ACTIVITIES				
Borrowings (Paid) / Received	(45,000.00)		54.00	
Membership Fees Received	75,000.00		1,06,829.84	
Capital Contributions Received	5,000.00		0.00	
Interest paid	0.00		0.00	
NET CASH FROM FINANCING ACTIVITIES		35,000.00		1,06,883.84
NET CASH FLOWS		6,97,808.52		1,38,614.22
Cash & Cash Equivalents at the beginning of the year		7,51,830.77		6,13,217.00
Cash & Cash Equivalents at the end of the year		14,49,639.29		7,51,830.77
NET INCREASE IN CASH & CASH EQUIVALENTS		6,97,808.52		1,38,613.77

NOTE : THE ABOVE CASH FLOW STATEMENT HAS BEEN PREPARED UNDER INDIRECT METHOD AS PER AS-3

Note 2

(Amt in 00's)

NOTE : 2 : MEMBERSHIP FEES :		As at 31-03-2026	As at 31-03-2025
Membership Fees collected:			
Affiliate Membership Fees		11,710.80	11,710.80
Associates Membership Fees		1,245.02	1,245.02
Honorable Membership Fees		1,40,645.00	1,31,645.00
Institutional Membership Fees		1,710.00	1,710.00
Patron Membership Fees		1,92,490.01	1,80,490.01
Special Membership Fees		8,11,621.96	7,57,621.96
Wellwisher Membership Fees		4,663.05	4,663.05
TOTAL		11,64,085.84	10,89,085.84
			(Amt in 00's)
NOTE : 2.1 :		As at 31-03-2025	As at 31-03-2024
Reconciliation of membership fees at the beginning and at the end of the reporting period:			
Affiliate Membership Fees			
At the beginning of the period		11,710.80	11,380.80
Received during the period		-	330.00
At the end of the period		11,710.80	11,710.80
Associates Membership Fees			
At the beginning of the period		1245	1245
At the end of the period		1245	1245
Honourable Membership Fees			
At the beginning of the period		1,31,645.00	128645
Paid during the period		-	-
Received during the period		9,000.00	3000
At the end of the period		1,40,645.00	131645
Institutional Membership Fees			
At the beginning of the period		1,710.00	1710
Received during the period		-	-
At the end of the period		1,710.00	1710
Patron Membership Fees			
At the beginning of the period		1,80,490.00	177490
Received during the period		12,000.00	3000
At the end of the period		1,92,490.00	180490
Special Membership Fees			
At the beginning of the period		7,57,622.00	657122
Paid during the period		-	-
Received during the period		54,000.00	100500
At the end of the period		8,11,622.00	757622
Well wisher Membership Fees			
At the beginning of the period		4663	4663
At the end of the period		4663	4663
NOTE : 2.2 : Rights and Privileges of the Members:			
Patron, Honorable and Special Members shall have one vote each for their respective class at the Company's General meeting. However in case of appointment/reappointment of directors of each class of members, Patron, Honorable and Special Class will only be appointed by/reappointed by members of that class by casting their vote. The members of each class namely Patron, Honorable and Special class members have no other rights and obligations other than as specifically prescribed in the Articles of Association.			

Note 3

(Amt in 00's)

NOTE : 3 : RESERVES AND SURPLUS :		As at	As at
		31-03-2026	31-03-2025
Building Fund			
Balance as per the last financial statement		15,30,967.00	15,30,967.00
Add : Increased during the year		5,000.00	-
Add : Excess Income over Expenditure transferred		-	-
Closing Balance		15,35,967.00	15,30,967.00
Fund Utilized upto reporting date		15,35,967.00	15,30,967.00
Infrastructure Fund			
Balance as per the last financial statement		12,000.00	12,000.00
Closing Balance		12,000.00	12,000.00
Fund Utilized upto reporting date		12,000.00	12,000.00
Fund Unutilized upto reporting date		-	-
Covid care Fund			
Balance as per the last financial statement		13,500.00	13,500.00
Add : Increased during the year		-	-
Add : Excess Income over Expenditure transferred		-	-
Closing Balance		13,500.00	13,500.00
Fund Utilized upto reporting date		13,500.00	13,500.00
Fund Unutilized upto reporting date		-	-
Surplus/(Deficit) in the Statement of Income & Expenditure			
Balance as per last financial statement		8,69,911.53	4,78,418.35
Excess/(Shortfall) of Income over Expenditure		(28,265.78)	3,91,493.18
Closing Balance		8,41,645.75	8,69,911.53
	TOTAL RESERVES & SURPLUS	24,03,112.75	24,26,378.53

Note 4

(Amt in 00's)

NOTE : 4 : SHORT TERM BORROWINGS :		As at	As at
		31-03-2026	31-03-2025
SECURED:		-	-
UNSECURED: Unsecured Corporate and Directors Deposits		7,054.00	52,054.00
	TOTAL	7,054.00	52,054.00

Current maturities of Long term borrowings shall be disclosed separately.

(NOTE: Non-interest bearing unsecured deposits received from corporates and directors and repayable after 11 months from date of deposit. The said time period of 11 months has elapsed in few cases.)

Note 5

(Amt in 00's)

NOTE : 5 : TRADE PAYABLES DUE FOR PAYMENT:		As at 31-03-2026	As at 31-03-2025
Trade Payables for activities		-	-
- Due to Micro, Small & Medium Enterprises			
- Due to other than Micro, Small & Medium Enterprises (Refer Note no 5.1)		1,74,606.93	1,33,179.82
(refer note 17 for details of dues to micro and small enterprises)			
	TOTAL	52054	52000

Note 5.1

(Amt in 00's)

Trade Payable ageing schedule						
Particulars	As at March 31,2026					
	Outstanding for following periods from due date of payment					
	Not due for payment	Less than 1 Year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	-	-	-	-	-	-
(ii) Others	-	1,73,077.00	1,239.18	290.75	-	1,74,606.93
(iii) Disputed dues MSME	-	-	-	-	-	-
(iv) Disputed dues others	-	-	-	-	-	-
						(Amt in 00's)
Particulars	As at March 31,2025					
	Outstanding for following periods from due date of payment					
	Not due for payment	Less than 1 Year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	-	-	-	-	-	-
(ii) Others	-	1,33,179.82	-	-	-	1,33,179.82
(iii) Disputed dues MSME	-	-	-	-	-	-
(iv) Disputed dues others	-	-	-	-	-	-

Note 6

(Amt in 00's)

NOTE : 6 : OTHER CURRENT LIABILITIES :		As at 31-03-2026	As at 31-03-2025
Advance received from Members for activities		2,992.20	64,158.51
Other payables			
Unpaid Expense		-	270.62
Youthwing Expense Payable		-	9,301.25
Lease Deposit		6,000.00	6,000.00
Maintenance Deposit		150.00	150.00
Provision for expense		922.50	976.50
Duties & Taxes Payable		9,770.25	5,791.82
Other Payable		10,000.00	-
	TOTAL	29,834.95	86,648.70

NOTE : 7 : Property, Plant and Equipment

(Amt in 00's)

Particulars	Gross Block				Accumulated Depreciation				Net Block	
	Opening Balance	Addition/ Adjustment	Deletion/ Adjust.	Closing Balance	Opening Balance	Addition	Deletion/ Adjust.	Closing Balance	As on 31-03-2026	As on 31-03-2025
TANGIBLE ASSETS :										
Freehold Land - GIHED Bhavan	3,96,069.50	-	-	3,96,069.50	-	-	-	-	3,96,069.50	3,96,069.50
(Previous Year)	3,96,069.50	-	-	3,96,069.50	-	-	-	-	3,96,069.50	3,96,069.50
Building	17,22,418.67	3,245.00	-	17,25,663.67	4,32,972.62	62,867.89	-	4,95,840.51	12,29,823.16	12,89,446.01
(Previous Year)	17,21,062.85	1,355.82	-	17,22,418.67	3,67,031.28	65,941.34	-	4,32,972.62	1289446.05	1354031.57
Air Conditioner	67,942.49	1,287.28	-	69,229.77	60,566.40	2,066.72	-	62,633.12	6,596.65	7,376.09
(Previous Year)	66,934.68	1,007.81	-	67,942.49	58,166.44	2,399.95	-	60,566.40	7376.09	8,768.24
Furniture & Fixtures	1,89,331.91	3,816.84	-	1,93,148.75	1,58,028.95	8,659.34	-	1,66,688.29	26,460.45	31,302.90
(Previous Year)	1,93,913.15	-	4,581.24	1,89,331.91	1,46,786.94	11,242.01	-	1,58,028.95	31302.96	47,126.21
Office Equipments	84,868.60	9,371.86	-	94,240.46	49,446.53	11,134.39	-	60,580.92	33,659.54	35,422.07
(Previous Year)	59,471.90	28,117.18	2,720.48	84,868.60	38,137.05	11,309.48	-	49,446.53	35422.07	21,334.85
Computers & Laptop	6,204.60	-	-	6,204.60	5,352.55	519.27	-	5,871.82	332.78	825.05
(Previous Year)	5338.74	868.44	2.58	6204.60	5,136.02	216.53	-	5,352.55	852.05	202.72
Books	407.86	-	407.86	-	399.16	-	399.16	-	-	8.70
(Previous Year)	407.86	-	-	407.86	393.59	5.57	-	399.16	8.70	23.56
Total	24,67,243.63	17,720.98	407.86	24,84,556.75	7,06,766.21	85,247.61	399.16	7,91,614.66	16,92,942.09	17,60,477.33
INTANGIBLE ASSETS										
Trademark	9,285.00	7,579.00	-	16,864.00	-	1,709.59	-	1,709.59	15,154.41	9,285.00
(Previous Year)	3,065.00	6,220.00	-	9,285.00	-	-	-	-	3,065.00	3,065.00
INTANGIBLE ASSETS UNDER DEVELOPMENT										
Software	1,773.96	690.00	-	2,463.95	-	-	-	-	2,463.95	1,773.96
(Previous Year)	-	1,773.96	-	1,773.96	-	-	-	-	-	-
TOTAL FIXED ASSETS	24,78,302.59	25,989.98	407.86	25,03,884.70	7,06,766.21	86,957.20	399.16	7,93,324.24	17,10,560.46	17,71,536.28

NOTE : 7.1 : Ageing for Intangible Assets Under Development

(Amt in 00's)

Ageing for Intangible Assets Under Development					
Intangible assets under development	As at March 31,2026				
	Amount in intangible assets under development for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Project in progress	690.00	1,773.96	-	-	2,463.96
Projects temporarily suspended	-	-	-	-	-
					(Amt in 00's)
Intangible assets under development	As at March 31,2025				
	Amount in intangible assets under development for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Project in progress	1,773.96	-	-	-	1,773.96
Projects temporarily suspended	-	-	-	-	-

Note 8

(Amt in 00's)

NOTE : 8 : LOANS AND ADVANCES :		Long Term		Short Term	
		As at 31-03-2026	As at 31-03-2025	As at 31-03-2026	As at 31-03-2025
Capital Advances given for GIHED House					
Unsecured, considered good					
Security deposits					
Unsecured, considered good				71.89	321.89
Advance recoverable in cash or kind		14.18	14.18		
Advance to Creditors					
Unsecured, considered good					
Other Loans and Advances				5,912.00	21,534.27
Prepaid Expenses				201.93	32.77
Balance with government authorities				-	139.19
TDS Receivable (Net of Provision for Income Tax)*					
GST Credit				2,34,033.06	2,16,625.61
TDS excess paid				-	53,000.45
Interest Receivable					
Advance Receivable in Cash or Kind - Staff Advance					
	TOTAL			29,260.00	30,360.00

*TDS receivable as at March 31, 2026 aggregating to ₹2,16,124 hundred represents amounts carried forward from earlier financial years, arrived at after appropriately adjusting the income tax provisions of the respective years against the corresponding TDS receivable. The Company continues to pursue reconciliation of these balances with the Income Tax Department records and will give effect to the necessary adjustments in the books upon finalization of assessments and receipt of the related refunds.

Note 9

(Amt in 00's)

NOTE : 9 : TRADE RECEIVABLES :		As at 31-03-2026	As at 31-03-2025
Unsecured, considered good unless stated otherwise (refer note no 10.1)			
Outstanding for a period not exceeding six months from the date they are due for payment		1,07,628.44	27,810.78
Other receivables		1,27,421.50	1,98,605.44
	TOTAL	2,35,049.94	2,26,416.22

NOTE : 9.1 : TRADE RECEIVABLE AGEING SCHEDULE

(Amt in 00's)

Particulars	As at March 31,2026							
	Outstanding for following periods from due date of payment							
	Not due for payment	Unbilled	Less than 6 months	6 months- 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Trade Receivable - considered good	-	-	1,07,628.44	136	68,950	56,565.50	1,770	2,35,049.94
(ii) Undisputed Trade Receivable - considered doubtful	-	-	-	-	-	-	-	-
(iii) Disputed Trade Receivable - considered good	-	-	-	-	-	-	-	-
(iv) Disputed Trade Receivable - considered doubtful	-	-	-	-	-	-	-	-
								(Amt in 00's)
Particulars	As at March 31,2025							
	Outstanding for following periods from due date of payment							
	Not due for payment	Unbilled	Less than 6 months	6 months- 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Trade Receivable - considered good	-	-	27,810.78	1,98,605.44	-	-	-	2,26,416.22
(ii) Undisputed Trade Receivable - considered doubtful	-	-	-	-	-	-	-	-
(iii) Disputed Trade Receivable - considered good	-	-	-	-	-	-	-	0
(iv) Disputed Trade Receivable - considered doubtful	-	-	-	-	-	-	-	-

NOTE : 10

(Amt in 00's)

NOTE : 10 : CASH AND CASH EQUIVALENTS :		As at 31-03-2026	As at 31-03-2025
Cash and cash equivalents			
Balance with banks			
On current accounts		1,22,228.67	29,169.51
Cash on hand		252.35	130.03
		1,22,481.02	29,299.54
Other balances			
Fixed Deposits having maturity of less than 3 months		8,79,823.97	5,22,531.23
Fixed Deposits having maturity of more than 3 months and less than 12 months		4,47,334.30	2,00,000.00
TOTAL		14,49,639.29	7,51,830.77
Fixed Deposits having maturity of more than 12 months		1,13,951.71	7,15,534.71
TOTAL		1,13,951.71	7,15,534.71

Note 11

(Amt in 00's)

NOTE : 11 : INCOME FROM INSTITUTIONAL ACTIVITIES :		Year ended 31-03-2026	Year ended 31-03-2025
Income from Property Shows		8,32,000.00	10,46,569.99
Contribution for GPL		26,946.67	32,062.65
Income from Annual Contribution		99,081.61	1,35,900.00
	TOTAL	9,58,028.28	12,14,532.64

Note 12

(Amt in 00's)

NOTE : 12 : OTHER INCOMES :		Year ended 31-03-2026	Year ended 31-03-2025
Interest income		97,534.81	69,751.77
Rental income		53,062.12	43,456.29
Other Miscellaneous Income		5,267.19	1,991.54
	TOTAL	1,55,864.12	1,15,199.60

Note 13

(Amt in 00's)

NOTE : 13 : EMPLOYEE BENEFIT EXPENSES :		Year ended 31-03-2026	Year ended 31-03-2025
Salaries and wages			
Salaries and bonus		68,980.65	49,611.92
Contributions to			
Employer Staff fund		5,382.96	4,474.51
Gratuity expense		-	704.65
Leave Encasement		2,851.79	2,740.08
Staff Insurance Expenses		1,172.96	799.05
	TOTAL	78,388.36	58,330.21

Note 14

(Amt in 00's)

NOTE : 14 : FINANCE COSTS :		Year ended 31-03-2026	Year ended 31-03-2025
Interest on Statutory Dues		175.47	10.84
Bank Commission & Charges		4.83	32.58
	TOTAL	180.30	43.42

Note 15

(Amt in 00's)

NOTE : 15 : OTHER EXPENSES :		Year ended 31-03-2026	Year ended 31-03-2025
Institutional Activities			
Corporate Social Responsibility Activities Expenses		736.15	1,810.42
Meeting and Seminar Expenses		8,704.36	18,967.07
Property Show Expenses		6,85,105.97	5,29,960.50
GPL Expenses		17,307.77	24,617.56
Sponsorship Expenses		15,000.00	-
Event Expenses		68,352.60	69,500.00
Building Maintenance		5,767.88	5,062.23
Service and Repairing Expenses		35,376.47	13,853.97
Annual Subscription		10,045.00	10,045.00
Advertisement Exp		15,445.13	4,886.48
Credai Ahmedabad App Exp		-	1,466.95
Consulting Fee		5,647.50	7,705.00
Donation		-	7,066.66
Kasar		-	64.98
Donation expense		-	110.00
Electricity Expenses		1,842.47	6,781.04
GST Expense		15,605.83	11.37
Legal Charges		-	5,472.50
Miscellaneous Expenses		928.97	11,458.60
Municipal Tax		8,118.33	7,592.50
Office expense		1,433.81	2,092.76
Office Insurance Expenses		1,796.45	1,142.56
Payment to Auditors (See Note - 16)		750.00	750.00
Postage and Courier Expenses		3,705.46	4,519.42
Refreshment expense		813.00	406.45
ROC Fees		8.00	56.00
Rising Together Expenses		-	6,025.00
Security Charges		8,320.00	6,720.00
Stationery, Printing and other Office Expenses		4,273.33	2,986.86
Telephone Expenses		419.37	344.05
Travelling and Conveyance Expenses		524.37	469.08
Sundry Balance Written Off		40,691.27	-
Website Maintenance Charges		1,534.19	5,090.76
	TOTAL	9,58,253.68	7,57,035.76

Note 16

(Amt in 00's)

NOTE : 16 : PAYMENT TO AUDITORS :		31-03-2026	31-03-2025
As auditor:			
Audit fees		750	750
Tax Audit Fee		-	-
Others			
	TOTAL	750	750

Note 17 DISCLOSURE OF INFORMATION PERTAINING TO MSMEs :

Current year : The Company has not received intimation from "Suppliers" regarding their status under Micro, Small and Medium Enterprises Development Act, 2006 and therefore the required disclosure is not given. [Previous year : The Company has not received intimation from "Suppliers" regarding their status under Micro, Small and Medium Enterprises Development Act, 2006 and therefore the required disclosure is not given.]

Note 18.1 : EXPENDITURE IN FOREIGN CURRENCY :

The Company has not incurred any expenses in foreign currency during the year.

Note 18.2 : EARNINGS IN FOREIGN CURRENCY :

The Company has not earned any income in foreign currency during the year.

Note 19 : DISCLOSURE REGARDING COMPANY BEING A SMC :

The Company is a Small and Medium Sized Company (SMC) as defined in the General Instructions in respect of Accounting Standards notified under the Companies Act, 2013. Accordingly, the Company has complied with the Accounting Standards as applicable to a Small and Medium Sized Company.

Note 20 : CONTINGENT LIABILITY

The company has contingent liability on account of direct tax matters is Rs. 2,53,957.64 hundred (Previous year Rs. 6,03,306.86 hundred)

Note 21

Previous year figures have been reclassified and regrouped wherever necessary to confirm to current year's presentation.

Note 22 : CURRENT INCOME TAX

The Company has recognised an amount of Rs. 15,627 hundred (P.Y. Rs. 31,715 hundred) towards Current Income Tax. Such tax has been calculated on the Income earned by the company from non-members after considering the possible effect of the principles of Mutuality laid down by court judgments.

NOTE 23 : ANALYSIS OF SIGNIFICANT FINANCIAL RATIOS

Particulars	Numerator	Denominator	As at March 31, 2026	As at March 31, 2025	Variance (%)	Reason for change (if more than 25%)
Current Ratio	Current assets	Current liabilities	9.24	4.78	93%	Due to Increase in current assets and decrease in current liabilities ratio has increased substantially.
Debt-Equity Ratio	Total debt	Equity	Not applicable	Not applicable	Not applicable	Not applicable
Debt Service Coverage Ratio	Total debt	Equity	Not applicable	Not applicable	Not applicable	Not applicable
Return on Equity Ratio	Net profit - preferred dividends	Average shareholder equity	Not applicable	Not applicable	Not applicable	Not applicable
Inventory turnover ratio	Sales	Average inventory	Not applicable	Not applicable	Not applicable	Not applicable
Trade Receivables turnover ratio	Net sales	Average accounts receivables	4.15	5.54	-25%	Ratio has decreased due to decrease in revenue from institutional activities.
Trade payables turnover ratio	Net purchases	Average trade payables	Not applicable	Not applicable	Not applicable	Not applicable
Net capital turnover ratio	Net sales	Working Capital	Not applicable	Not applicable	Not applicable	Not applicable
Net profit ratio	Net profit	Net sales	-0.03	0.32	-109%	Ratio has turned negative because old outstanding balances has been written off.
Return on Capital employed	Earning before interest and taxes	Capital employed	Not applicable	Not applicable	Not applicable	Not applicable
Return on investment	Income from investments	Cost of investments	Not applicable	Not applicable	Not applicable	Not applicable

NOTE 24 : Additional Regulatory Information as required by Schedule III of the Companies Act, 2013			
a) All Immovable property is held by the company in it's own name.			
b) Company has not revalued any Property, Plant and Equipment.			
c) The company has not granted any loans or advances in the nature of loans to promoters, directors, KMPs and the related parties, either severally or jointly with any other person.			
d) During the year there is no capital work-in-progress except disclosed in Note 7.1.			
e) During the year there is an intangible asset under development.			
f) There is no proceedings that have been initiated or pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and the rules made thereunder.			
g) The company does not have any sanctioned borrowings from Banks or Financial Institutions as at the balance sheet date.			
h) Since the company does not have borrowings from banks or financial institution as at the balance sheet date, the point of it being declared a wilful defaulter does not arise.			
i) The company is not having any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.			
j) During the year there were no charges or satisfaction of charges yet to be registered with Registrar of Companies beyond statutory period.			
k) Provisions of clause (87) of section 2 of the act read with Companies (Restriction on number of Layers) Rules, 2017 regarding compliance with number of layers of companies is not applicable to the company.			
l) Details of ratios is provided in NOTE 23			
m) During the year the company has not proposed any Scheme of Arrangements in terms of Section 230 to 237 of the Companies Act,2013			
n) The company has not advanced or loaned or invested funds (either borrowed funds or share premium or any other sources or kind of funds) to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding (whether recorded in writing or otherwise) that the Intermediary shall			
(i) Directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or			
(ii) Provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.			
o) The company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the company shall			
(i) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or			
(ii) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.			
p) During the year the company is not having any unrecorded transactions that are surrendered or disclosed as income during tax assessments under Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961) and there is no previously unrecorded income and related assets that have been properly recorded in the books of accounts during the year.			
q) Provisions of section 135 of the Companies Act, 2013 in respect of Corporate Social Responsibility is not applicable to the company.			
r) The company has not traded or invested in Crypto currency or Virtual Currency during the financial year.			
As per our report of even date		For and on behalf of the Board of Directors of	
For, C R Sharedalal & Co.		CREDAI – Ahmedabad (Formerly known as “Gujarat Institute of Housing & Estate Developers-CREDAI”)	
Chartered Accountants			
J. C. Sharedalal	Alap Patel		Ankur Desai
Partner	Director		Director
Membership No. 033189	DIN: 01134323		DIN: 03006621
FR No. 109943W			
Place : Ahmedabad	Place : Ahmedabad	Place : Ahmedabad	

ATTENDANCE SLIP

PLEASE BRING THIS ATTENDANCE SLIP TO THE MEETING VENUE AND HAND IT OVER AT THE ENTRANCE

I/we hereby record my/our presence at Annual General Meeting of the members of company on Tuesday, 22nd September, 2026 at CREDAI AHMEDABAD House, Nr. Maple County, Bh Ornate Park, Shilaj, Ahmdabad -59 at 11.00 AM

Name of the Member : _____

Category : _____

Membership No. : _____

Name of the Proxy / Representative, if any : _____

Signature of the Member/Proxy : _____

**Form No. MGT-12 Polling paper
BALLOT PAPER**

[Pursuant to Section 109(5) of the Companies Act, 2013 and rule 21 (1) (c) of the Companies (Management and Administration) Rules, 2014]	
Name of the Company	CREDAI AHMEDABAD
CIN	U70200GJ2007NPL051644
Registered Office	CREDAI AHMEDABAD House, Nr. Maple County, Bh Ornate Park, Sindhu Bhavan Road, Shilaj, Ahmedabad-380059
Less : Total Expenditure	906524

S. No.	Particulars	Details
1	Name of the Member	
2	Postal Address	
3	Membership No.	
3	Category of Membership	

I hereby exercise my vote in respect of Ordinary / Special resolution enumerated below by recording my assent or dissent to the said resolution in the following manner:

No	Item No.	I assent to the resolution	I dissent from the resolution
----	----------	----------------------------	-------------------------------

Ordinary Businesses:

1	To receive and adopt audited Statements of Accounts for the year ended on 31st March, 2026 and report of Directors and Auditors thereon.		
2	To Appoint Mr. Dipakkumar Baldevbhai Patel (DIN: 01343136) as director of the Company, who retires by rotation and eligible to offer himself for reappointment from Patron Category as per article 6 (iv) of Articles of Association of the Company.		
3	To Appoint Mr. Sagar Mukesh Sheth (DIN: 01580723) as director of the Company, who retires by rotation and eligible to offer himself for reappointment from Patron Category as per article 6 (iv) of Articles of Association of the Company.		
4	To Appoint Mr. Sandip Kanubhai Patel (DIN: 00390476) as director of the Company, who retires by rotation and eligible to offer himself for reappointment from Patron Category as per article 6 (iv) of Articles of Association of the Company.		
5	To Appoint Mr. Pranjal Siddharth Patel (DIN: 00049872) as director of the Company, who retires by rotation and eligible to offer himself for reappointment from Patron Category as per article 6 (iv) of Articles of Association of the Company.		

CONFEDERATION OF REAL ESTATE DEVELOPERS' ASSOCIATIONS OF INDIA - AHMEDABAD

6	To Appoint Mr. Tejas Chhanalal Joshi (DIN: 002423400) as director of the Company, who retires by rotation and eligible to offer himself for reappointment from Patron Category as per article 6 (iv) of Articles of Association of the Company.		
7	To Appoint Mr. Gaurav Hasmmukhbhai Gadhecha (DIN: 03473116) as director of the Company, who retires by rotation and eligible to offer himself for reappointment from Honourable Category as per article 6 (iv) of Articles of Association of the Company.		
8	To Appoint Mr. Hemal Dhirenbbhai Shah (DIN: 06568191) as director of the Company, who retires by rotation and eligible to offer himself for reappointment from Honourable Category as per article 6 (iv) of Articles of Association of the Company.		
9	To Appoint Mr. Varun Narharibhai Amin (DIN: 08401275) as director of the Company, who retires by rotation and eligible to offer himself for reappointment from Honourable Category as per article 6 (iv) of Articles of Association of the Company.		
10	To Appoint Mr. Amrish Jagdish Patel (DIN: 01866121) as director of the Company, who retires by rotation and eligible to offer himself for reappointment from Special Category as per article 6 (iv) of Articles of Association of the Company.		
11	To Appoint Mr. Kamlesh Keshubhai Gondalia (DIN: 00387280) as director of the Company, who retires by rotation and eligible to offer himself for reappointment from Special Category as per article 6 (iv) of Articles of Association of the Company.		
	Special Business		
12	To appoint Mr. Pranav Dineshbhai Shah DIN : (00195162) as Director of the Company from Patron Category.		
13	To appoint Mr. Bhavdatt Dashrathbhai Patel DIN: (11480178) as Director of the Company from Special Category.		
14	To appoint Mr. Nirat Sanjaykumar Shah DIN: (07911620) as Director of the Company from Special Category.		

DATE:

PLACE:

(SIGNATURE OF THE MEMBER)

INSTRUCTIONS:

1. MEMBERS MAY FILL UP THE BALLOT FORM PRINTED AND SUBMIT THE SAME TO THE SCRUTINIZER.
2. UNSIGNED, INCOMPLETE OR INCORRECTLY TICKED FORMS ARE LIABLE TO BE REJECTED AND THE DECISION OF THE SCRUTINIZER ON THE VALIDITY OF THE FORMS WILL BE FINAL.
3. IN CASE THE MEMBER CASTS HIS VOTES THROUGH BOTH THE PROCESSES I.E., E-VOTING AND PHYSICAL BALLOT FORM, THE VOTES IN THE ELECTRONIC SYSTEM WOULD BE CONSIDERED AND THE BALLOT FORM WOULD BE IGNORED.
4. THE VOTES SHOULD BE CAST EITHER IN FAVOUR OR AGAINST BY PUTTING THE TICK MARK IN THE COLUMN PROVIDED FOR ASSET OR DISSENT. BALLOT FORM BEARING TICK MARKS IN BOTH THE COLUMNS WILL RENDER THE BALLOT FORM INVALID.
5. THERE WILL BE ONLY ONE BALLOT FORM FOR EVERY MEMBER.
6. WHERE THE BALLOT FORM HAS BEEN SIGNED BY AN AUTHORIZED REPRESENTATIVE OF THE BODY CORPORATE/ TRUST/ SOCIETY ETC., A CERTIFIED COPY OF THE RELEVANT AUTHORIZATION/ BOARD RESOLUTION TO VOTE SHOULD ACCOMPANY THE BALLOT FORM.
7. THE DATE OF DECLARATION OF THE RESULTS OF BALLOT SHALL BE TAKEN TO BE THE DATE OF PASSING OF THE RESOLUTION.

Form No. MGT-11

Proxy form

[Pursuant to Section 105(6) of the Companies Act, 2013 and Rule 19(3) of the Companies (Management and Administration) Rules, 2014]

CIN : U70200GJ2007NPL05164
Name of the Company : **CONFEDERATION OF REAL ESTATE DEVELOPERS' ASSOCIATIONS OF INDIA - AHMEDABAD (CREDAI -AHMEDABAD)**
-
Registered office : CREDAI AHMEDABAD House, B/H Ornate Park, Nr. Maple County, Sindhu Bhavan Road, Thaltej Shilaj Road, Ahmedabad-380059
Name of the Member(s) : _____
Registered address : _____

E-mail Id : _____
Membership No. : _____ Category : _____

I/ We being the member of CONFEDERATION OF REAL ESTATE DEVELOPERS' ASSOCIATIONS OF INDIA - AHMEDABAD, hereby appoint

1. Name : _____
Membership No.: _____ Category: _____
Address : _____
E-mail Id : _____ Signature: _____ or failing him,
2. Name : _____
Membership No.: _____ Category: _____
Address : _____
E-mail Id : _____ Signature: _____ or failing him,
3. Name : _____
Membership No.: _____ Category: _____
Address : _____
E-mail Id : _____ Signature: _____ or failing him,

as my/our proxy to attend and vote (on a poll) for me/us and on my/our behalf at Annual General Meeting (AGM) of members of the Company, to be held on **Tuesday, 22nd September, 2026 at 11:00 A.M. (IST)** through Video Conferencing ("VC") / Other Audio Visual Means ("OAVM") and at any adjournment thereof in respect of such resolutions as are indicated below:

Resolution No.

- 1
2



Signed this _____ day of _____ 2026

Signature of Member : _____

Signature of Proxy holder(s) : _____

Note: This form of proxy in order to be effective should be duly completed and deposited at the Registered Office of the Company not later than 48 hours before the commencement of the meeting.

Route Map to the Venue of Annual General Meeting as per Secretarial Standard – 2

