

MAGNITE DEVELOPERS PRIVATE LIMITED

CIN : U45309PN2022PTC207434

Registered Office : 3rd Floor, S. No. 34, Near Inorbit Mall Wadgaon Sheri, Pune 411014

E-mail : secretarial@solitaire.in || Website – www.themdpl.in || Phone No. : 020-66850000

Date: 14th November, 2025

Listing Compliances

BSE Limited,

Floor 25, P. J. Towers,

Dalal Street, Mumbai – 400001

Ref: **Scrip Code – 974290**

Sub.: Submission of half-yearly disclosure on Related Party Transactions as per Regulation 23(9) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“the SEBI LODR Regulations”).

Dear Sir/Madam,

Pursuant to the Regulation 23(9) of the SEBI LODR Regulations, enclosed herewith is the half-yearly disclosure on Related Party Transactions, on standalone basis prepared in accordance with the applicable accounting standards, for the half year ended September 30th, 2025.

This disclosure will also be made available on the website of the Company.

Kindly take the same on your record and acknowledge.

For Magnite Developers Private Limited

Bhushan Vilas Palresha
Director
DIN: 01258918



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Disclosure of related party transactions for six months ended September 30, 2025

(Rs. in Lakhs)

Magnite Developers Private Limited											Additional disclosure of related party transactions - applicable only in case the related party transaction relates to loans, inter-corporate deposits, advances or investments made or given by the listed entity/subsidiary. These details need to be disclosed only once, during the reporting period when such transaction was undertaken.								
Details of the party (listed entity /subsidiary) entering into the transaction			Details of the counterparty			Type of Related Party Transaction	Aggregate Value of all related party Transaction as approved by the Audit Committee (1)	Remarks on approval - Audit Committee	Value of Transaction during the reporting period	In case monies are due to either party as a result of the transaction		In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments			Details of the loans, inter-corporate deposits, advances or investments				
Sr No.	Name	PAN	Name	PAN	Relationship of the counterparty with the Listed Entity or its Subsidiary					Opening Balance	Closing Balance	Nature of Indebtedness (loan/issuance of Debt/any other)	Cost	Tenure	Nature (loan/advance/inter-corporate Deposit/investment)	Interest Rate(%)	Tenure	Secured / Unsecured	Purpose for which the fund will be utilized by the ultimate recipient of fund
1	Magnite Developers Private Limited	AAPCM3376F	Ashdan Township Ventures Private Limited	AACCK7870M	Group Company / Sister Concern	Inter Corporate Deposit		N.A.	-	6,088.61	6,088.61	N.A.	N.A.	N.A.	Inter-corporate Deposit	14.85	On demand	Unsecured	Loan Given
2	Magnite Developers Private Limited	AAPCM3376F	Ashdan Township Ventures Private Limited	AACCK7870M	Group Company / Sister Concern	Inter Corporate Deposit	90000	N.A.	-8,234.75	38,100.64	46,335.39	N.A.	N.A.	N.A.	Inter-corporate Deposit	22	On demand	Unsecured	Loan Given
3	Magnite Developers Private Limited	AAPCM3376F	Ashdan Township Ventures Private Limited	AACCK7870M	Group Company / Sister Concern	Inter Corporate Deposit		N.A.	-	36,233.48	36,233.48	N.A.	N.A.	N.A.	Inter-corporate Deposit	26	On demand	Unsecured	Loan Given
4	Magnite Developers Private Limited	AAPCM3376F	Mahalunge Land Developers Private Limited	AAOCM0551H	Group Company / Sister Concern	Inter Corporate Deposit	10000	N.A.	-	6,886.34	6,886.34	N.A.	N.A.	N.A.	Inter-corporate Deposit	22	On demand	Unsecured	Loan Given
5	Magnite Developers Private Limited	AAPCM3376F	Real Estate Centre Private Limited	AAHCR2261C	Group Company / Sister Concern	Inter Corporate Deposit	10000	N.A.	-	1,536.75	1,536.75	N.A.	N.A.	N.A.	Inter-corporate Deposit	22	On demand	Unsecured	Loan Given
6	Magnite Developers Private Limited	AAPCM3376F	Classic Promoters and Builders Private Limited	AABCC1200C	Group Company / Sister Concern	Inter Corporate Deposit	55,000	N.A.	16,327.05	31,633.81	15,306.76	N.A.	N.A.	N.A.	Inter-corporate Deposit	22	On demand	Unsecured	Loan Repayment Received
7	Magnite Developers Private Limited	AAPCM3376F	Arhum Erectors Private Limited	AAVCA3261F	Group Company / Sister Concern	Inter Corporate Deposit	35,000	N.A.	-8,422.82	32,405.25	40,828.07	N.A.	N.A.	N.A.	Inter-corporate Deposit	22	On demand	Unsecured	Loan Given
8	Magnite Developers Private Limited	AAPCM3376F	Integrated Business Ecosystem Private Limited	AADC19019F	Group Company / Sister Concern	Inter Corporate Deposit	20000	N.A.	6,000.00	-16,064.79	-22,064.79	N.A.	N.A.	N.A.	Loan Taken	22	On demand	Unsecured	Loan Taken
9	Magnite Developers Private Limited	AAPCM3376F	Ashdan Developers Private Limited	AABCL4100E	Group Company / Sister Concern	Inter Corporate Deposit	10000	N.A.	10.93	-1,911.77	-1,922.70	N.A.	N.A.	N.A.	Loan Taken	22	On demand	Unsecured	Loan Taken
10	Magnite Developers Private Limited	AAPCM3376F	Mahalunge Real Estate Developers Private Limited	AAPCM2204G	Group Company / Sister Concern	Inter Corporate Deposit		N.A.	20,615.03	20,615.03	-	N.A.	N.A.	N.A.	Inter-corporate Deposit	22	On demand	Unsecured	Loan Repayment Received
11	Magnite Developers Private Limited	AAPCM3376F	Mahalunge Real Estate Developers Private Limited	AAPCM2204G	Group Company / Sister Concern	Inter Corporate Deposit	35,000	N.A.	12,926.58	-	-12,926.58	N.A.	N.A.	N.A.	Loan Taken	14.1			Loan Taken
11	Magnite Developers Private Limited	AAPCM3376F	Manjari Township Private Limited	AAMCM0853G	Group Company / Sister Concern	Inter Corporate Deposit	5000	N.A.	-	13.60	13.60	N.A.	N.A.	N.A.	Inter-corporate Deposit	22	On demand	Unsecured	Loan Given
12	Magnite Developers Private Limited	AAPCM3376F	NNP Construction Private Limited	AAHCN3432H	Group Company / Sister Concern	Any other transaction	17,500	N.A.	-7,904.23	-9,118.80	-1,214.57	N.A.	N.A.	N.A.	Loan Taken	14.85	On demand	Unsecured	Loan Repaid
13	Magnite Developers Private Limited	AAPCM3376F	NNP Buildcon Private Limited	AAHCN4799F	Group Company / Sister Concern	Any other transaction	10,000	N.A.	-	-1,926.56	-1,926.56	N.A.	N.A.	N.A.	Loan Taken	12	On demand	Unsecured	Loan Taken
14	Magnite Developers Private Limited	AAPCM3376F	Bhushan Palresha	AGIPP7028D	Group Company / Sister Concern	Any other transaction	N.A.	N.A.	-75.00	-215.00	-140.00	N.A.	N.A.	N.A.	Loan Taken	0	On demand	Unsecured	Loan Repaid
15	Magnite Developers Private Limited	AAPCM3376F	Merculus Construwell Private Limited	AARCM1074A	Group Company / Sister Concern	Inter Corporate Deposit	50,000	N.A.	26,932.81	-45,805.17	-72,737.98	N.A.	N.A.	N.A.	Loan Taken	26	On demand	Unsecured	Loan Taken
16	Magnite Developers Private Limited	AAPCM3376F	Steller Spaces LLP	AEWFS4507A	Group Company / Sister Concern	Inter Corporate Deposit	1000	N.A.	-	20.00	20.00	N.A.	N.A.	N.A.	Inter-corporate Deposit	0	On demand	Unsecured	Loan Taken
18	Magnite Developers Private Limited	AAPCM3376F	NNP Buildcon Private Limited	AAHCN4799F	Group Company / Sister Concern	Any other transaction	10,000	N.A.	5.21	-	-	N.A.	N.A.	N.A.	Business Transaction	0	N.A.	N.A.	Business Transaction
19	Magnite Developers Private Limited	AAPCM3376F	Arhum Erectors Private Limited	AAVCA3261F	Group Company / Sister Concern	Business Transaction	35,000	N.A.	26.86	-0.47	2.80	N.A.	N.A.	N.A.	Business Transaction	0	N.A.	N.A.	Business Transaction
17	Magnite Developers Private Limited	AAPCM3376F	Priyanka Jain	ASXPJ1444Q	Independent Director	Director Sitting Fees		N.A.	0.48	N.A.	N.A.	N.A.	N.A.	N.A.	Transaction Sitting fees	N.A.	N.A.	N.A.	Transaction Sitting fees
18	Magnite Developers Private Limited	AAPCM3376F	Anup Vishwakarma	AOVPV9446	Independent Director	Director Sitting Fees		N.A.	0.66	N.A.	N.A.	N.A.	N.A.	N.A.	Sitting fees	N.A.	N.A.	N.A.	Sitting fees
19	Magnite Developers Private Limited	AAPCM3376F	Surendra Damodhar Patil	AKIP99376P	Independent Director	Director Sitting Fees		N.A.	0.06	N.A.	N.A.	N.A.	N.A.	N.A.	Provision for sitting fees	N.A.	N.A.	N.A.	Provision for sitting fees

