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Uma Shikhar, Ground Floor, 13th Road,
Behind Khar Tele. Exch., Khar West,
Mumbai - 400 052.

Mahesh Developers Limited.

Erstwhile Mahesh Developers Pvt. Ltd.

To
The Corporate Relationship Department
BSE Limited
25th Floor, P J Tower, Dalal Street
Fort, Mumbai - 400001

Date: 09th February, 2026

Subject: Outcome of the Board Meeting held on Monday 09th February, 2026 -Pursuant to Regulation 30 of SEBI (Listing of Obligations and Disclosure Requirements) Regulation. 2015.

Ref: Mahesh Developers Limited
Company Code: 542677

Respected Sir/Madam,

This is to inform you that the Meeting of the Board of Directors of the Company was held Monday 09th February, 2026 at 12.00 Noon at the Registered Office of the Company situated at Uma Shikhar, 13th Road Behind Khar Telephone Exchange, Khar (West), Mumbai-400052, Maharashtra, India for approval of Unaudited Financial Statements for the Quarter ended 30.09.2025 and other agenda items.

Please find attached herewith a copy of the Unaudited Financial Statements of the Company for the Quarter ended 30.09.2025 along with the Limited review report.

Board Meeting was concluded at 5:30 PM

Kindly take the same on your record.

For Mahesh Developers limited

Maheshkantil
Mahesh Ratil Sapriya
Managing Director
DIN: 00414104



MAHESH DEVELOPERS LIMITED
(FORMERLY KNOWN AS MAHESH DEVELOPERS PRIVATE LIMITED)
CIN: 143200MH2008PLC186276
STATEMENT OF UNAUDITED PROFIT AND LOSS FOR PERIOD ENDING 31.03.2025

Rs. in Lakhs, Except EPS

	PARTICULARS	Period Ended 30/09/2025		Year Ended 31/03/2025	
		Rs.in Lakhs	Rs.in Lakhs	Rs.in Lakhs	Rs.in Lakhs
I	Revenue from operations			-	
II	Other Income	0.17		-	
III	Increase in Value of Inventory	-		(49.50)	
	Total Revenue (I + II)		0.17		(49.50)
IV	Expenses				
	Purchase / Direct Expenses	1.87		(64.75)	
	Changes in Inventories of finished goods, Work in Progress and Stock in Trade	(9.87)		-	
	Employee benefits expense	-		-	
	Finance Costs	0.03		0.06	
	Depreciation and amortization expense	0.01		0.16	
	Other expenses	3.20		11.87	
	Total Expenses		(4.76)		(52.66)
V	Profit before share of profits/(loss) of joint ventures (net) and exceptional items (III-IV)		4.93		3.16
VI	Share of profits/(loss) of joint ventures (net)		-		-
	Profit before exceptional items and tax (V+VI)		4.93		3.16
VII	Exceptional Items				-
VIII	Profit before extraordinary items and tax (VI+VII)		4.93		3.16
IX	Extraordinary items				-
X	Profit before tax (VIII+IX)		4.93		3.16
XI	Tax expense:				
	(1) Income tax		1.28		0.03
	(2) Deferred tax		1.28		0.03
XII	Profit/(Loss) for the period from continuing operations (X-XI)		3.65		3.13
XIII	Profit/(Loss) for the period from discontinuing operations				
XIV	Tax expense of discontinuing operations				
XV	Profit/(Loss) from discontinuing operations (after tax) (XII-XIII-XIV)				
XVI	Profit/(Loss) for the period (XII + XV)		3.65		3.13
XVII	Other comprehensive income				
	1. Items that will not be reclassified to profit and loss		-		-
	2. Income tax relating to items that will not be reclassified to profit or loss				
XVIII	Total comprehensive income for the period (XVI+XVII)		3.65		3.13
XIX	Earnings per equity share:				
	Basic in Rs.		0.09		0.08
	See accompanying notes to the financial statements				



MAHESH DEVELOPERS LIMITED

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REGD OFF: UMA SHIKHAR, 13TH ROAD, BEHIND KHAR TELEPHONE EXCHANGE KHAR WEST, MUMBAI 400052, INDIA

E-mail: mdplgroup@gmail.com, Website: www.maheshdevelopers.com, Telephone: 022-26000038

CIN: L45200MH2008PLC186276

UNAUDITED BALANCE SHEET AS AT 30TH SEPTEMBER, 2025

PARTICULARS	As at 30/09/2025 (Audited)		As at 31/03/2025 (Audited)	
	Rs.in Lakhs	Rs.in Lakhs	Rs.in Lakhs	Rs.in Lakhs
ASSETS				
1. Non-current assets				
(a) Property, Plant and Equipment	319.30		319.31	
(b) Inventory	2788.99		2,779.13	
(c) Goodwill				
(d) Financial Assets				
(i) Loans and Advances	9.95		9.96	
(e) Other non-current assets	778.93		769.93	
		3,897.18		3,878.33
2. Current assets				
(a) Financial Assets				
(i) Trade Receivable			-	
(ii) Cash and Cash equivalents	72.32		72.42	
(b) Other Current Assets	842.74		787.82	
		915.06		860.24
TOTAL		4,812.25		4,738.57
EQUITY AND LIABILITIES				
Equity				
(a) Equity Share Capital	415.20		415.20	
(b) Other Equity	(16.11)		(19.75)	
		399.09		395.45
1. Liabilities				
(a) Financial Liabilities				
(i) Borrowings	1109.97		1,084.97	
		1,109.97		1,084.97
2 Current Liabilities				
(a) Financial Liabilities				
(i) Trade payables	3131.65		3,087.81	
(b) Provisions	171.54		170.34	
(c) Other Current Liabilities	0.00		-	
		3,303.19		3,258.15
TOTAL		4,812.25		4,738.57
Significant accounting policies and notes to accounts				

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E-mail: mdplgroup@gmail.com, Website: www.maheshdevelopers.com, Telephone: 022-26000038
CIN: L45200MH2008PLC186276

Unaudited Financial Results for the Quarter and Year Ended 30th September, 2025

SL. NO	PARTICULARS	Amount in Lakhs(Rs.) Except EPS					
		Quarter Ended			Half-year Ended		Year Ended
		30.09.2025 (Unaudited)	30.06.2025 (Unaudited)	30.09.2024 (Unaudited)	30.09.2025 (Unaudited)	30.09.2024 (Unaudited)	31.03.2025 (Audited)
1	1.Income						
	a.Revenue from operations	-	-	-	-	-	-
	b.Other Income	-	0.17	-	0.17	-	-
	c.Change in Inventory Value	-	-	-	-	-	-
	Total Income (a+b+c)	-	0.17	-	0.17	-	-
2	2.Expenses						
	a. Operating Costs	0.20	1.67	(12.95)	1.87	40.36	(64.75)
	b. Changes in Inventories	-3.20	-6.67	6.44	(9.87)	33.86	49.50
	c. Employee benefits expenses	0.00	0.00	0.00	-	-	-
	d. Finance Cost	0.02	0.01	0.01	0.03	0.02	0.06
	e. Depreciation and amortisation	0.00	0.01	0.00	0.01	0.12	0.16
	f. Other Expenses	0.27	2.94	5.73	3.20	9.98	11.87
	Total Expenses (a+b+c+d+e+f)	(2.71)	(2.04)	(0.77)	(4.76)	3.62	(3.16)
3	3.Profit before share of profits/(loss) of joint ventures (net) and exceptional items (1-2)	2.71	2.21	0.77	4.93	(3.62)	3.16
4	4.Share of profits/(loss) of joint ventures (net)	-	-	-	-	-	-
5	5.Profit before exceptional items and tax (3-4)	2.71	2.21	0.77	4.93	(3.62)	3.16
6	6.Exceptional item (net of tax expense)	-	-	-	-	-	-
7	7.Profit before tax (5+6)	2.71	2.21	0.77	4.93	(3.62)	3.16



SL. NO	PARTICULARS	Amount in Lakhs(Rs.) Except EPS					
		Quarter Ended			Half-year Ended		Year Ended
		30.09.2025 (Unaudited)	30.06.2025 (Unaudited)	30.09.2024 (Unaudited)	30.09.2025 (Unaudited)	30.09.2024 (Unaudited)	31.03.2025 (Audited)
8	8.Tax expense						
	Current year tax	0.70	0.58	-	1.28	-	0.82
	Deffered Tax Expense						-
9	9.Net profit after tax for the period (7-8)	2.01	1.64	0.77	3.65	(3.62)	2.34
10	10.Other comprehensive income						
	1. Items that will not be reclassified to profit and loss	-	-	-	-	-	-
	2. Income tax relating to items that will not be reclassified to profit or loss						
11	11.Total comprehensive income for the period (9+10)	2.01	1.64	0.77	3.65	(3.62)	2.34
12	Paid-up equity share capital (face value of Rs. 10 each)	415.20	415.20	415.20	415.20	415.20	415.20
13	Reserve and Surplus (excluding revaluation reserves)	(16.11)	(18.12)	(25.71)	(16.11)	(25.71)	(19.75)
14	Earnings per share (EPS)* (face value of Rs. 10 each)						
	a) Basic EPS	0.05	0.04	0.02	0.09	(0.09)	0.06
	b) Diluted EPS	0.05	0.04	0.02	0.09	(0.09)	0.06

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CIN: L45200MH2008PLC186276

CASH FLOW STATEMENT FOR THE PERIOD ENDED 30TH SEPTEMBER, 2025

PARTICULARS	Rs. In Lakhs	
	Period Ended 30.09.2025 (Unaudited)	Period Ended 31.03.2025 (Audited)
(1) CASH FLOWS FROM OPERATING ACTIVITIES		
Net Profit before Tax	4.93	3.16
Adjustments for :		
Depreciation	0.01	0.16
Income Tax		
Operating Profit before adjustment in working capital	4.94	3.32
Adjustments for changes in working capital		
Decrease / (Increase) in Inventories	(9.87)	49.50
Decrease / (Increase) in Trade Receivables	-	-
Decrease / (Increase) in Other Current Assets	(54.92)	(235.41)
Decrease / (Increase) in Long Term advances	0.01	5.00
Increase / (Decrease) in Trade Payables	43.84	275.36
Increase / (Decrease) in Provisions	1.20	(3.42)
Increase / (Decrease) in Other Current Liabilities	-	-
Cash generated from operations	(14.81)	94.35
Less: Effect of Tax	1.28	0.82
Less: Income Tax Adjustment		-
Net Cash Flow from Operating Activities	(16.09)	93.53
(2) CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of fixed assets		
Capital Account in Partnership Firm	(9.00)	(117.90)
Net Cash Flow from Investing Activities	(9.00)	(117.90)
(3) CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of Long Term Borrowings	25.00	26.82
Net Cash Flow from Financing Activities	25.00	26.82
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	(0.09)	2.45
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	72.42	69.97
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	72.33	72.42
Details of Opening Cash and Cash Equivalents		
Cash in Hand	70.65	67.16
Bank Balance	1.77	2.81
Opening Balance	72.42	69.97
Details of Closing Cash and Cash Equivalents		
Cash in Hand	69.31	70.65
Bank Balance	3.01	1.77
Closing Balance	72.32	72.42



Sr. no.	Notes
1	The Unaudited Financial Results for the quarter and half year September 30, 2025 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 09th Feb. 2026.
2	Financial results of the company have been prepared in accordance with IND AS
3	During the quarter and half year ended September 30, 2025 the company has only one reportable segment namely Civil Construction and Real Estate Development and hence separate segment reporting requirements are not applicable
4	The company is a partner in M/s Shreeji Life Space having 72% share in the partnership. The said partnership is executing residential redevelopment projects on 10th Road, Khar West, Mumbai 400052.
5	EPS has been calculated in accordance with IND AS 33.
6	Previous figures have been regrouped, re-arranged and re-classified wherever necessary to conform to current period's classification
7	The financial results for the quarter and Half Year ended September 30, 2024 are available on the Company's website www.maheshdevelopers.com and have been submitted to the BSE Limited (www.bseindia.com), where the equity shares of the Company are listed.

For & on behalf of the Board



Mahesh Sapariya
 Mahesh Ratilal Sapariya
 Managing Director
 DIN: 00414104
 Place: Mumbai
 Date: 09/02/2026

BHAIRAVI & ASSOCIATES

Chartered Accountant

Independent Auditor's Review Report on Quarterly Unaudited Financial Results of the company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation 2015, as amended Review Report

**Review Report to
The Board of Directors
Mahesh Developers Limited.**

1. We have reviewed the accompanying statement of unaudited financial results of Mahesh Developers Limited (the "Company") for the quarter ended September 30, 2025 attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations"), read with SEBI Circular No. CIR/CFD/CMD/1/44/2019 dated March 29, 2019 ('the circular')
2. The preparation of the statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, read with the Circular is the responsibility of the Company's management and has been approved by the board of Directors of the company. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.



103, Marathon 'A' CHS Limited, Off. Devidayal Road, Mulund (West), Mumbai 400 080
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4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For BHAIRAVI AND ASSOCIATES
Chartered Accountants
ICAI FRN: 0125026W



CA Bhairavi M Shah
(Proprietor)
M. No: 116660
Place: Mumbai
Date: 09/02/2026
UDIN: 26116660ZDQBFL2777