

Shareholding Pattern under Regulation 31 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

1. Name of Listed Entity: Keystone Realtors Limited
2. Scrip Code/Name of Scrip/Class of Security: Equity Shares
3. Share Holding Pattern Filed under: Reg. 31(1)(a)

POST ISSUE
21.11.2022

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

Particulars	YES*	NO*
a Whether the Listed Entity has issued any partly paid up shares?		NO
b Whether the Listed Entity has issued any Convertible Securities or Warrants?		NO
c Whether the Listed Entity has any shares against which depository receipts are issued?		NO
d Whether the Listed Entity has any shares in locked-in?	YES	
e Whether any shares held by promoters are pledge or otherwise encumbered?		NO
f Whether company has equity shares with differential voting rights?		NO
g Whether the listed entity has any significant beneficial owner?		NO

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

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



Table II - Statement showing shareholding pattern of the Promoter and Promoter Group

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Category & Name of the Shareholders	Entity Type i.e. promoter OR promoter group entity (except promoter)	Nos. of rs	No. of fully paid up equity shares held	Partly paid- up equity shares held	Nos. of shares underlying Depository Receipts	Total nos. shares held (vii)=(vi)+(v)+(viii)	Sharehold- ing % calculated as per SCRR, 1957 (A+B+C2)	Number of Voting rights held in each class of securities				No. of Shares Underlying convertible securities (including Warrants)	Shareholding, as a % assuming full conversion of convertible securities (as a percentage of diluted share capital) as a % of A+B+C2	Number of Locked in shares	Number of Shares pledged or otherwise encumbered	Number of equity shares held in dematerialized form	Sub-category of shares					
								No of Voting rights			Total as a % of Total Voting rights							(ix) (vi)+(vii)+(x)	(xii) As a % of total Shares held (b)	(xiii) As a % of total Shares held (b)		
								Class: Equity Shares	Class: Nil	Total												
(1)	(i)	(ii)	(iv)	(v)	(vii)	(viii)	(ix)	(x)	(xi)	(xii)	(xiii)	(xiv)	(xv)	(xvi)	(xvii)	(xviii)	(xix)					
(a) Individuals/Hindu undivided family	Boman Rustum Iran]	Promoter	3	95744920	0	95744920	84.08	95744920	0	95744920	84.08	0	84.08	95744920	100.00	0	0.00	95744920	0	0	0	
	Chandresh Dinesh Mehra	Promoter		47872460	0	47872460	42.04	47872460	0	47872460	42.04	0	42.04	47872460	100.00	0	0.00	47872460	0	0	0	
	Percy Sorabji Chowdhry	Promoter		23936230	0	23936230	21.02	23936230	0	23936230	21.02	0	21.02	23936230	100.00	0	0.00	23936230	0	0	0	
	Central Government/ State Governments		0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0	0	
	Financial Institutions/ Banks		0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0	0	
(d) Any Other (specify)	Promoter Bodies Corporates		4	2990570	0	2990570	2.63	2990570	0	2990570	2.63	0	2.63	2990570	100.00	0	0.00	2990570	0	0	0	
	Dreanz Dwellers Lip	Promoter Group		2899000	0	2899000	2.55	2899000	0	2899000	2.55	0	2.55	2899000	100.00	0	0.00	2899000	0	0	0	
	Viking Trust (Boman Rustum Iran)]	Promoter Group		45790	0	45790	0.04	45790	0	45790	0.04	0	0.04	45790	100.00	0	0.00	45790	0	0	0	
	Chandresh Mehra Family Trust	Promoter Group		22890	0	22890	0.02	22890	0	22890	0.02	0	0.02	22890	100.00	0	0.00	22890	0	0	0	
	Percy Chowdhry Family Trust	Promoter Group		22890	0	22890	0.02	22890	0	22890	0.02	0	0.02	22890	100.00	0	0.00	22890	0	0	0	
(2) Foreign Individuals (Non-Resident Individuals/ Foreign Individuals)		7	98735490	0	98735490	86.70	98735490	0	98735490	86.70	0	86.70	98735490	100.00	0	0.00	98735490	0	0	0	0	
(a) Government		0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0	0	0	
(c) Institutions		0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0	0	0	
(d) Foreign Portfolio Investor		0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0	0	0	
(e) Any Other (specify)		0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0	0	0	
Sub-Total (A)(2)		0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0	0	0	
Total Shareholding of Promoter and Promoter Group (A)= (A)(1)+(A)(2)		7	98735490	0	98735490	86.70	98735490	0	98735490	86.70	0	86.70	98735490	100.00	0	0.00	98735490	0	0	0	0	



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Table III - Statement showing Shareholding pattern of the Public shareholder																			
Category & Name of the shareholders	Nos. of shareholder	No. of fully paid up equity shares held	Partly paid-up equity shares held	Nos. of shares underlying Depository Receipts	Total nos. shares held (viii)=(iv)+(v)+(vi)+(vii)	Shareholding in % colculated as per SCRR, 1957 As a % of (A+B+C2)	Number of Voting Rights held in each class of securities				No. of Shares Underlying convertible securities (including Warrants)	Shareholding, as a % assuming full conversion of convertible securities (as a percentage of diluted share capital) as a %	Number of Locked in Shares		Number of Shares pledged or otherwise encumbered		Number of equity shares held in dematerialised form	Sub-categorisation of shares	
							No of Voting Rights						Total as a % of Total Voting rights	No. (a)	As a % of total Shares held (b)	No. (a)			As a % of total Shares held (b)
							Class: Equity Shares	Class: Nil	Total	Total as a % of Total Voting rights									
(1) Institutions (Domestics)																			
(a) Mutual Funds	4	1946935	0	0	1946935	1.71	1946935	0	1946935	1.71	0	1.71	1173552	60.29	NA	1946935	0	0	0
(b) Venture Capital Funds	0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	NA	0	0	0	0
(c) Alternate Investment Funds	4	3038909	0	0	3038909	2.67	3038909	0	3038909	2.67	0	2.67	295634	9.73	NA	3038909	0	0	0
HDFC CAPITAL AIF-3-HDFC CAPITAL AFFORDABLE REAL ESTATE FUND-3	1501952	0	0	0	1501952	1.32	1501952	0	1501952	1.32	0	1.32	0	0.00	NA	1501952	0	0	0
(d) Banks	3	745879	0	0	745879	0.65	745879	0	745879	0.65	0	0.65	0	0.00	NA	745879	0	0	0
(e) Insurance Companies	3	858966	0	0	858966	0.75	858966	0	858966	0.75	0	0.75	443664	51.65	NA	858966	0	0	0
(f) Provident Funds/ Pension Funds	0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	NA	0	0	0	0
(g) Asset reconstruction companies	0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	NA	0	0	0	0
(h) Sovereign Wealth Funds	0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	NA	0	0	0	0
(i) NBFCs registered with RBI	1	205733	0	0	205733	0.18	205733	0	205733	0.18	0	0.18	0	0.00	NA	205733	0	0	0
(j) Other Financial Institutions	0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	NA	0	0	0	0
(k) Any Other (Specify)	0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	NA	0	0	0	0
Sub-Total (B)(1)	15	6796422	0	0	6796422	5.97	6796422	0	6796422	5.97	0	5.97	1313150	28.15	NA	6796422	0	0	0



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(4) Non-Institutions																			
(a)	Associate companies / Subsidiaries																		
(b)	Directors and their relatives (excluding independent directors and nominee directors)																		
(c)	Key Managerial Personnel																		
(d)	Relatives of promoters (other than 'immediate relatives' of promoters disclosed under 'Promoter and Promoter Group' category)																		
(e)	Trusts where any person belonging to 'Promoter and Promoter Group' category is 'Trustee', 'beneficiary', or 'author of the trust'																		
(f)	Investor Education and Protection Fund (IEPF)																		
(g)	Resident Individuals holding nominal share capital up to Rs. 2 lakhs	53480	3131354	0	0	3131354	2.75	3131354	0	3131354	2.75	0	2.75	0	0.00	0	0.00	0	0
(h)	Resident Individuals holding nominal share capital in excess of Rs. 2 lakhs	12	850487	0	0	850487	0.75	850487	0	850487	0.75	0	0.75	250320	29.43	NA	850487	0	0
(i)	Non Resident Indians (NRIs)	103	13801	0	0	13801	0.01	13801	0	13801	0.01	0	0.01	0	0.00	NA	13801	0	0
(j)	Foreign Nationals																		
(k)	Foreign Companies																		
(l)	Bodies Corporate	38	1256878	0	0	1256878	1.10	1256878	0	1256878	1.10	0	1.10	650840	51.78	NA	1256878	0	0
(m)	Any Other (Specify)	13	23096	0	0	23096	0.02	23096	0	23096	0.02	0	0.02	0	0.00	NA	23096	0	0
1	LLP	13	23096	0	0	23096	0.02	23096	0	23096	0.02	0	0.02	0	0.00	NA	23096	0	0
	Sub-Total (B)(4)	53486	5275516	0	0	5275516	4.63	5275516	0	5275516	4.63	0	4.63	901160	17.08	NA	5275516	0	0
	Total Public Shareholding (B)= (B)(1)+(B)(2)+(B)(3)+(B)(4)	53472	15141933	0	0	15141933	13.30	15141933	0	15141933	13.30	0	13.30	4422415	29.21	NA	15141933	0	0



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Table IV - Statement showing shareholding pattern of the Non Promoter- Non Public shareholder

Category & Name of the Shareholders	Nos. of sharehold- rs	No. of fully paid up equity shares held	Partly paid- up equity shares held	Nos. of shares underlying Depository Receipts	Total nos. shares held (vii)=(iv)+(v)+(vi) j	Sharehold- ing % calculated as per SCRR, 1957 As a % of (A+B+C2)	Number of Voting Rights held in each class of securities				No. of Shares Underlying Outstanding convertible securities (including Warrants)	Shareholding, as a % assuming full conversion of convertible securities (as a percentage of diluted share capital) as a % of A+B+C2	Number of Locked in Shares		Number of Shares pledged or otherwise encumbered	Number of equity shares held in dematerialised form	Sub-categorization of shares
							No of Voting Rights			Total as a % of Total Voting Rights			No. (a)	As a % of total Shares held (b)			
							Class Equity Shares	Class: NIL	Total								
(i)	(ii)	(iv)	(v)	(vi)	(viii)	(ix)	(x)	(xi)	(xii)	(xiii)	(xiv)	Sub- category (i)	Sub- category (iii)	Sub-category (iii)			
Custodian/DR Holder - Name of (1) DR Holders (If Available)	0	0	0	0	0	0.00	0	0	0	0.00	0.00	0	0.00	0	0	0	0
(2)																	
Employee Benefit Trust / Employee Welfare Trust under SEBI (Share Based Employee Benefits and Sweat Equity) Regulations, 2021	0	0	0	0	0	0.00	0	0	0	0.00	0.00	0	0.00	0	0	0	0
(3)																	
Total Non-Promoter- Non Public Shareholding (C)= (C1)+(C2)	0	0	0	0	0	0.00	0	0	0	0.00	0.00	0	0.00	0	0	0	0

Table V - Statement showing details of Significant Beneficial Owners (SBOs)

Sr. No	Details of the SBO (i)		Details of the registered owner (ii)		Details of holding/ exercise of right of the SBO in the reporting company, whether direct or indirect* : (iii)				Whether by virtue of:		Exercise of control		Exercise of significant Influence		Date of creation / acquisition of significant beneficial interest (iv)	
	Name	Nationality	Name	Passport No. in case of a foreign national	Nationality	Shares (%)	Voting Rights (%)	rights on distributable dividend or any other distribution (%)	Exercise of control		Exercise of significant Influence		Date of creation / acquisition of significant beneficial interest (iv)			
1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		

Table VI - Statement showing foreign ownership limits

	# approved limits (%)	Limits utilized (%)
1 As on shareholding date	100	2.2
2 As on the end of previous 1st quarter	NA	NA
3 As on the end of previous 2nd quarter	NA	NA
4 As on the end of previous 3rd quarter	NA	NA
5 As on the end of previous 4th quarter	NA	NA
# sectoral / statutory cap prescribed by Government /Regulatory Authorities		

