

November 15, 2024

BSE Limited Phiroze Jeejeebhoy Towers Dalal Street, Mumbai - 400001	National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex Bandra (E) Mumbai 400 051
Security Code: 532880	Symbol: OMAXE

Subject: Intimation of Disclosure pursuant to Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 (“SEBI Takeover Regulations, 2011”)

Dear Sir/ Madam,

Please find enclosed herewith the copy of disclosure under Regulation 29 (2) of the SEBI Takeover Regulations, 2011, in respect of acquisition of equity shares of Guild Builders Private Limited (Holding Company of Omaxe Limited).

You are requested to take the same on record.

Thanking You

**For and on behalf of NJS Developers Private Limited
Girvardhari Infra Trade
Private Limited**

**Rohtas Goel
Promoter**

**Sushma Goel
Promoter Group**

**Arindam Shaw
Director**

**Abhinav Singh
Director**

Place: New Delhi

Date: 18.11.2024

Disclosure under Regulation 29(2) of Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Name of the Target Company (TC)	Omaxe Limited		
Name(s) of the acquirer and the Persons Acting In Concert (PAC) with acquirer	Acquirers: <ol style="list-style-type: none"> 1. Mr. Rohtas Goel 2. Mrs. Sushma Goel 3. M/s Girvardhari Infra Trade Private Limited (GITPL) (<i>Formerly known as M/s Ajitesh Consultants Private Limited</i>). 4. M/s NJS Developers Private Limited PACs: Please refer Annexure I.		
Whether the acquirer belongs to Promoter / Promoter group	Yes, Acquirers belongs to Promoter and Promoter group. <ol style="list-style-type: none"> 1. Mr. Rohtas Goel is Chairman & Non-executive Director and Promoter of Omaxe Limited. 2. Mrs. Sushma Goel is member of Promoter Group of Omaxe Limited. 3. GITPL is member of Promoter Group. 100% Paid-up Equity Share Capital of GITPL is held by Mr. Rohtas Goel, alongwith Mr. Mohit Goel and Mrs. Sushma Goel, Members of Promoter Group of Omaxe Limited. 4. NJS Developers Private Limited is member of Promoter Group. 100% Paid-up Equity Share Capital of NJS Developers Private Limited is held by Mr. Rohtas Goel, alongwith Mrs. Sushma Goel, Member of Promoter Group of Omaxe Limited. 		
Name(s) of the Stock Exchange(s) where the shares of TC are Listed	National Stock Exchange of India Limited and BSE Limited		
Details of the Acquisition as follows	Number	% w.r.t. total share/voting capital wherever applicable	% w.r.t. total diluted share/voting capital of the TC
Before the acquisition under consideration, holding of: <ol style="list-style-type: none"> a) Shares carrying voting rights b) Shares in the nature of encumbrance (pledge/ lien/ non- disposal undertaking/ others) c) Voting rights (VR) otherwise than by shares d) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the T C (specify holding in each category) e) Total (a+b+c+d) 	Please refer Note No. 1		

<p>Details of Acquisition</p> <p>a) Shares carrying voting rights acquired b) VRs acquired /sold otherwise than by shares c) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category) acquired/sold d) Shares encumbered / invoked / released by the acquirer e) Total (a+b+c+/-d)</p>	<p>Please refer Note No. 1</p>
<p>After the Acquisition, holding of:</p> <p>a) Shares carrying voting rights b) Shares encumbered with the acquirer c) VRs otherwise than by shares d) Warrants / convertible securities / any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category) after acquisition e) Total (a+b+c+d)</p>	<p>Please refer Note No. 1</p>
<p>Mode of acquisition (e.g. open market / off-market / public issue / rights issue / preferential allotment / inter-se transfer etc).</p>	<p>Off Market acquisition of equity shares of holding Company of Omaxe Limited i.e. Guild Builders Private Limited. Please refer Note No. 1 for details.</p>
<p>Date of acquisition / VR or date of receipt of intimation of allotment of shares, whichever is applicable</p>	<p>Date of acquisition: From August 17, 2024 to November 14, 2024 i.e. on August 17, 2024, November 13, 2024 and November 14, 2024</p>
<p>Equity share capital / total voting capital of the TC before the said acquisition</p>	<p>Rs. 1829005400 divided into 182900540 equity shares of Rs. 10 each.</p>
<p>Equity share capital/ total voting capital of the TC after the said acquisition</p>	<p>Rs. 1829005400 divided into 182900540 equity shares of Rs. 10 each.</p>
<p>Total diluted share/voting capital of the TC after the said acquisition</p>	<p>Rs. 1829005400 divided into 182900540 equity shares of Rs. 10 each.</p>

Note No. 1: An aggregate of 3.08% equity shares of Guild Builders Private Limited (Holding Company of Omaxe Limited) i.e. 2.11% indirect voting rights in Target Company (Omaxe Limited), have been acquired by Mr. Rohtas Goel, Mrs. Sushma Goel, M/s NJS Developers Private Limited and M/s Girvardhari Infra Trade Pvt. Ltd. (Formerly known as M/s Ajitesh Consultants Pvt. Ltd.) from Mr. Sunil Goel, M/s Sunil Goel HUF and Mrs. Seema Goel as per below details:

	Pre-acquisition holding			Transaction Details Acquisition /(-sale)			Post-acquisition holdings		
	No. of Shares /voting rights in Guild	% w.r.t total share capital of Guild	Indirect (proportionate) voting rights in TC	No. of Shares /voting rights in Guild	% w.r.t total share capital of Guild	Indirect (proportionate) voting rights in TC	No. of shares /voting rights in Guild	% w.r.t total share capital of Guild	Indirect (proportionate) voting rights in TC
Acquirer(s) and PACs:									
Acquirer(s):									
Mr. Rohtas Goel	22,90,623	4.26	2.91	85,000	0.15	0.11	23,75,623	4.41	3.02
Mrs. Sushma Goel	0	0.00	0.00	11,50,507	2.14	1.46	11,50,507	2.14	1.46
M/s NJS Developers Private Limited	4,06,117	0.75	0.52	4,23,000	0.79	0.54	829117	1.54	1.05
M/s Girvardhari Infra Trade Pvt. Ltd. (Formerly known as M/s Ajitesh Consultants Pvt. Ltd.)	68,29,829	12.69	8.69	1,000	0.00	0.00	6830829	12.69	8.69
PACs:									
Rohtas Goel (HUF)	17,51,662	3.25	2.23	-	-	-	17,51,662	3.25	2.23
VSG Builders Private Limited	1,61,817	0.30	0.21	-	-	-	1,61,817	0.30	0.21
Mr. Mohit Goel	2,13,94,411	39.75	27.21	-	-	-	2,13,94,411	39.75	27.21
Mr. Jatin Goel	1,73,84,663	32.30	22.11	-	-	-	1,73,84,663	32.30	22.11
Mr. Sunil Goel	15,73,507	2.92	2.00	- 15,73,507	-2.92	-2.00	0	0.00	0.00
Sunil Goel (HUF)	1,000	0.00	0.00	- 1,000	-0.00	-0.00	0	0.00	0.00
Mrs. Seema Goel	2,48,012	0.46	0.32	-85,000	0.16	0.11	1,63,012	0.30	0.21
M/s Annay Realtors Pvt. Ltd.	39,690	0.07	0.05	-	-	-	39,690	0.07	0.05
Mr. Jai Bhagwan Goel	17,08,067	3.17	2.17	-	-	-	17,08,067	3.17	2.17
Mrs. Rekha Goel	27,402	0.05	0.03	-	-	-	27,402	0.05	0.03
Mr. Nakul Goel	0	0.00	0.00	-	-	-	0	0.00	0.00
Total	5,38,16,800	100.00	68.45	0	0.00	0.00	5,38,16,800	100.00	68.45

Acquirer and PACs direct shareholding/voting rights in Target Company (Omaxe Limited) has remained intact before and after the above transactions, which is indicated below:

Shareholding details	Before the Acquisition		After the Acquisition	
	No. of shares /voting rights in TC (Omaxe Limited)	% w.r.t total share capital of TC	No. of shares /voting rights in TC (Omaxe Limited)	% w.r.t total share capital of TC
Acquirers and PACs:				
Acquirers:				
Mr. Rohtas Goel	12,14,000	0.66	12,14,000	0.66
Mrs. Sushma Goel	8,44,560	0.46	8,44,560	0.46
M/s NJS Developers Private Limited	0	0.00	0	0.00
M/s Girvardhari Infra Trade Pvt. Ltd. (GITPL) (Formerly known as M/s Ajitesh Consultants Pvt. Ltd.)	0	0.00	0	0.00
PACs:				
M/s VSG Builders Private Limited	0	0.00	0	0.00
Rohtas Goel (HUF)	13,500	0.01	13,500	0.01
Mr. Mohit Goel	15,33,250	0.84	15,33,250	0.84
Mr. Jatin Goel	15,33,250	0.84	15,33,250	0.84
M/s Guild Builders Pvt. Ltd	11,62,73,971	63.57	11,62,73,971	63.57
M/s Dream Home Developers Pvt. Ltd.	89,25,117	4.88	89,25,117	4.88
Mr. Sunil Goel	33,36,120	1.82	33,36,120	1.82
Sunil Goel (HUF)	13,500	0.01	13,500	0.01
Mrs. Seema Goel	21,000	0.01	21,000	0.01
M/s Annay Realtors Pvt. Ltd.	0	0.00	0	0.00
Mr. Jai Bhagwan Goel	9,98,650	0.55	9,98,650	0.55
Mrs. Rekha Goel	9,00,000	0.49	9,00,000	0.49
Mr. Nakul Goel	0	0.00	0	0.00
Total	13,56,06,918	74.14	13,56,06,918	74.14

You are requested to take note of the same.

Annexure I

S. No.	Acquirers and PACs:
	Acquirers:
1.	Mr. Rohtas Goel
2.	Mrs. Sushma Goel
3.	M/s NJS Developers Private Limited
4.	M/s Girvardhari Infra Trade Pvt. Ltd. (GITPL) (<i>Formerly known as M/s Ajitesh Consultants Pvt. Ltd.</i>)
	PACs:
1.	M/s VSG Builders Private Limited
2.	Rohtas Goel (HUF)
3.	Mr. Mohit Goel
4.	Mr. Jatin Goel
5.	M/s Guild Builders Pvt. Ltd
6.	M/s Dream Home Developers Pvt. Ltd.
7.	Mr. Sunil Goel
8.	Sunil Goel (HUF)
9.	Mrs. Seema Goel
10.	M/s Annay Realtors Pvt. Ltd.
11.	Mr. Jai Bhagwan Goel
12.	Mrs. Rekha Goel
13.	Mr. Nakul Goel