January 27, 2025

BSE Limited

Phiroze Jeejeebhoy Towers, Dalal Street, MUMBAI – 400 001 **National Stock Exchange of India Limited**

"Exchange Plaza", Bandra-Kurla Complex, Bandra (East), MUMBAI – 400 051

Equinox India Developments Limited

Office No 01-1001, WeWork, Blue One Square, Udyog Vihar Phase 4 Rd, Gurugram, Haryana, 122016

<u>Sub</u>: Disclosure pursuant to Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, as amended ("SEBI SAST Regulations")

Dear Sirs,

Pursuant to Regulation 29(2) of SEBI SAST Regulations, please find enclosed the respective disclosure(s) in the prescribed format by below mentioned individuals/entities ("Acquirer"), in respect of acquisition by way of allotment of equity shares of face value Rs. 2/- each ("Equity Shares") of Equinox India Developments Limited ("Target Company"), pursuant to the scheme of amalgamation of NAM Estates Private Limited ("Amalgamating Company 1") with the Target Company, sanctioned by Hon'ble National Company Law Appellate Tribunal, New Delhi Bench, vide its order dated January 07, 2025, which was made effective w.e.f. January 24, 2025 ("Scheme").

S. No.	Name of Persons / Individuals	Category
1	Mr. Jitendra Mohandas Virwani	Promoter
2	JV Holding Pvt. Ltd	Promoter
3	Mr. Aditya Virwani	Promoter
4	Mr. Karan Virwani	Promoter Group
5	Mr. Neel Virwani	Promoter Group
6	Embassy Property Developments Pvt. Ltd	Promoter Group
7	OMR Investments LLP	Promoter Group
8	Bellanza Developers Private Limited	Promoter Group

This is for your information and records.

Thanking you, Yours truly,

Jitendra Virwani Promoter

Name of the Target Company (TC)		Developments Lim oulls Real Estate I	
Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer Whether the acquirer belongs to Promoter / Promoter group Name(s) of the Stock Exchange(s) where the shares of TC are Listed			ani nents Private Limited Limited
Details of the acquisition / disposal 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:		Пррисыма	
a) Shares carrying voting rights	PAC (note) 6,39,92,021 Equity Shares	10.0542%*	7.1728%^
b) Shares in the nature of encumbrance (pledge/ lien/ non- disposal undertaking/ others)	0	0	0
c) Voting rights (VR) otherwise than by shares	0	0	0
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)	PAC 10,31,29,765 Warrants	Nil	11.5597%^
e) Total (a+b+c+d)	6,39,92,021 Equity Shares & 10,31,29,765 Warrants	10.0542%*	18.7325%^

Details of acquisition/sale			
a) Shares carrying voting rights acquired/so	Acquirer 3,07,07,160 Equity Shares	2.5968%**	2.1352%^^
	PAC 45,83,81,417 Equity Shares	38.7644%**	31.8727%^^
b) VRs acquired /sold otherwise than be equity shares	by 0	0	0
c) Warrants/convertible securities/any oth instrument that entitles the acquirer receive shares carrying voting rights the TC (specify holding in eac category) acquired /sold	to in	0	0
d) Shares encumbered /invoked /released the acquirer	by 0	0	0
e) Total (a+b+c+/-d)	48,90,88,577 Equity Shares	41.3612%**	34.0079%^^
After the acquisition /sale, holding o	f:		
a) Shares carrying voting rights	Acquirer 3,07,07,160 Equity Shares	2.5968%**	2.1352%^^
	PAC 45,92,78,198 Equity Shares	38.8402%**	31.9351%^^
b) Shares encumbered with the acquirer	0	0	0
c) VRs otherwise than by equity shares	0	0	0
d) Warrants/convertible securities /ar other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specified holding in each category) after acquisition	ne 10,31,29,765 ng Warrants fy	Nil	7.1709%^^
e) Total (a+b+c+d)	48,99,85,358 Equity Shares & 10,31,29,765 Warrants	41.4370% **	41.2412%^^
Mode of acquisition / sale (e.g. open marker off-market / public issue / rights issue preferential allotment / inter-se transfer etc.	value of INR 2/- the scheme of a	each ("Equity S malgamation of N	equity shares of face hares"), pursuant to NAM Estates Private by 1") with Equinox

	India Developments Limited ("Amalgamated
	Company"), sanctioned by Hon'ble National Company
	Law Appellate Tribunal, New Delhi Bench, vide its
	order dated January 07, 2025 and Hon'ble National
	Company Law Tribunal, Bengaluru Bench, vide its
	order dated April 22, 2022 ("Scheme").
Date of acquisition of / sale of shares / VR or	January 25, 2025
date of receipt of intimation of allotment of	
shares , whichever is applicable	
Equity share capital / total voting capital of	INR 1,27,29,41,874 comprising of 63,64,70,937
the TC before the said acquisition /sale	Equity Shares.
1	
Equity share capital/total voting capital of	INR 2,36,49,63,392 comprising of 1,18,24,81,696
the TC after the said acquisition /sale	Equity Shares.
and 1 0 miles one small adquisition / small	Equity shares.
Total diluted share /voting capital of the TC	INR 2,87,63,21,794 comprising of (a) 118,24,81,696
after the said acquisition	equity shares of face value INR 2/- each; and (b)
after the said acquisition	25,56,79,201 equity shares of face value INR 2/- each,
	arising out of conversion of 100% of the outstanding
	Warrants into equivalent number of fully paid-up
	equity shares.
	equity shares.

*Percentage has been computed on the paid-up share capital of the Target Company before the cancellation of Cross Holding and acquisition & allotment of Equity Shares by the Target Company i.e. INR 1,27,29,41,874 comprising of 63,64,70,937 Equity Shares.

Percentage has been computed on fully diluted paid-up share capital of the Target Company (assuming conversion of 100% of the issued Warrants into equivalent number of fully paid-up Equity Shares) before the cancellation of Cross Holding and acquisition & allotment of Equity Shares by the Target Company i.e. INR 178,43,00,276 comprising of 89,21,50,138 Equity Shares.

**Percentage has been computed on the paid-up share capital of the Target Company after considering cancellation of 6,30,95,240 Equity Shares of the Company, held by NAM Estate Private Limited ('Amalgamating Company 1') and the allotment of Equity Shares by the Target Company i.e. INR 2,36,49,63,392 comprising of 1,18,24,81,696 Equity Shares.

^Percentage has been computed on fully diluted paid-up share capital of the Target Company after considering cancellation of 6,30,95,240 Equity Shares of the Company, held by NAM Estate Private Limited ('Amalgamating Company 1'), allotment of Equity Shares by the Target Company and assuming conversion of 100% of the issued Warrants into equivalent number of fully paid-up Equity Shares, i.e. INR 2,87,63,21,794 comprising of (a) 118,24,81,696 equity shares of face value INR 2/- each; and (b) 25,56,79,201 equity shares of face value INR 2/- each, arising out of conversion of 100% of the outstanding Warrants into equivalent number of fully paid-up equity shares.

Signature of the acquirer / Authorised Signatory

Name of the Target Company (TC)		Developments Lim	
Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer Whether the acquirer belongs to Promoter / Promoter group Name(s) of the Stock Exchange(s) where the shares of TC are Listed	(formerly Indiabulls Real Estate Limited) Acquirer: Mr. Neel Virwani PAC: 1. Mr. Jitendra Mohandas Virwani 2. JV Holding Private Limited 3. Mr. Aditya Virwani 4. Mr. Karan Virwani 5. Embassy Property Developments Private Lim 6. OMR Investments LLP 7. Bellanza Developers Private Limited Yes BSE Limited National Stock Exchange of India Limited		ani nents Private Limited Limited
Details of the acquisition / disposal as follows	Number	% w.r.t. total share/voting capital wherever Applicable	% w.r.t. total diluted share/voting capital of the
Before the acquisition under consideration, holding of:		Пррисыма	
a) Shares carrying voting rights	PAC ^(note) 6,39,92,021 Equity Shares	10.0542%*	7.1728%^
b) Shares in the nature of encumbrance (pledge/ lien/ non- disposal undertaking/ others)	0	0	0
c) Voting rights (VR) otherwise than by shares	0	0	0
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)	PAC 10,31,29,765 Warrants	Nil	11.5597%^
e) Total (a+b+c+d)	6,39,92,021 Equity Shares & 10,31,29,765 Warrants	10.0542%*	18.7325%^

Deta	nils of acquisition /sale			
a)	Shares carrying voting rights acquired/sold	Acquirer 67,84,475 Equity Shares	0.5737%**	0.4717% ^^
		PAC 48,23,04,102 Equity Shares	40.7874%**	33.5362%^^
b)	VRs acquired /sold otherwise than by equity shares	0	0	0
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	0	0	0
d)	Shares encumbered /invoked /released by the acquirer	0	0	0
e)	Total (a+b+c+/-d)	48,90,88,577 Equity Shares	41.3612%**	34.0079%^^
Afte	r the acquisition /sale, holding of:			
a	•	Acquirer 67,84,475 Equity Shares	0.5737%**	0.4717%^^
		<u>PAC</u> 48,32,00,883 Equity Shares	40.8633%**	33.5985%^^
b) Shares encumbered with the acquirer	0	0	0
С) VRs otherwise than by equity shares	0	0	0
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	PAC 10,31,29,765 Warrants	Nil	7.1709%^^
e) Total (a+b+c+d)	48,99,85,358 Equity Shares & 10,31,29,765 Warrants	41.4370%**	41.2412% ^^
off-r	le of acquisition / sale (e.g. open market / market / public issue / rights issue / erential allotment / inter-se transfer etc).	Allotment of fre value of INR 2/-the scheme of an	each ("Equity S malgamation of N	equity shares of face hares"), pursuant to NAM Estates Private by 1") with Equinox

	India Developments Limited ("Amalgamated
	Company"), sanctioned by Hon'ble National Company
	Law Appellate Tribunal, New Delhi Bench, vide its
	order dated January 07, 2025 and Hon'ble National
	Company Law Tribunal, Bengaluru Bench, vide its
	order dated April 22, 2022 ("Scheme").
Date of acquisition of / sale of shares / VR or	January 25, 2025
date of receipt of intimation of allotment of	
shares , whichever is applicable	
Equity share capital / total voting capital of	INR 1,27,29,41,874 comprising of 63,64,70,937
the TC before the said acquisition /sale	Equity Shares.
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after the said acquisition	25,56,79,201 equity shares of face value INR 2/- each,
	arising out of conversion of 100% of the outstanding
	Warrants into equivalent number of fully paid-up
	equity shares.
	equity shares.

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Signature of the acquirer / Authorised Signatory

Name of the Target Company (TC)		Developments Lim oulls Real Estate L	
Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer	+ `		,
Whether the acquirer belongs to	 JV Holding Mr. Aditya Mr. Neel V Embassy P OMR Invest 	⁷ irwani roperty Developm	nents Private Limited
Promoter / Promoter group Name(s) of the Stock Exchange(s) where	BSE Limited		
the shares of TC are Listed	National Stock	Exchange of India	Limited
Details of the acquisition / disposal 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:			
a) Shares carrying voting rights	PAC (note) 6,39,92,021 Equity Shares	10.0542%*	7.1728%^
b) Shares in the nature of encumbrance (pledge/ lien/ non- disposal undertaking/ others)		0	0
c) Voting rights (VR) otherwise than by shares	0	0	0
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)	10,31,29,765	Nil	11.5597%^
e) Total (a+b+c+d)	6,39,92,021 Equity Shares	10.0542%*	18.7325% [^]
	& 10,31,29,765 Warrants		

Details of acq	uisition /sale			
a) Shares ca	arrying voting rights acquired/sold	Acquirer 67,84,475 Equity Shares	0.5737%**	0.4717%^^
		PAC 48,23,04,102 Equity Shares	40.7874%**	33.5362%^^
b) VRs acq equity sha	uired /sold otherwise than by ares	0	0	0
instrumer receive s the TC	/convertible securities/any other nt that entitles the acquirer to hares carrying voting rights in c (specify holding in each acquired /sold	0	0	0
d) Shares er the acquir	ncumbered /invoked /released by rer	0	0	0
e) Total (a+	-b+c+/-d)	48,90,88,577 Equity Shares	41.3612%**	34.0079% ^^
A 64 41		1 0		
After the a) Shares	acquisition /sale, holding of: s carrying voting rights	Acquirer 67,84,475 Equity Shares	0.5737%**	0.4717%^^
		PAC 48,32,00,883 Equity Shares	40.8633%**	33.5985%^^
b) Shares	s encumbered with the acquirer	0	0	0
c) VRs o	otherwise than by equity shares	0	0	0
other acquir voting	ints/convertible securities /any instrument that entitles the err to receive shares carrying grights in the TC (specifying in each category) after sition	PAC 10,31,29,765 Warrants	Nil	7.1709%^^
e) Total	(a+b+c+d)	48,99,85,358 Equity Shares &	41.4370% **	41.2412% ^^
		10,31,29,765 Warrants		
off-market /	isition / sale (e.g. open market / public issue / rights issue / llotment / inter-se transfer etc).	value of INR 2/- the scheme of an	each ("Equity S malgamation of N	equity shares of face hares"), pursuant to JAM Estates Private by 1") with Equinox

	India Developments Limited ("Amalgamated
	Company"), sanctioned by Hon'ble National Company
	Law Appellate Tribunal, New Delhi Bench, vide its
	order dated January 07, 2025 and Hon'ble National
	Company Law Tribunal, Bengaluru Bench, vide its
	order dated April 22, 2022 ("Scheme").
Date of acquisition of / sale of shares / VR or	January 25, 2025
date of receipt of intimation of allotment of	
shares , whichever is applicable	
Equity share capital / total voting capital of	INR 1,27,29,41,874 comprising of 63,64,70,937
the TC before the said acquisition /sale	Equity Shares.
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Equity share capital/total voting capital of	INR 2,36,49,63,392 comprising of 1,18,24,81,696
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Total diluted share /voting capital of the TC	INR 2,87,63,21,794 comprising of (a) 118,24,81,696
after the said acquisition	equity shares of face value INR 2/- each; and (b)
after the said acquisition	25,56,79,201 equity shares of face value INR 2/- each,
	arising out of conversion of 100% of the outstanding
	Warrants into equivalent number of fully paid-up
	equity shares.
	equity shares.

*Percentage has been computed on the paid-up share capital of the Target Company before the cancellation of Cross Holding and acquisition & allotment of Equity Shares by the Target Company i.e. INR 1,27,29,41,874 comprising of 63,64,70,937 Equity Shares.

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Signature of the acquirer / Authorised Signatory

JV HOLDING PRIVATE LIMITED CIN: U65993KA2008PTC045095

Regd. Office: 1st Floor, Embassy Point, 150 Infantry Road, Bangalore – 560001 Tel. No.: 080-4722 2333 | email: secretarialteam@embassyindia.com

Name of the Target Company (TC)	Equinox India [Developments Lim	nited
rame of the ranger company (10)		oulls Real Estate L	
Name(s) of the acquirer and Persons Acting	, ,	Holding Private Lin	
in Concert (PAC) with the acquirer	PAC: 1. Mr. Jitendra Mohandas Virwani 2. Mr. Aditya Virwani 3. Mr. Karan Virwani 4. Mr. Neel Virwani 5. Embassy Property Developments Private Lin 6. OMR Investments LLP 7. Bellanza Developers Private Limited		nents Private Limited
Whether the acquirer belongs to Promoter / Promoter group	Yes		
Name(s) of the Stock Exchange(s) where the shares of TC are Listed	BSE Limited National Stock	Exchange of India	Limited
Details of the acquisition / disposal 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:			
a) Shares carrying voting rights	PAC (note) 6,39,92,021 Equity Shares	10.0542%*	7.1728%^
b) Shares in the nature of encumbrance (pledge/ lien/ non- disposal undertaking/ others)		0	0
c) Voting rights (VR) otherwise than by shares	0	0	0
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)	10,31,29,765	Nil	11.5597%^
e) Total (a+b+c+d)	6,39,92,021 Equity Shares & 10,31,29,765 Warrants	10.0542%*	18.7325%^

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Details of acquisition/sale			
Details of acquisition/sale			
a) Shares carrying voting rights acquired/sold	Acquirer 24,32,00,930 Equity Shares	20.5670%**	16.9106% ^^
	PAC 24,58,87,647 Equity Shares	20.7942%**	17.0974%^^
b) VRs acquired /sold otherwise than by equity shares	0	0	0
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	0	0	0
d) Shares encumbered /invoked /released by the acquirer	0	0	0
e) Total (a+b+c+/-d)	48,90,88,577 Equity Shares	41.3612%**	34.0079% ^^
After the acquisition /sale, holding of:			
After the acquisition /sale, holding of: a) Shares carrying voting rights	Acquirer 24,32,00,930 Equity Shares	20.5679%**	16.9106%^^
	24,32,00,930	20.5679%** 20.8700%**	16.9106%^^ 17.1597%^^
	24,32,00,930 Equity Shares <u>PAC</u> 24,67,84,428		
a) Shares carrying voting rights	24,32,00,930 Equity Shares PAC 24,67,84,428 Equity Shares	20.8700%**	17.1597%^^
a) Shares carrying voting rightsb) Shares encumbered with the acquirer	24,32,00,930 Equity Shares PAC 24,67,84,428 Equity Shares 0	20.8700%**	17.1597%^^ 0
 a) Shares carrying voting rights b) Shares encumbered with the acquirer c) VRs otherwise than by equity 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 	24,32,00,930 Equity Shares PAC 24,67,84,428 Equity Shares 0 0 PAC 10,31,29,765	20.8700%** 0 0	17.1597%^^ 0 0

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Mode of acquisition / sale (e.g. open market / off-market / public issue / rights issue / preferential allotment / inter-se transfer etc).	Allotment of fresh fully paid-up equity shares of face value of INR 2/- each ("Equity Shares"), pursuant to the scheme of amalgamation of NAM Estates Private Limited ("Amalgamating Company 1") with Equinox India Developments Limited ("Amalgamated Company"), sanctioned by Hon'ble National Company Law Appellate Tribunal, New Delhi Bench, vide its order dated January 07, 2025 and Hon'ble National Company Law Tribunal, Bengaluru Bench, vide its order dated April 22, 2022 ("Scheme").
Date of acquisition of / sale of shares / VR or date of receipt of intimation of allotment of shares, whichever is applicable	January 25, 2025
Equity share capital / total voting capital of the TC before the said acquisition /sale	INR 1,27,29,41,874 comprising of 63,64,70,937 Equity Shares.
Equity share capital/total voting capital of the TC after the said acquisition /sale	INR 2,36,49,63,392 comprising of 1,18,24,81,696 Equity Shares.
Total diluted share/voting capital of the TC after the said acquisition	INR 2,87,63,21,794 comprising of (a) 118,24,81,696 equity shares of face value INR 2/- each; and (b) 25,56,79,201 equity shares of face value INR 2/- each, arising out of conversion of 100% of the outstanding Warrants into equivalent number of fully paid-up equity shares.

Note: Pursuant to and in terms of the Scheme, 6,30,95,240 Equity Shares, held by NAM Estate Private Limited ('Amalgamating Company 1'), representing 9.9133% of paid-up share capital of the Company, stands cancelled in entirety (Cross Holding).

*Percentage has been computed on the paid-up share capital of the Target Company before the cancellation of Cross Holding and acquisition & allotment of Equity Shares by the Target Company i.e. INR 1,27,29,41,874 comprising of 63,64,70,937 Equity Shares.

Percentage has been computed on fully diluted paid-up share capital of the Target Company (assuming conversion of 100% of the issued Warrants into equivalent number of fully paid-up Equity Shares) before the cancellation of Cross Holding and acquisition & allotment of Equity Shares by the Target Company i.e. INR 178,43,00,276 comprising of 89,21,50,138 Equity Shares.

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Signature of the acquirer / Authorised Signatory

Name of the Target Company (TC)		Developments Lim oulls Real Estate I		
Name(s) of the acquirer and Persons Acting		Acquirer: Mr. Aditya Virwani		
Whether the acquirer belongs to Promoter / Promoter group	PAC: 1. Mr. Jitendra Mohandas Virwani 2. JV Holding Private Limited 3. Mr. Karan Virwani 4. Mr. Neel Virwani 5. Embassy Property Developments Private Limited 6. OMR Investments LLP 7. Bellanza Developers Private Limited Yes			
Name(s) of the Stock Exchange(s) where the shares of TC are Listed	BSE Limited National Stock Exchange of India Limited			
Details of the acquisition /-disposal as follows	<u> </u>			
Before the acquisition under consideration, holding of:				
a) Shares carrying voting rights	PAC (note) 6,39,92,021 Equity Shares	10.0542%*	7.1728%^	
b) Shares in the nature of encumbrance (pledge/ lien/ non- disposal undertaking/ others)		0	0	
c) Voting rights (VR) otherwise than by shares	0	0	0	
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)	10,31,29,765	Nil	11.5597%^	
e) Total (a+b+c+d)	6,39,92,021 Equity Shares & 10,31,29,765 Warrants	10.0542%*	18.7325%^	

Deta	ils of acquisition /sale			
a)	Shares carrying voting rights acquired/sold	Acquirer 67,84,475 Equity Shares	0.5737%**	0.4717%^^
		PAC 48,23,04,102 Equity Shares	40.7874%**	33.5362%^^
b)	VRs acquired /sold otherwise than by equity shares	0	0	0
	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	0	0	0
d)	Shares encumbered /invoked /released by the acquirer	0	0	0
e)	Total (a+b+c+/-d)	48,90,88,577 Equity Shares	41.3612%**	34.0079% ^^
A £4	u the equivities /sele believe	- ·		
Afte a		Acquirer 67,84,475 Equity Shares	0.5737%**	0.4717%^^
		PAC 48,32,00,883 Equity Shares	40.8633%**	33.5985%^^
b) Shares encumbered with the acquirer	0	0	0
c	VRs otherwise than by equity shares	0	0	0
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	PAC 10,31,29,765 Warrants	Nil	7.1709%^^
e	Total (a+b+c+d)	48,99,85,358 Equity Shares &	41.4370% **	41.2412% ^^
		10,31,29,765 Warrants		
Mode of acquisition / sale (e.g. open market / off-market / public issue / rights issue / value of INR 2/- each ("Equity Shares"), pursuant the scheme of amalgamation of NAM Estates Privalimited ("Amalgamating Company 1") with Equin				hares"), pursuant to IAM Estates Private

	India Developments Limited ("Amalgamated				
	Company"), sanctioned by Hon'ble National Compan				
	Law Appellate Tribunal, New Delhi Bench, vide its				
	order dated January 07, 2025 and Hon'ble National				
	Company Law Tribunal, Bengaluru Bench, vide its				
	order dated April 22, 2022 ("Scheme").				
Date of acquisition of / sale of shares / VR or	January 25, 2025				
date of receipt of intimation of allotment of					
shares , whichever is applicable					
Equity share capital / total voting capital of	INR 1,27,29,41,874 comprising of 63,64,70,937				
the TC before the said acquisition /sale	Equity Shares.				
1					
Equity share capital/total voting capital of	INR 2,36,49,63,392 comprising of 1,18,24,81,696				
the TC after the said acquisition /sale	Equity Shares.				
and 1 0 miles one small adquisition / small	Zquiy zharesi				
Total diluted share /voting capital of the TC	INR 2,87,63,21,794 comprising of (a) 118,24,81,696				
after the said acquisition	equity shares of face value INR 2/- each; and (b)				
arter the said acquisition	25,56,79,201 equity shares of face value INR 2/- each,				
	arising out of conversion of 100% of the outstanding				
	Warrants into equivalent number of fully paid-up				
	equity shares.				
	equity shares.				

*Percentage has been computed on the paid-up share capital of the Target Company before the cancellation of Cross Holding and acquisition & allotment of Equity Shares by the Target Company i.e. INR 1,27,29,41,874 comprising of 63,64,70,937 Equity Shares.

Percentage has been computed on fully diluted paid-up share capital of the Target Company (assuming conversion of 100% of the issued Warrants into equivalent number of fully paid-up Equity Shares) before the cancellation of Cross Holding and acquisition & allotment of Equity Shares by the Target Company i.e. INR 178,43,00,276 comprising of 89,21,50,138 Equity Shares.

**Percentage has been computed on the paid-up share capital of the Target Company after considering cancellation of 6,30,95,240 Equity Shares of the Company, held by NAM Estate Private Limited ('Amalgamating Company 1') and the allotment of Equity Shares by the Target Company i.e. INR 2,36,49,63,392 comprising of 1,18,24,81,696 Equity Shares.

^Percentage has been computed on fully diluted paid-up share capital of the Target Company after considering cancellation of 6,30,95,240 Equity Shares of the Company, held by NAM Estate Private Limited ('Amalgamating Company 1'), allotment of Equity Shares by the Target Company and assuming conversion of 100% of the issued Warrants into equivalent number of fully paid-up Equity Shares, i.e. INR 2,87,63,21,794 comprising of (a) 118,24,81,696 equity shares of face value INR 2/- each; and (b) 25,56,79,201 equity shares of face value INR 2/- each, arising out of conversion of 100% of the outstanding Warrants into equivalent number of fully paid-up equity shares.

Signature of the acquirer / Authorised Signatory

Name of the Target Company (TC)	Equinox India Developments Limited (formerly Indiabulls Real Estate Limited)		
Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer	Acquirer: Mr. Jitendra Mohandas Virwani		
Whether the acquirer belongs to Promoter / Promoter group	PAC: 1. JV Holding Private Limited 2. Mr. Aditya Virwani 3. Mr. Karan Virwani 4. Mr. Neel Virwani 5. Embassy Property Developments Private Limited 6. OMR Investments LLP 7. Bellanza Developers Private Limited Yes		
Name(s) of the Stock Exchange(s) where the shares of TC are Listed	BSE Limited National Stock Exchange of India Limited		Limited
Details of the acquisition / disposal as follows	Number % w.r.t. % w.r.t. total diluted share/voting share/voting		% w.r.t. total diluted share/voting capital of the
Before the acquisition under consideration, holding of:			
a) Shares carrying voting rights	PAC ^(note) 6,39,92,021 Equity Shares	10.0542%*	7.1728%^
b) Shares in the nature of encumbrance (pledge/ lien/ non- disposal undertaking/ others)	0	0	0
c) Voting rights (VR) otherwise than by shares	0	0	0
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)	10,31,29,765	Nil	11.5597%^
e) Total (a+b+c+d)	6,39,92,021 Equity Shares	10.0542%*	18.7325% [^]
	& 10,31,29,765 Warrants		

Deta	ils of acquisition /sale			
	Shares carrying voting rights acquired/sold	Acquirer 10,34,470 Equity Shares	0.0875%**	0.0719% ^^
		PAC 48,80,54,107 Equity Shares	41.2737%**	33.9360%^^
b)	VRs acquired /sold otherwise than by equity shares	0	0	0
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	0	0	0
d)	Shares encumbered /invoked /released by the acquirer	0	0	0
e)	Total (a+b+c+/-d)	48,90,88,577 Equity Shares	41.3612%**	34.0079%^^
Afte	r the acquisition /sale, holding of:			
a	•	Acquirer 10,34,470 Equity Shares	0.0875%**	0.0719%^^
		<u>PAC</u> 48,89,50,888 Equity Shares	41.3496%**	33.9983%^^
b) Shares encumbered with the acquirer	0	0	0
c	VRs otherwise than by equity shares	0	0	0
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	PAC 10,31,29,765 Warrants	Nil	7.1709%^^
e) Total (a+b+c+d)	48,99,85,358 Equity Shares & 10,31,29,765 Warrants	41.4370%**	41.2412% ^^
Mode of acquisition / sale (e.g. open market / off-market / public issue / rights issue / value of INR 2/- each ("Equity Shares"), pursuant to the scheme of amalgamation of NAM Estates Private Limited ("Amalgamating Company 1") with Equinox				

	India Developments Limited ("Amalgamated				
	Company"), sanctioned by Hon'ble National Compan				
	Law Appellate Tribunal, New Delhi Bench, vide its				
	order dated January 07, 2025 and Hon'ble National				
	Company Law Tribunal, Bengaluru Bench, vide its				
	order dated April 22, 2022 ("Scheme").				
Date of acquisition of / sale of shares / VR or	January 25, 2025				
date of receipt of intimation of allotment of					
shares , whichever is applicable					
, 11	NID 1 27 20 41 974				
Equity share capital / total voting capital of	INR 1,27,29,41,874 comprising of 63,64,70,937				
the TC before the said acquisition /sale	Equity Shares.				
Equity share capital/total voting capital of	INR 2,36,49,63,392 comprising of 1,18,24,81,696				
the TC after the said acquisition /sale	Equity Shares.				
Total diluted share/voting eapital of the TC	INR 2,87,63,21,794 comprising of (a) 118,24,81,696				
after the said acquisition	equity shares of face value INR 2/- each; and (b)				
area ene sara acquisición	25,56,79,201 equity shares of face value INR 2/- each,				
	arising out of conversion of 100% of the outstanding				
	Warrants into equivalent number of fully paid-up				
	equity shares.				
	equity shares.				

*Percentage has been computed on the paid-up share capital of the Target Company before the cancellation of Cross Holding and acquisition & allotment of Equity Shares by the Target Company i.e. INR 1,27,29,41,874 comprising of 63,64,70,937 Equity Shares.

Percentage has been computed on fully diluted paid-up share capital of the Target Company (assuming conversion of 100% of the issued Warrants into equivalent number of fully paid-up Equity Shares) before the cancellation of Cross Holding and acquisition & allotment of Equity Shares by the Target Company i.e. INR 178,43,00,276 comprising of 89,21,50,138 Equity Shares.

**Percentage has been computed on the paid-up share capital of the Target Company after considering cancellation of 6,30,95,240 Equity Shares of the Company, held by NAM Estate Private Limited ('Amalgamating Company 1') and the allotment of Equity Shares by the Target Company i.e. INR 2,36,49,63,392 comprising of 1,18,24,81,696 Equity Shares.

^Percentage has been computed on fully diluted paid-up share capital of the Target Company after considering cancellation of 6,30,95,240 Equity Shares of the Company, held by NAM Estate Private Limited ('Amalgamating Company 1'), allotment of Equity Shares by the Target Company and assuming conversion of 100% of the issued Warrants into equivalent number of fully paid-up Equity Shares, i.e. INR 2,87,63,21,794 comprising of (a) 118,24,81,696 equity shares of face value INR 2/- each; and (b) 25,56,79,201 equity shares of face value INR 2/- each, arising out of conversion of 100% of the outstanding Warrants into equivalent number of fully paid-up equity shares.

Signature of the acquirer / Authorised Signatory



Name of the Target Company (TC)		Equinox India Developments Limited (formerly Indiabulls Real Estate Limited)		
Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer	Acquirer: Embassy Property Developments Private Limited PAC: 1. Mr. Jitendra Mohandas Virwani 2. JV Holding Private Limited 3. Mr. Aditya Virwani 4. Mr. Karan Virwani 5. Mr. Neel Virwani 6. OMR Investments LLP 7. Bellanza Developers Private Limited			
Whether the acquirer belongs to Promoter / Promoter group Name(s) of the Stock Exchange(s) where	Yes BSE Limited			
the shares of TC are Listed Details of the acquisition / disposal as follows	Number % w.r.t. 6 % w.r.t. total 6 diluted 6 share/voting 6 capital 7 capital 6 wherever 7 TC			
Before the acquisition under consideration, holding of:		Applicable		
a) Shares carrying voting rights	PAC ^(note) 6,39,92,021 Equity Shares	10.0542%*	7.1728%^	
b) Shares in the nature of encumbrance (pledge/ lien/ non- disposal undertaking/ others)	0	0	0	
c) Voting rights (VR) otherwise than by shares	0	0	0	
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)	PAC 10,31,29,765 Warrants	Nil	11.5597%^	



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e)	Total (a+b+c+d)	6,39,92,021 Equity Shares & 10,31,29,765 Warrants	10.0542%*	18.7325%^
Det	ails of acquisition /sale			
a)	Shares carrying voting rights acquired/sold	Acquirer 19,37,92,592 Equity Shares	16.3886%**	13.4750% ^^
		<u>PAC</u> 29,52,95,985 Equity Shares	24.9726%**	20.5329%^^
b)	VRs acquired /sold otherwise than by equity shares	0	0	0
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	0	0	0
d)	Shares encumbered /invoked /released by the acquirer	0	0	0
e)	Total (a+b+c+/-d)	48,90,88,577 Equity Shares	41.3612%**	34.0079% ^^



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After	the acquisition /sale, holding of:			
a)	Shares carrying voting rights	Acquirer 19,37,92,592 Equity Shares	16.3886%**	13.4750%^^
		PAC 29,61,92,766 Equity Shares	25.0484%**	20.5952%^^
b)	Shares encumbered with the acquirer	0	0	0
c)	VRs otherwise than by equity shares	0	0	0
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	PAC 10,31,29,765 Warrants	Nil	7.1709%^^
e)	Total (a+b+c+d)	48,99,85,358 Equity Shares & 10,31,29,765 Warrants	41.4370% **	41.2412% ^^
Mode	of acquisition / sale (e.g. open market /		ch fully noid un	equity shares of face
				Shares") , pursuant to
off-market / public issue / rights issue / preferential allotment / inter-se transfer etc).				
preier	ential anotment / inter-se transfer etc).			NAM Estates Private
				ny 1") with Equinox
		India Develop		` _
				e National Company
		Law Appellate Tribunal, New Delhi Bench, vide it order dated January 07, 2025 and Hon'ble National		
		Company Law Tribunal, Bengaluru Bench, vide in		
		order dated April 22, 2022 ("Scheme").		
Date of	f acquisition of / sale of shares / VR or	January 25, 2025		>)·
date o	f receipt of intimation of allotment of whichever is applicable	variatry 23, 2023		
	share capital / total voting capital of before the said acquisition /sale	INR 1,27,29,41,874 comprising of 63,64,70,93 Equity Shares.		
	share capital / total voting capital of Cafter the said acquisition /sale	INR 2,36,49,63,392 comprising of 1,18,24,81,69 Equity Shares.		
	liluted share /voting capital of the TC he said acquisition	INR 2,87,63,21,794 comprising of (a) 118,24,81,696 equity shares of face value INR 2/- each; and (b) 25,56,79,201 equity shares of face value INR 2/- each		



Note: Pursuant to and in terms of the Scheme, 6,30,95,240 Equity Shares, held by NAM Estate Private Limited ('Amalgamating Company 1'), representing 9.9133% of paid-up share capital of the Company, stands cancelled in entirety (Cross Holding).

*Percentage has been computed on the paid-up share capital of the Target Company before the cancellation of Cross Holding and acquisition & allotment of Equity Shares by the Target Company i.e. INR 1,27,29,41,874 comprising of 63,64,70,937 Equity Shares.

Percentage has been computed on fully diluted paid-up share capital of the Target Company (assuming conversion of 100% of the issued Warrants into equivalent number of fully paid-up Equity Shares) before the cancellation of Cross Holding and acquisition & allotment of Equity Shares by the Target Company i.e. INR 178,43,00,276 comprising of 89,21,50,138 Equity Shares.

**Percentage has been computed on the paid-up share capital of the Target Company after considering cancellation of 6,30,95,240 Equity Shares of the Company, held by NAM Estate Private Limited ('Amalgamating Company 1') and the allotment of Equity Shares by the Target Company i.e. INR 2,36,49,63,392 comprising of 1,18,24,81,696 Equity Shares.

^Percentage has been computed on fully diluted paid-up share capital of the Target Company after considering cancellation of 6,30,95,240 Equity Shares of the Company, held by NAM Estate Private Limited ('Amalgamating Company 1'), allotment of Equity Shares by the Target Company and assuming conversion of 100% of the issued Warrants into equivalent number of fully paid-up Equity Shares, i.e. INR 2,87,63,21,794 comprising of (a) 118,24,81,696 equity shares of face value INR 2/- each; and (b) 25,56,79,201 equity shares of face value INR 2/- each, arising out of conversion of 100% of the outstanding Warrants into equivalent number of fully paid-up equity shares.

For Embassy Property Developments Pvt Ltd

Devika Priyadarsini Company Secretary M.No.- A49485

Place: Bangalore

Date:27.01.2025

email: secretarialteam@embassyindia.com