

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

Sub: 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

Disclosures under Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

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	<u>Acquirer:</u> OMR Investments LLP <u>PAC:</u> 1. Mr. Jitendra Mohandas Virwani 2. JV Holding Private Limited 3. Mr. Aditya Virwani 4. Mr. Karan Virwani 5. Mr. Neel Virwani 6. Embassy Property Developments Private Limited 7. Bellanza Developers 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	<u>PAC</u> ^(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)	<u>PAC</u> 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/ sold	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 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:			
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 /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 / 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.

**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.

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Signature of the acquirer / Authorised Signatory

Place: Bangalore

Date: 27.01.2025

Disclosures under Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

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	<u>Acquirer:</u> Mr. Neel Virwani <u>PAC:</u> 1. Mr. Jitendra Mohandas Virwani 2. JV Holding Private Limited 3. Mr. Aditya Virwani 4. Mr. Karan Virwani 5. Embassy Property Developments Private Limited 6. OMR Investments LLP 7. Bellanza Developers 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	<u>PAC</u> ^(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)	<u>PAC</u> 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/ sold	<u>Acquirer</u> 67,84,475 Equity Shares	0.5737%**	0.4717% ^^
	<u>PAC</u> 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% ^^
After the acquisition /sale, holding of:			
a) Shares carrying voting rights	<u>Acquirer</u> 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
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	<u>PAC</u> 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 / 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”).
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Signature of the acquirer / Authorised Signatory

Place: Bangalore

Date: 27.01.2025

Disclosures under Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

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	<u>Acquirer:</u> Mr. Karan Virwani <u>PAC:</u> 1. Mr. Jitendra Mohandas Virwani 2. JV Holding Private Limited 3. Mr. Aditya Virwani 4. Mr. Neel Virwani 5. Embassy Property Developments Private Limited 6. OMR Investments LLP 7. Bellanza Developers 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	<u>PAC</u> ^(note) 6,39,92,021 Equity Shares	10.0542%*	7.1728% [^]
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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)	<u>PAC</u> 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/ sold	Acquirer 67,84,475 Equity Shares	0.5737%**	0.4717% ^^
	PAC 48,23,04,102 Equity Shares	40.7874%**	33.5362% ^^
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	PAC 48,32,00,883 Equity Shares	40.8633%**	33.5985% ^^
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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 / 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		

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Signature of the acquirer / Authorised Signatory

Place: Bangalore

Date: 27.01.2025

JV HOLDING PRIVATE LIMITED

CIN: U65993KA2008PTC045095

Regd. Office: 1st Floor, Embassy Point, 150 Infantry Road, Bangalore – 560001Tel. No. : 080-4722 2333 | email: secretarialteam@embassyindia.com**Disclosures under Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011**

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	<u>Acquirer:</u> JV Holding Private Limited <u>PAC:</u> 1. Mr. Jitendra Mohandas Virwani 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		
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		
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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%^

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

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:			
a) Shares carrying voting rights	Acquirer 24,32,00,930 Equity Shares	20.5679%**	16.9106% ^^
	PAC 24,67,84,428 Equity Shares	20.8700%**	17.1597% ^^
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% ^^

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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 ”).
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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.

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^^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

Place: Bangalore

Date: 27.01.2025

Disclosures under Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

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	<u>Acquirer:</u> Mr. Aditya Virwani <u>PAC:</u> 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		
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	<u>PAC</u> ^(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)	<u>PAC</u> 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/ sold	<u>Acquirer</u> 67,84,475 Equity Shares	0.5737%**	0.4717% ^^
	<u>PAC</u> 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% ^^
After the acquisition /sale, holding of:			
a) Shares carrying voting rights	<u>Acquirer</u> 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
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	<u>PAC</u> 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 / 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.

**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

Place: Bangalore

Date: 27.01.2025

Disclosures under Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

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	<u>Acquirer:</u> Mr. Jitendra Mohandas Virwani <u>PAC:</u> 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		
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	<u>PAC</u> ^(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)	<u>PAC</u> 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/ sold	<u>Acquirer</u> 10,34,470 Equity Shares	0.0875%**	0.0719% ^^
	<u>PAC</u> 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% ^^
After the acquisition /sale, holding of:			
a) Shares carrying voting rights	<u>Acquirer</u> 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	<u>PAC</u> 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 / 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

Place: Bangalore
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Disclosures under Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

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: <ol style="list-style-type: none"> 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	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	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%[^]
Details of acquisition/sale			
a) Shares carrying voting rights acquired/ sold	<u>Acquirer</u> 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 / 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,		

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	arising out of conversion of 100% of the outstanding Warrants into equivalent number of fully paid-up equity shares.
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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).

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^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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For Embassy Property Developments Pvt Ltd

Devika Priyadarsini
Company Secretary
M.No.- A49485

Place: Bangalore

Date:27.01.2025

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