

SHRUTI AHUJA

101/102, Vrindavan, Plot 140,  
Kailashpuri, Upper Govind Nagar,  
Malad (East), Mumbai-400 097

Date: 20<sup>th</sup> June, 20224

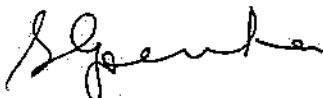
The Secretary, BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai 400 001	The Secretary, National Stock Exchange of India Limited "Exchange Plaza", Bandra – Kurla Complex, Bandra (E), Mumbai – 400 051
Scrip Code : 533160	Scrip Symbol : DBREALTY
Fax No.: 022 – 2272 2037/ 39	Fax No.: 022 – 26598237/38

**Sub.: Disclosure of acquisition of Shares under of Regulation 29(1) of SEBI (SAST) Regulations, 2011**

Please find enclosed the Disclosure under Regulation 29(1) of the SEBI (SAST) Regulations in the respect of acquisition of 3,00,000 Equity Shares of Valor Estate Limited (Formerly known as D B Realty Limited) by me (falling in Promoter Group) from immediate relative, Mr. Shravan Bali (Promoter Group) by way of gift through off market transaction.

Thanking you,

Yours faithfully,



SHRUTI AHUJA  
(Promoter Group)

**Format for disclosures under Regulation 29(1) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011**

**PART-A**

1. Name of the Target Company (TC)	Vaior Estate Limited (Formerly known as D B Realty Limited)		
2. Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer	Ms. Shruti Ahuja- Acquirer  Promoters and PAC as specified in - Annexure A		
3. Whether the acquirer belongs to Promoter/Promoter group	Ms. Shurti Ahuja is an Immediate Relative of Mr. Shravan Bali. Prior to Inter se transfer, she was not holding any shares of the Company. However, after acquisition of equity shares by way of gift from Mr. Shravan Bali, she is falling under the Promoter Group Category of the Company		
4. Name(s) of the Stock Exchange(s) where the shares of TC are Listed	BSE Limited National Stock Exchange of India Limited		
5. 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(**)
<u>Before the acquisition under consideration, holding of acquirer along with PAC of:</u>			
a) Shares carrying voting rights Shruti Ahuja PAC	0 12,89,36,786	0 23.98%	0 23.98%
b) Shares in the nature of encumbrance (pledge/lien/non-disposal undertaking/ others)	Refer Note (****)	Refer Note (****)	Refer Note (****)
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)	0	0	0
<b>Total (a+b+c+d)</b>	<b>12,89,36,786</b>	<b>23.98%</b>	<b>23.98%</b>
<u>Details of acquisition:</u>			
a) Shares carrying voting rights acquired	3,00,000	0.06%	0.06%
b) VRs acquired otherwise than by shares	N.A	N.A	N.A
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	N.A	N.A	N.A
d) Shares encumbered / invoked / released by the acquirer	N.A	N.A	N.A
<b>Total (a+b+c+d)</b>	<b>3,00,000</b>	<b>0.06%</b>	<b>0.06%</b>

After the acquisition, holding of acquirer along with PACs of:			
a) Shares carrying voting rights <b>Shruti Ahuja</b> <b>PAC</b>	3,00,000 12,86,36,786	0.06% 23.92%	0.06% 23.92%
b) Shares in the nature of encumbrance (pledge/lien/non-disposal undertaking/ others)	Refer Note (****)	Refer Note (****)	Refer Note (****)
c) VRs 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) after acquisition.	0	0	0
Total (a+b+c+d)	12,89,36,786	23.98%	23.98%
6. Mode of acquisition (e.g. open market / off-market / public issue / rights issue / preferential allotment / inter-se transfer etc)	Off-Market (by way of Gift)		
7. Salient features of the securities acquired including time till redemption, ratio at which it can be converted into equity shares, etc.	Equity Shares		
8. Date of acquisition of / date of receipt of intimation of allotment of shares/ VR/ warrants/convertible securities/any other instrument that entitles the acquirer to receive shares in the TC.	18 <sup>th</sup> June, 2024		
9. Equity share capital / total voting capital of the TC before the said acquisition	Rs. 537,78,93,780/-		
9. Equity share capital/ total voting capital of the TC after the said acquisition	Rs. 537,78,93,780/-		
10. Total diluted share/voting capital of the TC after the said acquisition	Rs. 537,78,93,780/-		

**Shruti Ahuja**  
**(Promoter Group)**

Place: Mumbai  
Date: 20<sup>th</sup> June, 2024

PART-B

Name of the Target Company: Valor Estate Limited

Shareholding of Promoter(s), and Promoter group and Persons Acting in Concert (PAC) with Acquirer as on 18<sup>th</sup> June, 2024

Name of the Acquirer and Person Acting in concert with Acquirer	No. of Equity Shares held as on 18 <sup>th</sup> June, 2024	% w.r.t total shares/voting capital wherever applicable
Shruti Ahuja (Acquirer)	300000	0.06
Shravan Kumar Bali (Transferor)	1001209	0.19
Vinod K. Goenka	1832108	0.34
Vinod Goenka HUF	536071	0.10
Aseela Goenka Sunita Goenka Alok Agarwal Trustee of Goenka Family Trust (GFT)	70750000	13.16
Sanjana Vinod Goenka	22382108	4.16
Aseela Vinod Goenka	16104769	2.99
Jayvardhan Vinod Goenka	13632108	2.53
Karim Gulamali Morani	199643	0.04
Mohammed Gulamali Morani	0	0.00
Ali Gulamali Morani	0	0.00
Shanita Deepak Jain	110813	0.02
Top Notch Buildcon LLP	273207	0.05
V S Erectors & Builders Pvt. Ltd.	1814750	0.34
<b>TOTAL = &gt;</b>	<b>128936786</b>	<b>23.98</b>



**Shruti Ahuja**  
**(Promoter Group)**

Place: Mumbai  
Date: 20<sup>th</sup> June, 2024

(\*) Total share capital/ voting capital to be taken as per the latest filing done by the company to the Stock Exchange under Regulation 31 of the SEBI (LODR) Regulations, 2015.

(\*\*) Diluted share/voting capital means the total number of shares in the TC assuming full conversion of the outstanding convertible securities/warrants into equity shares of the TC.

(\*\*\*) Part-B shall be disclosed to the Stock Exchanges but shall not be disseminated.

(\*\*\*\*)The total no of 4,06,05,303 shares are pledged by all Promoter/ Promoter Group and their respective PAC. However, the economic interest and voting rights of the pledged shares lies with the pledge holders.