January 28, 2025

BSE Limited	National Stock Exchange of India	Equinox India Developments
Phiroze Jeejeebhoy Towers,	Limited	Limited
Dalal Street,	"Exchange Plaza", Bandra-Kurla	Office No 01-1001, WeWork, Blue
MUMBAI – 400 001	Complex, Bandra (East),	One Square, Udyog Vihar Phase 4 Rd,
	MUMBAI – 400 051	Gurugram, Haryana, 122016

Sub: Revised 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 revised 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 individuals/entities	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

This is for your information and records.

Thanking you, Yours truly,		
		For JV Holding Pvt Ltd (Promoter)
Jitendra Mohandas Virwani (Promoter)	Aditya Virwani (Promoter)	Jitendra Mohandas Virwani Director
for Embassy Property Developments Pvt Ltd (member of Promoter Group)		
Devika Priyadarsini Company Secretary	Karan Virwani (member of Promoter Group)	Neel Virwani (member of Promoter Group)
for OMR Investments LLP (member of Promoter Group)		
Jitendra Mohandas Virwani Designated Partner		

Name of the Target Company (TC)		Developments Lim oulls Real Estate I	
Name(s) of the acquirer and Persons Acting	Acquirer: Mr. Neel Virwani		
Whether the acquirer belongs to Promoter / Promoter group	PAC: 1. Mr. Jitendra Mohandas Virwani 2. JV Holding Private Limited 3. Mr. Aditya Virwani 4. Mr. Karan Virwani 5. Embassy Property Developments Private Limite 6. OMR Investments LLP 7. Bellanza Developers Private Limited Yes		ents Private Limited
Name(s) of the Stock Exchange(s) where the shares of TC are Listed	BSE Limited National Stock l	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	Acquirer 14,000 Equity Shares	0.0022%	0.0016%
	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	Nil	11.5597%^
e) Total (a+b+c+d)	6,40,06,021 Equity Shares & 10,31,29,765 Warrants	10.0564%*	18.7341%^

Detail	s of acquisition /sale			
	hares 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%^^
	Rs acquired /sold otherwise than by quity shares	0	0	0
ir re th	Warrants/convertible securities/any other instrument that entitles the acquirer to eceive shares carrying voting rights in the TC (specify holding in each ategory) acquired /sold	0	0	0
	hares encumbered /invoked /released by ne acquirer	0	0	0
e) T	Total (a+b+c+/-d)	48,90,88,577 Equity Shares	41.3612%**	34.0079%^^
After	the acquisition /sale, holding of:	1 3		
a)	Shares carrying voting rights	Acquirer 67,98,475 Equity Shares	0.5749%**	0.4727%^^
		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)	48,99,99,358 Equity Shares & 10,31,29,765 Warrants	41.4382% **	41.2422%^^
	of acquisition \not sale (e.g. open market $/$			equity shares of face
	arket / public issue / rights issue /			hares"), pursuant to
prefer	rential allotment / inter-se transfer etc).			JAM Estates Private ny 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	DID 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 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		
	1		
	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.

Neel Virwani Signature of the acquirer

Place: Bangalore Date: 28.01.2025

LLPIN: AAA-6852

Regd. Off: I Floor, "Embassy Point", # 150, Infantry Road, Bangalore – 560 001 Tel.no.: 080-47222333 | email: secretarialteam@embassyindia.com

Name of the Target Company (TC)	Equinox India D	Developments Lim	ited
ra ()		oulls Real Estate I	
Name(s) of the acquirer and Persons Acting	Acquirer: OMF	R Investments LLI)
in Concert (PAC) with the acquirer	PAC:		
		a Mohandas Virw	ani
		Private Limited	
	3. Mr. Aditya		
	4. Mr. Karan 5. Mr. Neel V		
	_		ents Private Limited
		evelopers Private	
Whether the acquirer belongs to	Yes	.	
Promoter / Promoter group			
Name(s) of the Stock Exchange(s) where	BSE Limited	D 1 07 "	T * * . 1
the shares of TC are Listed		Exchange of India	
Details of the acquisition / disposal as follows	Number	% w.r.t. total	% w.r.t. total diluted
		share/voting	share/voting
		capital	capital of the
		wherever	TC
Before the acquisition under consideration,		Applicable	
holding of:			
a) Shares carrying voting rights	PAC (note) 6,40,06,021 Equity Shares	10.0564%*	7.1744%^
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)	6,40,06,021 Equity Shares &	10.0564%*	18.7341% [^]
	10,31,29,765 Warrants		

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Detail	s of acquisition /sale			
a) S	hares carrying voting rights acquired/sold	Acquirer 3,07,07,160 Equity Shares	2.5968%**	2.1352%^^
		<u>PAC</u> 45,83,81,417 Equity Shares	38.7644%**	31.8727%^^
	Rs acquired /sold otherwise than by quity shares	0	0	0
ir re th	Warrants/convertible securities/any other instrument that entitles the acquirer to eceive shares carrying voting rights in the TC (specify holding in each ategory) acquired /sold	0	0	0
	hares encumbered /invoked /released by ne acquirer	0	0	0
e) T	Total (a+b+c+/-d)	48,90,88,577 Equity Shares	41.3612%**	34.0079% ^^
After a)	the acquisition /sale, holding of: Shares carrying voting rights	Acquirer 3,07,07,160 Equity Shares	2.5968%**	2.1352%^^
		PAC 45,92,92,198 Equity Shares	38.8414%**	31.9361%^^
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)	48,99,99,358 Equity Shares & 10,31,29,765 Warrants	41.4382%**	41.2422% ^^

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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.

**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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^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 OMR Investments LLP

Jitendra Mohandas Virwani Designated Partner Authorised Signatory

Place: Bangalore

Date: 28.01.2025

Name of the Target Company (TC)	_	Developments Limbulls Real Estate I	
Name(s) of the acquirer and Persons Acting	Acquirer: Mr. Karan Virwani		
in Concert (PAC) with the acquirer PAC: 1. Mr. Jitendra Mohandas 2. JV Holding Private Lim 3. Mr. Aditya Virwani 4. Mr. Neel Virwani 5. Embassy Property Deve 6. OMR Investments LLP 7. Bellanza Developers Pri Whether the acquirer belongs to Yes		g Private Limited Virwani Virwani Property Developm stments LLP	nents Private Limited
Promoter / Promoter group 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, colding of:			
a) Shares carrying voting rights	PAC ^(note) 6,40,06,021 Equity Shares	10.0564%*	7.1744%^
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)	6,40,06,021 Equity Shares & 10,31,29,765 Warrants	10.0564%*	18.7341%^

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
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> 48,32,14,883 Equity Shares	40.8645%**	33.5995%^^
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)	48,99,99,358 Equity Shares & 10,31,29,765 Warrants	41.4382%**	41.2422% ^^
off-r	le of acquisition / sale (e.g. open market / narket / public issue / rights issue / erential allotment / 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 Compa		
	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			
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.		

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.

Karan Virwani Signature of the acquirer

Place: Bangalore Date: 28.01.2025

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 Tanada C (TC)	Danier I I D	\1 (T '	54. d	
Name of the Target Company (TC)		Equinox India Developments Limited (formerly Indiabulls Real Estate Limited)		
Name(s) of the acquirer and Persons Acting	Acquirer: JV Holding Private Limited			
in Concert (PAC) with the acquirer	D 1 G			
	PAC: 1. Mr. Jitendr	a Mohandas Virw	oni	
	2. Mr. Aditya		alli	
	3. Mr. Karan			
	4. Mr. Neel V			
			ents Private Limited	
		stments LLP	Limitad	
Whether the acquirer belongs to	Yes	evelopers Private	Limited	
Promoter / Promoter group	103			
Name(s) of the Stock Exchange(s) where	BSE Limited			
the shares of TC are Listed	National Stock I	Exchange of India	Limited	
Details of the acquisition / disposal as follows	Number	% w.r.t.	% w.r.t. total	
		total	diluted	
		share/voting	share/voting	
		capital wherever	capital of the TC	
		Applicable	10	
Before the acquisition under consideration, holding of:				
a) Shares carrying voting rights	<u>PAC</u> (note) 6,40,06,021 Equity Shares	10.0564%*	7.1744%^	
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)	6,40,06,021 Equity Shares	10.0564%*	18.7341% [^]	
	& 10,31,29,765 Warrants			

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% ^^
	<u>PAC</u> 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 24,67,98,428 Equity Shares	20.8712%**	17.1607%^^
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)	48,99,99,358 Equity Shares & 10,31,29,765 Warrants	41.4382% **	41.2422%^^

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

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.

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

^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 JV Holding Pvt Ltd

Jitendra Mohandas Virwani Directot Authorised Signatory

Place: Bangalore

Date: 28.01.2025

Name of the Target Company (TC)	-	Developments Limbulls Real Estate I		
Name(s) of the acquirer and Persons Acting	+ `	Acquirer: Mr. Aditya Virwani		
Whether the acquirer belongs to	PAC: 1. Mr. Jitendra Mohandas Virwani 2. JV Holding Private Limited 3. Mr. Karan Virwani 4. Mr. Neel Virwani 5. Embassy Property Developments Private Limite 6. OMR Investments LLP 7. Bellanza Developers Private Limited Yes			
Promoter / Promoter group 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		% 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) 6,40,06,021 Equity Shares	10.0564%*	7.1744%^	
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 othe 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)	6,40,06,021 Equity Shares & 10,31,29,765 Warrants	10.0564%*	18.7341%^	

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
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> 48,32,14,883 Equity Shares	40.8645%**	33.5995%^^
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)	48,99,99,358 Equity Shares & 10,31,29,765 Warrants	41.4382%**	41.2422% ^^
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 Equinor				

	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 Nation			
	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				
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.			

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.

Aditya Virwani Signature of the acquirer

Place: Bangalore Date: 28.01.2025

Name of the Target Company (TC)	_	Developments Limbulls Real Estate I		
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 Limite 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		% 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) 6,40,06,021 Equity Shares	10.0564%*	7.1744%^	
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 othe 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)	6,40,06,021 Equity Shares & 10,31,29,765 Warrants	10.0564%*	18.7341%^	

Details of acquisition/sale				
a) Shares carrying voting righ	nts 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 other equity shares	erwise than by	0	0	0
c) Warrants/convertible securinstrument that entitles to receive shares carrying vothe TC (specify holicategory) acquired /sold	the acquirer to	0	0	0
d) Shares encumbered /invok the acquirer	ted /released by	0	0	0
e) Total (a+b+c+/-d)		48,90,88,577 Equity Shares	41.3612%**	34.0079% ^^
		-4 ,		
After the acquisition /sale a) Shares carrying voting r		Acquirer 10,34,470 Equity Shares	0.0875%**	0.0719%^^
		<u>PAC</u> 48,89,64,888 Equity Shares	41.3507%**	33.9993%^^
b) Shares encumbered with	h the acquirer	0	0	0
c) VRs otherwise than by	equity shares	0	0	0
other instrument that acquirer to receive so voting rights in the	shares carrying	PAC 10,31,29,765 Warrants	Nil	7.1709%^^
e) Total (a+b+c+d)		48,99,64,358 Equity Shares &	41.4382% **	41.2422% ^^
		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"), pursua the scheme of amalgamation of NAM Estates Proceedings ("Amalgamating Company 1") with Equity Shares of the scheme of amalgamating Company 1") with Equity Shares of the scheme of amalgamating Company 1") with Equity Shares of the scheme of amalgamating Company 1") with Equity Shares of the scheme of amalgamating Company 1") with Equity Shares of the scheme of amalgamating Company 1") with Equity Shares of the scheme of th			hares") , pursuant to NAM Estates Private	

	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 Nationa			
	Company Law Tribunal, Bengaluru Bench, vide it			
	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				
, 11	DID 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 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.			

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.

Jitendra Mohandas Virwani Signature of the acquirer

Place: Bangalore Date: 28.01.2025



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	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	total diluted share/voting capital capital of wherever TC		% w.r.t. total diluted share/voting capital of the
Before the acquisition under consideration, holding of:		Applicable	
a) Shares carrying voting rights	PAC (note) 6,40,06,021 Equity Shares	10.0564%*	7.1744%^
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)	6,40,06,021 Equity Shares & 10,31,29,765 Warrants	10.0564%*	18.7341% ^
Deta	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 29,62,06,766 Equity Shares	25.0496%**	20.5962%^^
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)	48,99,99,358 Equity Shares & 10,31,29,765 Warrants	41.4382% **	41.2422% ^^
off-ma	of acquisition / sale (e.g. open market / rket / public issue / rights issue / ential allotment / inter-se transfer etc).	Allotment of fresh fully paid-up equity shares of value of INR 2/- each ("Equity Shares"), pursuar the scheme of amalgamation of NAM Estates Pri-Limited ("Amalgamating Company 1") with Equi India Developments Limited ("Amalgama Company"), sanctioned by Hon'ble National Comp Law Appellate Tribunal, New Delhi Bench, vide order dated January 07, 2025 and Hon'ble National Company Law Tribunal, Bengaluru Bench, vide		
date o	f acquisition of / sale of shares / VR or f-receipt of intimation of allotment of , whichever is applicable	January 25, 2025	22, 2022 ("Sche	me j.
	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	equity shares of	f face value INF	of (a) 118,24,81,696 R 2/- each; and (b) 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.

For Embassy Property Developments Pvt Ltd

Devika Priyadarsini Company Secretary Authorised Signatory

Place: Bangalore Date: 28.01.2025