February 03, 2025

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

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

Ref: NSE email dated February 01, 2025 received from kavasare@nse.co.in

Dear Sirs,

With reference to the email dated February 01, 2025 received form NSE in connection with the disclosures pursuant to Regulation 29(2) of SEBI SAST Regulations, submitted on January 28, 2025, please find enclosed herewith the respective revised disclosure(s), including the details of individual shareholding of each of the acquirers and PACs, in the prescribed format, by below mentioned individuals/entities ("Acquirer(s)"), 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)

for Embassy Property Developments Pvt Ltd (member of Promoter Group) Aditya Virwani (Promoter) Jitendra Mohandas Virwani Director

Devika Priyadarsini Company Secretary

for **OMR Investments LLP** (member of Promoter Group)

Jitendra Mohandas Virwani Designated Partner Karan Virwani (member of Promoter Group) Neel Virwani (member of Promoter Group)



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						
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 I	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:		H				
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)	<u>PAC</u> 10,31,29,765 Warrants	Nil	11.5597%^			
e) Total (a+b+c+d)	6,40,06,021 Equity Shares &	10.0564%*	18.7341% ^			
	æ 10,31,29,765					

Embassy Property Developments Pvt. Ltd.



				LIIDASSI
		Warrants		
		(Please refer Annexure-I for pre-acquisition individual shareholding of Acquirer and each PACs)		
Deta	ails 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% ^^
		(Please refer Annexure-I for individual acquisition of Acquirer and each PACs)		

Embassy Property Developments Pvt. Ltd.



	331 CORPORATE	1		EMDAJJI			
After	the acquisition /sale , holding of:						
a)	Shares carrying voting rights	<u>Acquirer</u> 19,37,92,592 Equity Shares	16.3886%**	13.4750%^^			
		<u>PAC</u> 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	<u>PAC</u> 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 (Please refer Annexure-I for post-acquisition individual shareholding of Acquirer and each	41.4382% **	41.2422% ^^			
		PACs)					
Mode	of acquisition / sale (e.g. open market /	Allotment of fre	sh fully paid-up o	equity shares of face			
	rket / public issue / rights issue /						
	ential allotment / inter-se transfer etc). f acquisition of / sale of shares / VR or	the scheme of amalgamation of NAM Estates Privat Limited ("Amalgamating Company 1") with Equino India Developments Limited ("Amalgamate Company"), sanctioned by Hon'ble National Compan Law Appellate Tribunal, New Delhi Bench, vide in order dated January 07, 2025 and Hon'ble National Company Law Tribunal, Bengaluru Bench, vide in order dated April 22, 2022 ("Scheme").					
	Freceipt of intimation of allotment of	January 25, 2025	,				
	whichever is applicable						



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 Estates 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.

Please refer **Annexure-I** for the details of individual shareholding by the Acquirer and PAC. **For Embassy Property Developments Pvt Ltd**

Devika Priyadarsini Company Secretary Authorised Signatory Place: Bangalore Date:03.02.2025

Embassy Property Developments Pvt. Ltd.



[Pre-Acquisition holding			Details of Acquisition				Post-Acquisition holding				
		No. of secu	urities held	% w.r.t.	% w.r.t.	No. of secu	rities	% w.r.t.	% w.r.t.	No. of secu		% w.r.t.	% w.r.t.
S. No.	Name of the Shareholder	Equity Shares	Warrants	total share/votin g capital wherever applicable	total diluted share/votin g capital of the TC	Equity Shares	Warra nts	total share/voti ng capital wherever applicable	total diluted share/voti ng capital of the TC	Equity Shares	Warrants	total share/votin g capital wherever applicable	total diluted share/voti ng capital of the TC
Α	Acquirer												
1	Embassy Property Developments Private Limited	-	-	-	-	19,37,92,592	-	16.3886	13.4750	19,37,92,592	-	16.3886	13.4750
Sub Total (A)		-	-	-	-	19,37,92,592	-	16.3886	13.4750	19,37,92,592	-	16.3886	13.4750
В	PAC												
1	Mr. Jitendra Mohandas Virwani	-	-	-	-	10,34,470	-	0.0875	0.0719	10,34,470	-	0.0875	0.0719
2	JV Holding Private Limited	-	-	-	-	24,32,00,930	-	20.5670	16.9106	24,32,00,930	-	20.5670	16.9106
3	Mr. Aditya Virwani	-	-	-	-	67,84,475	-	0.5737	0.4717	67,84,475	-	0.5737	0.4717
4	Mr. Karan Virwani	-	-	-	-	67,84,475	-	0.5737	0.4717	67,84,475	-	0.5737	0.4717
5	Mr. Neel Virwani	14,000	-	0.0022	0.0016	67,84,475	-	0.5737	0.4717	67,98,475	-	0.5749	0.4727
6	OMR Investments LLP	-	-	-	-	3,07,07,160	-	2.5968	2.1352	3,07,07,160	-	2.5968	2.1352
7	Bellanza Developers	8,96,781	-	0.1409	0.1005	-	-	-	-	8,96,781	-	0.0758	0.0624
	Private Limited	-	10,31,29,765	-	11.5597	-	-	-	-	-	10,31,29,765	-	7.1709
8	NAM Estates Private Limited*	6,30,95,240	-	9.9133	7.0723	-	-	-	-	-	-	-	-
Sub T	otal (B)	6,40,06,021	10,31,29,765	10.0564	18.7340	29,52,95,985	-	24.9726	20.5329	29,62,06,766	10,31,29,765	25.0496	27.7672
Gran	d Total (A+B)	6,40,06,021	10,31,29,765	10.0564	18.7340	48,90,88,577	-	41.3612	34.0079	48,99,99,358	10,31,29,765	41.4382	41.2422
	suant to and in terms of the So lled in entirety on account of C		240 Equity Shar	res, held by NA	M Estates Priv	ate Limited ('An	nalgamatir	ng Company 1'), representing	g 9.9133% of pai	id-up share capi	tal of the Com	pany, stands

Embassy Property Developments Pvt. Ltd.

Embassy Point, 1st Floor, 150, Infantry Road, Bangalore - 560 001, India. T: +91 80 4179 9999 F: +91 80 2228 6912 www.embassyindia.com | CIN: U85110KA1996PTCO20897 email: secretarialteam@embassyindia.com

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							
	 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 							
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 I	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) 6,40,06,021 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 (Please refer Annexure-I for pre-acquisition	10.0564%*	18.7341% [^]					

		individual shareholding of Acquirer and each PACs)		
Det	ails 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 (Please refer Annexure-I for individual acquisition of Acquirer and each PACs)	41.3612%**	34.0079% ^^

After	the acquisition /sale , holding of:					
a)	Shares carrying voting rights	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 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	10,31,29,765 Warrants	Nil	7.1709%^^		
e)	Total (a+b+c+d)	48,99,64,358 Equity Shares & 10,31,29,765 Warrants (Please refer Annexure-I for post-acquisition individual shareholding of Acquirer and each PACs)	41.4382% **	41.2422% ^^		
off-ma	of acquisition / sale (e.g. open market / rket / public issue / rights issue / ential allotment / inter-se transfer etc).	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				
date of	f acquisition of / sale of shares / VR or f receipt of intimation of allotment of , whichever is applicable	January 25, 2025	<u>1 22, 2022 ("Sche</u>			
	share capital / total voting capital of before the said acquisition /sale	INR 1,27,29,41 Equity Shares.	,874 comprising	g of 63,64,70,937		
	y share capital / total voting capital of 2 after the said acquisition /sale	INR 2,36,49,63 Equity Shares.	,392 comprising	of 1,18,24,81,696		

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 Estates 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.

Please refer Annexure-I for the details of individual shareholding by the Acquirer and PAC.

Signature of the acquirer / Authorised Signatory

Place: Bangalore Date: 03.02.2025

		Pre-Acquisition holding					Details of Acquisition				Post-Acquisition holding			
		No. of secu	urities held	% w.r.t.	% w.r.t.	No. of secu	ırities	% w.r.t.	% w.r.t.	No. of secu	rities held	% w.r.t.	% w.r.t.	
S. No.	Name of the Shareholder	Equity Shares	Warrants	total share/votin g capital wherever applicable	total diluted share/votin g capital of the TC	Equity Shares	Warra nts	total share/voti ng capital wherever applicable	total diluted share/voti ng capital of the TC	Equity Shares	Warrants	total share/votin g capital wherever applicable	total diluted share/voti ng capital of the TC	
Α	Acquirer													
1	Mr. Jitendra Mohandas Virwani	-	-	-	-	10,34,470	-	0.0875	0.0719	10,34,470	-	0.0875	0.0719	
Sub T	Fotal (A)	-	-	-	-	10,34,470	-	0.0875	0.0719	10,34,470	-	0.0875	0.0719	
В	PAC													
1	JV Holding Private Limited	-	-	-	-	24,32,00,930	-	20.5670	16.9106	24,32,00,930	-	20.5670	16.9106	
2	Mr. Aditya Virwani	-	-	-	-	67,84,475	-	0.5737	0.4717	67,84,475	-	0.5737	0.4717	
3	Mr. Karan Virwani	-	-	-	-	67,84,475	-	0.5737	0.4717	67,84,475	-	0.5737	0.4717	
4	Mr. Neel Virwani	14,000	-	0.0022	0.0016	67,84,475	-	0.5737	0.4717	67,98,475	-	0.5749	0.4727	
5	Embassy Property Developments Private Limited	-	-	-	-	19,37,92,592	-	16.3886	13.4750	19,37,92,592	-	16.3886	13.4750	
6	OMR Investments LLP	-	-	-	-	3,07,07,160	-	2.5968	2.1352	3,07,07,160	-	2.5968	2.1352	
7	Bellanza Developers	8,96,781	-	0.1409	0.1005	-	-	-	-	8,96,781	-	0.0758	0.0624	
	Private Limited	-	10,31,29,765	-	11.5597	-	-	-	-	-	10,31,29,765	-	7.1709	
8	NAM Estates Private Limited*	6,30,95,240	-	9.9133	7.0723	-	-	-	-	-	-	-	-	
Sub T	Fotal (B)	6,40,06,021	10,31,29,765	10.0564	18.7340	48,80,54,107	-	41.2737	33.9360	48,89,64,888	10,31,29,765	41.3507	41.1703	
Gran	d Total (A+B)	6,40,06,021	10,31,29,765	10.0564	18.7340	48,90,88,577	-	41.3612	34.0079	48,99,99,358	10,31,29,765	41.4382	41.2422	
	suant to and in terms of the So lled in entirety on account of C		240 Equity Shar	es, held by NA	M Estates Priv	vate Limited ('Ar	malgamati	ng Company 1	'), representin	g 9.9133% of pa	id-up share cap	ital of the Com	pany, stands	

Name of the Target Company (TC)	Equinox India Developments Limited						
Name(s) of the acquirer and Persons Acting	(formerly Indiabulls Real Estate Limited) <u>Acquirer:</u> Mr. Aditya Virwani						
in Concert (PAC) with the acquirer							
	 <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 1	Exchange of India	Limited				
Details of the acquisition / disposal as follows							
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	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)	6,40,06,021 Equity Shares &	10.0564%*	18.7341% [^]				
	10,31,29,765 Warrants						
	(Please refer Annexure-I for pre-acquisition						

		individual shareholding of Acquirer and each PACs)		
Det	ails 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 (Please refer Annexure-I for individual acquisition of Acquirer and each PACs)	41.3612%**	34.0079% ^^

After	the	acquisition /sale , holding of:					
a)	Share	s carrying voting rights	<u>Acquirer</u> 67,84,475 Equity Shares	0.5737%**	0.4717%^^		
			<u>PAC</u> 48,32,14,883 Equity Shares	40.8645%**	33.5995%^^		
b)	Share	s encumbered with the acquirer	0	0	0		
c)	VRs	otherwise than by equity shares	0	0	0		
d)	other acquii voting	ants/convertible securities /any instrument that entitles the rer to receive shares carrying g rights in the TC (specify ng in each category) after sition	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 (Please refer Annexure-I for post-acquisition individual shareholding of Acquirer and each	41.4382% **	41.2422%^^		
off-ma	rket /	iisition / sale (e.g. open market / public issue / rights issue / allotment / inter-se transfer etc).	/ value of INR 2/- each ("Equity Shares"), pursuant				
date o	f receij	sition of / sale of shares / VR or pt-of intimation of allotment of rever is applicable	January 25, 2025	<u>1 22, 2022 ("Sche</u>			
		capital / total voting capital of e the said acquisition /sale	INR 1,27,29,41,874 comprising of 63,64,70,937 Equity Shares.				
		capital / total voting capital of the said acquisition /sale	INR 2,36,49,63, Equity Shares.	,392 comprising	of 1,18,24,81,696		

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 Estates 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.

Please refer Annexure-I for the details of individual shareholding by the Acquirer and PAC.

Signature of the acquirer / Authorised Signatory

Place: Bangalore Date: 03.02.2025

			Pre-Acquisit	ion holding			Details of	Acquisition			Post-Acquisit	uisition holding		
		No. of secu	urities held	% w.r.t.	% w.r.t.	No. of secu	ırities	% w.r.t.	% w.r.t.	No. of secu	rities held	% w.r.t.	% w.r.t.	
S. No.	Name of the Shareholder	Equity Shares	Warrants	total share/votin g capital wherever applicable	total diluted share/votin g capital of the TC	Equity Shares	Warra nts	total share/voti ng capital wherever applicable	total diluted share/voti ng capital of the TC	Equity Shares	Warrants	total share/votin g capital wherever applicable	total diluted share/voti ng capital of the TC	
Α	Acquirer													
1	Mr. Aditya Virwani	-	-	-	-	67,84,475	-	0.5737	0.4717	67,84,475	-	0.5737	0.4717	
Sub T	Fotal (A)	-	-	-	-	67,84,475	-	0.5737	0.4717	67,84,475	-	0.5737	0.4717	
B	PAC													
1	Mr. Jitendra Mohandas Virwani	-	-	-	-	10,34,470	-	0.0875	0.0719	10,34,470	-	0.0875	0.0719	
2	JV Holding Private Limited	-	-	-	-	24,32,00,930	-	20.5670	16.9106	24,32,00,930	-	20.5670	16.9106	
3	Mr. Karan Virwani	-	-	-	-	67,84,475	-	0.5737	0.4717	67,84,475	-	0.5737	0.4717	
4	Mr. Neel Virwani	14,000	-	0.0022	0.0016	67,84,475	-	0.5737	0.4717	67,98,475	-	0.5749	0.4727	
5	Embassy Property Developments Private Limited	-	-	-	-	19,37,92,592	-	16.3886	13.4750	19,37,92,592	-	16.3886	13.4750	
6	OMR Investments LLP	-	-	-	-	3,07,07,160	-	2.5968	2.1352	3,07,07,160	-	2.5968	2.1352	
7	Bellanza Developers	8,96,781	-	0.1409	0.1005	-	-	-	-	8,96,781	-	0.0758	0.0624	
	Private Limited	-	10,31,29,765	-	11.5597	-	-	-	-	-	10,31,29,765	-	7.1709	
8	NAM Estates Private Limited*	6,30,95,240	-	9.9133	7.0723	-	-	-	-	-	-	-	-	
Sub T	Fotal (B)	6,40,06,021	10,31,29,765	10.0564	18.7340	48,23,04,102	-	40.7874	33.5362	48,32,14,883	10,31,29,765	40.8645	40.7704	
Gran	d Total (A+B)	6,40,06,021	10,31,29,765	10.0564	18.7340	48,90,88,577	-	41.3612	34.0079	48,99,99,358	10,31,29,765	41.4382	41.2422	
	* Pursuant to and in terms of the Scheme, 6,30,95,240 Equity Shares, held by NAM Estates Private Limited ('Amalgamating Company 1'), representing 9.9133% of paid-up share capital of the Company, stands cancelled in entirety on account of Cross Holding.													

Name of the Target Company (TC)	Fauinox India [Equinox India Developments Limited					
Name of the Target Company (TC)		(formerly Indiabulls Real Estate Limited)					
Name(s) of the acquirer and Persons Actin	g <u>Acquirer:</u> JV H	Acquirer: JV Holding Private Limited					
in Concert (PAC) with the acquirer	DAC.						
	PAC: 1 Mr Litendr	a Mohandas Virw	ani				
	2. Mr. Aditya						
	3. Mr. Karan						
	4. Mr. Neel V		ents Private Limited				
		stments LLP					
	7. Bellanza D	evelopers Private	Limited				
Whether the acquirer belongs to	Yes						
Promoter / Promoter group	BSE Limited						
Name(s) of the Stock Exchange(s) where the shares of TC are Listed		Exchange of India	Limited				
Details of the acquisition / disposal as follow		% w.r.t.	% w.r.t. total				
· · ·		total	diluted				
		share/voting	share/voting				
		capital wherever	capital of the TC				
		Applicable	i c				
Before the acquisition under consideration holding of:	1,						
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 b shares	y 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) 	o 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		
		(Please refer Annexure-I for pre-acquisition individual shareholding of Acquirer and each PACs)		
Det	ails of acquisition /sale			
a)	Shares carrying voting rights acquired/sold	<u>Acquirer</u> 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% ^^
		(Please refer Annexure-I for individual acquisition of Acquirer and each PACs)		

A. 64		1	1				
After	the acquisition /sale ,holding of:	A					
	Shares carrying voting rights	<u>Acquirer</u> 24,32,00,930	20.5679%**	16.9106%^^			
a)	Shares carrying voting rights	Equity Shares	20.307970	10.910070			
		Equity Shares					
		PAC					
		24,67,98,428	20.8712%**	17.1607%^^			
		Equity Shares	2010/12/0	1,1100,770			
		- 1					
b)	Shares encumbered with the acquirer	0	0	0			
c)	VRs otherwise than by equity shares	0	0	0			
d)	Warrants/convertible securities /any	PAC					
	other instrument that entitles the	10,31,29,765	Nil	7.1709%^^			
	acquirer to receive shares carrying	Warrants					
	voting rights in the TC (specify						
	holding in each category) after						
	acquisition						
	Tatal (a+b+a+d)	49.00.00.259	41.4382% **	41.2422%^^			
e)	Total (a+b+c+d)	48,99,99,358 Equity Shares	41.4382 %	41.2422%			
		Equity Shares					
		10,31,29,765					
		Warrants					
		, , un					
		(Please refer					
		Annexure-I for					
		post-acquisition					
		individual shareholding of					
		Acquirer and each					
		PACs)					
Mode	of acquisition / sale (e.g. open market /	Allotment of fre	sh fully paid-up	equity shares of face			
off-ma	rket / public issue / rights issue /			Shares"), pursuant to			
prefer	ential allotment / inter-se transfer etc).			NAM Estates Private			
				ny 1") with Equinox			
		India Develop					
				e National Company			
				elhi Bench, vide its			
		order dated January 07, 2025 and Hon'ble N Company Law Tribunal, Bengaluru Bench, v					
			l 22, 2022 ("Sche				
Date o	f acquisition of / sale of shares / VR or	January 25, 2025).			
	f receipt of intimation of allotment of						
	, whichever is applicable						
Equity	v share capital / total voting capital of	INR 1,27,29,41	.874 comprising	g of 63,64,70,937			
	before the said acquisition /sale	Equity Shares.	.,.,. comprising	5 52 00,01,70,707			
	1	1 5					
L							

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 Estates 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.

Please refer Annexure-I for the details of individual shareholding by the Acquirer and PAC.

For JV Holding Pvt Ltd

Jitendra Mohandas Virwani Director Authorised Signatory

Place:Bangalore Date:03.02.2025

			Pre-Acquisit	ion holding			Details of Acquisition			Post-Acquisition holding			
		No. of secu	rities held	% w.r.t.	% w.r.t.	No. of secu	ırities	% w.r.t.	% w.r.t.	No. of secu	rities held	% w.r.t.	% w.r.t.
S. No.	Name of the Shareholder	Equity Shares	Warrants	total share/votin g capital wherever applicable	total diluted share/votin g capital of the TC	Equity Shares	Warra nts	total share/voti ng capital wherever applicable	total diluted share/voti ng capital of the TC	Equity Shares	Warrants	total share/votin g capital wherever applicable	total diluted share/voti ng capital of the TC
Α	Acquirer												
1	JV Holding Private Limited	-	-	-	-	24,32,00,930	-	20.5670	16.9106	24,32,00,930	-	20.5670	16.9106
Sub T	Total (A)	-	-	-	-	24,32,00,930	-	20.5670	16.9106	24,32,00,930	-	20.5670	16.9106
B	PAC												
1	Mr. Jitendra Mohandas Virwani	-	-	-	-	10,34,470	-	0.0875	0.0719	10,34,470	-	0.0875	0.0719
2	Mr. Aditya Virwani	-	-	-	-	67,84,475	-	0.5737	0.4717	67,84,475	-	0.5737	0.4717
3	Mr. Karan Virwani	-	-	_	-	67,84,475	-	0.5737	0.4717	67,84,475	-	0.5737	0.4717
4	Mr. Neel Virwani	14,000	-	0.0022	0.0016	67,84,475	-	0.5737	0.4717	67,98,475	-	0.5749	0.4727
5	Embassy Property Developments Private Limited	-	-	-	-	19,37,92,592	-	16.3886	13.4750	19,37,92,592	-	16.3886	13.4750
6	OMR Investments LLP	-	-	-	-	3,07,07,160	-	2.5968	2.1352	3,07,07,160	-	2.5968	2.1352
7	Bellanza Developers	8,96,781	-	0.1409	0.1005	-	-	-	-	8,96,781	-	0.0758	0.0624
/	Private Limited	_	10,31,29,765	-	11.5597	-	-	-	-	-	10,31,29,765	-	7.1709
8	NAM Estates Private Limited*	6,30,95,240	-	9.9133	7.0723	-	-	-	-	-	-	-	-
Sub T	Total (B)	6,40,06,021	10,31,29,765	10.0564	18.7340	24,58,87,647	-	20.7942	17.0974	24,67,98,428	10,31,29,765	20.8712	24.3316
Gran	d Total (A+B)	6,40,06,021	10,31,29,765	10.0564	18.7340	48,90,88,577	-	41.3612	34.0079	48,99,99,358	10,31,29,765	41.4382	41.2422
	* Pursuant to and in terms of the Scheme, 6,30,95,240 Equity Shares, held by NAM Estates Private Limited ('Amalgamating Company 1'), representing 9.9133% of paid-up share capital of the Company, stands cancelled in entirety on account of Cross Holding.												

Name of the Target Company (TC)	Equinox India Developments Limited						
Name(a) of the acquires and Barcons Acting	(formerly Indiabulls Real Estate Limited) <u>Acquirer:</u> Mr. Karan Virwani						
Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer							
	 <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 I	Exchange of India	Limited				
Details of the acquisition / disposal as follows							
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) 	<u>PAC</u> 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						
	(Please refer Annexure-I for pre-acquisition						

		individual shareholding of Acquirer and each PACs)		
Det	ails 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 (Please refer Annexure-I for individual acquisition of Acquirer and each PACs)	41.3612%**	34.0079% ^^

After	the	acquisition /sale , holding of:					
a)	Share	s carrying voting rights	<u>Acquirer</u> 67,84,475 Equity Shares	0.5737%**	0.4717%^^		
			<u>PAC</u> 48,32,14,883 Equity Shares	40.8645%**	33.5995%^^		
b)	Share	s encumbered with the acquirer	0	0	0		
c)	VRs	otherwise than by equity shares	0	0	0		
d)	other acquii voting	ants/convertible securities /any instrument that entitles the rer to receive shares carrying g rights in the TC (specify ng in each category) after sition	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 (Please refer Annexure-I for post-acquisition individual shareholding of Acquirer and each PACs)	41.4382% **	41.2422%^^		
off-ma	rket /	iisition / sale (e.g. open market / public issue / rights issue / allotment / inter-se transfer etc).	Allotment of fresh fully paid-up equity shares of face value of INR 2/- each ("Equity Shares"), pursuant to				
date o	f receij	sition of / sale of shares / VR or pt-of intimation of allotment of rever is applicable	January 25, 2025				
		capital / total voting capital of e the said acquisition /sale	INR 1,27,29,41 Equity Shares.	,874 comprising	g of 63,64,70,937		
		capital / total voting capital of the said acquisition /sale	INR 2,36,49,63, Equity Shares.	,392 comprising	of 1,18,24,81,696		

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 Estates 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.

Please refer Annexure-I for the details of individual shareholding by the Acquirer and PAC.

Signature of the acquirer / Authorised Signatory

Place: Bangalore Date: 03.02.2025

			Pre-Acquisit	ion holding			Details of	Acquisition			Post-Acquisit	ion holding	
		No. of secu	urities held	% w.r.t.	% w.r.t.	No. of secu	ırities	% w.r.t.	% w.r.t.	No. of secu	rities held	% w.r.t.	% w.r.t.
S. No.	Name of the Shareholder	Equity Shares	Warrants	total share/votin g capital wherever applicable	total diluted share/votin g capital of the TC	Equity Shares	Warra nts	total share/voti ng capital wherever applicable	total diluted share/voti ng capital of the TC	Equity Shares	Warrants	total share/votin g capital wherever applicable	total diluted share/voti ng capital of the TC
Α	Acquirer												
1	Mr. Karan Virwani	-	-	-	-	67,84,475	-	0.5737	0.4717	67,84,475	-	0.5737	0.4717
Sub T	Total (A)	-	-	-	-	67,84,475	-	0.5737	0.4717	67,84,475	-	0.5737	0.4717
В	PAC												
1	Mr. Jitendra Mohandas Virwani	-	-	-	-	10,34,470	-	0.0875	0.0719	10,34,470	-	0.0875	0.0719
2	JV Holding Private Limited	-	-	-	-	24,32,00,930	-	20.5670	16.9106	24,32,00,930	-	20.5670	16.9106
3	Mr. Aditya Virwani	-	-	-	-	67,84,475	-	0.5737	0.4717	67,84,475	-	0.5737	0.4717
4	Mr. Neel Virwani	14,000	-	0.0022	0.0016	67,84,475	-	0.5737	0.4717	67,98,475	-	0.5749	0.4727
5	Embassy Property Developments Private Limited	-	-	-	-	19,37,92,592	-	16.3886	13.4750	19,37,92,592	-	16.3886	13.4750
6	OMR Investments LLP	-	-	-	-	3,07,07,160	-	2.5968	2.1352	3,07,07,160	-	2.5968	2.1352
7	Bellanza Developers	8,96,781	-	0.1409	0.1005	-	-	-	-	8,96,781	-	0.0758	0.0624
/	Private Limited	-	10,31,29,765	-	11.5597	-	-	-	-	-	10,31,29,765	-	7.1709
8	NAM Estates Private Limited*	6,30,95,240	-	9.9133	7.0723	-	-	-	-	-	-	-	-
Sub T	Sub Total (B) 6,40,06,021 10,31,29,765 10.0		10.0564	18.7340	48,23,04,102	-	40.7874	33.5362	48,32,14,883	10,31,29,765	40.8645	40.7704	
Gran	Grand Total (A+B) 6,40,06,021 10,31,29,765 10.0564 18.7340				48,90,88,577	-	41.3612	34.0079	48,99,99,358	10,31,29,765	41.4382	41.2422	
	* Pursuant to and in terms of the Scheme, 6,30,95,240 Equity Shares, held by NAM Estates Private Limited ('Amalgamating Company 1'), representing 9.9133% of paid-up share capital of the Company, stands cancelled in entirety on account of Cross Holding.												

Name of the Target Company (TC)	Equinox India Developments Limited					
Name(s) of the acquirer and Persons Acting	(formerly Indiabulls Real Estate Limited) <u>Acquirer:</u> Mr. Neel Virwani					
in Concert (PAC) with the acquirer	Acquirer: Will Neer Virwalli					
	PAC:					
		a Mohandas Virw	ani			
		g Private Limited				
	 Mr. Aditya Mr. Karan 					
			ents Private Limited			
		stments LLP				
		evelopers Private	Limited			
Whether the acquirer belongs to Promoter / Promoter group	Yes					
Name(s) of the Stock Exchange(s) where	BSE Limited					
the shares of TC are Listed		Exchange of India				
Details of the acquisition / disposal as follows	Number	% w.r.t.	% w.r.t. total			
		total share/voting	diluted share/voting			
		capital	capital of the			
		wherever	TC			
		Applicable				
Before the acquisition under consideration, holding of:						
a) Shares carrying voting rights	<u>Acquirer</u> 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)	<u>PAC</u> 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					

		(Dlagga vafav		
		(Please refer Annexure-I for		
		pre-acquisition		
		individual shareholding of		
		Acquirer and each		
Dot	ails of acquisition /sale	PACs)		
Det	ans of acquisition /sarc			
a)	Shares carrying voting rights acquired/sold	<u>Acquirer</u> 67,84,475	0.5737%**	0.4717% ^^
		Equity Shares		
		<u>PAC</u> 48,23,04,102	40.7874%**	33.5362%^^
		Equity Shares	-0.787-70	55.550270
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% ^^
		(Please refer Annexure-1 for individual acquisition of Acquirer and each PACs)		

After	the acquisition /sal	le,holding of:					
a)	Shares carrying voting	rights	<u>Acquirer</u> 67,98,475 Equity Shares	0.5749%**	0.4727%^^		
			<u>PAC</u> 48,32,00,883 Equity Shares	40.8633%**	33.5985%^^		
b)	Shares encumbered w	ith the acquirer	0	0	0		
c)	VRs otherwise than l	by equity shares	0	0	0		
d)	Warrants/convertible other instrument th acquirer to receive voting rights in th holding in each acquisition	nat entitles the shares carrying	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 (Please refer Annexure-I for post-acquisition individual	41.4382% **	41.2422% ^^		
Mode	of acquisition / sale (e.	g. open market /	shareholding of Acquirer and each PACs)	sh fully paid-up o	equity shares of face		
off-ma	rket / public issue (ential allotment / inter	/ rights issue /	value of INR 2/- each ("Equity Shares"), pursuant to				
date of	f acquisition of / sale o f-receipt-of-intimation , whichever is applical	ı of allotment of	January 25, 2025		,		
	share capital / total vo before the said acqui		INR 1,27,29,41 Equity Shares.	,874 comprising	g of 63,64,70,937		
	share capital / total vo after the said acquisi		INR 2,36,49,63, Equity Shares.	,392 comprising	of 1,18,24,81,696		

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.
	equity shares.

Note: Pursuant to and in terms of the Scheme, 6,30,95,240 Equity Shares, held by NAM Estates 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.

Please refer Annexure-I for the details of individual shareholding by the Acquirer and PAC.

Signature of the acquirer / Authorised Signatory

Place:Bangalore Date:03.02.2025

			Pre-Acquisiti	ion holding			Details of	Acquisition			Post-Acquisit	ion holding	
		No. of secu	urities held	% w.r.t.	% w.r.t.	No. of secu	ırities	% w.r.t.	% w.r.t.	No. of secu	rities held	% w.r.t.	% w.r.t.
S. No.	Name of the Shareholder	Equity Shares	Warrants	total share/votin g capital wherever applicable	total diluted share/votin g capital of the TC	Equity Shares	Warra nts	total share/voti ng capital wherever applicable	total diluted share/voti ng capital of the TC	Equity Shares	Warrants	total share/votin g capital wherever applicable	total diluted share/voti ng capital of the TC
Α	Acquirer												
1	Mr. Neel Virwani	14,000	-	0.0022	0.0016	67,84,475	-	0.5737	0.4717	67,98,475	-	0.5749	0.4727
Sub T	Total (A)	14,000	-	0.0022	0.0016	67,84,475	-	0.5737	0.4717	67,98,475	-	0.5749	0.4727
B	PAC												
1	Mr. Jitendra Mohandas Virwani	-	-	-	-	10,34,470	-	0.0875	0.0719	10,34,470	-	0.0875	0.0719
2	JV Holding Private Limited	-	-	-	-	24,32,00,930	-	20.5670	16.9106	24,32,00,930	-	20.5670	16.9106
3	Mr. Aditya Virwani	-	-	-	-	67,84,475	-	0.5737	0.4717	67,84,475	-	0.5737	0.4717
4	Mr. Karan Virwani	-	-	-	-	67,84,475	-	0.5737	0.4717	67,84,475	-	0.5737	0.4717
5	Embassy Property Developments Private Limited	-	-	-	-	19,37,92,592	-	16.3886	13.4750	19,37,92,592	-	16.3886	13.4750
6	OMR Investments LLP	-	-	-	-	3,07,07,160	-	2.5968	2.1352	3,07,07,160	-	2.5968	2.1352
7	Bellanza Developers	8,96,781	-	0.1409	0.1005	-	-	-	-	8,96,781	-	0.0758	0.0624
/	Private Limited	-	10,31,29,765	-	11.5597	-	-	-	-	-	10,31,29,765	-	7.1709
8	NAM Estates Private Limited*	6,30,95,240	-	9.9133	7.0723	-	-	-	-	-	-	-	-
Sub T	otal (B)	6,39,92,021	10,31,29,765	10.0542	18.7325	48,23,04,102	-	40.7874	33.5362	48,32,00,883	10,31,29,765	40.8633	40.7695
Gran	d Total (A+B)	6,40,06,021	10,31,29,765	10.0564	18.7340	48,90,88,577	-	41.3612	34.0079	48,99,99,358	10,31,29,765	41.4382	41.2422
	suant to and in terms of the S lled in entirety on account of (240 Equity Shar	es, held by NA	M Estates Priv	vate Limited ('Ai	malgamati	ng Company 1	'), representing	g 9.9133% of pa	id-up share cap	ital of the Com	pany, stands

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Name of the Target Company (TC)		Developments Lim				
	(formerly Indiabulls Real Estate Limited)					
Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer	Acquirer: OMF	R Investments LLI				
Whether the acquirer belongs to	PAC:1.Mr. Jitendra Mohandas Virwani2.JV Holding Private Limited3.Mr. Aditya Virwani4.Mr. Karan Virwani5.Mr. Neel Virwani6.Embassy Property Developments Private Limited7.Bellanza Developers Private LimitedYes					
Promoter / Promoter group						
Name(s) of the Stock Exchange(s) where the shares of TC are Listed	BSE Limited National Stock I	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) 6,40,06,021 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% [^]			

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		(Please refer Annexure-I for pre-acquisition individual shareholding of Acquirer and each PACs)		
Deta	ails of acquisition /sale			
a)	Shares carrying voting rights acquired/sold	<u>Acquirer</u> 3,07,07,160 Equity Shares	2.5968%**	2.1352% ^^
		<u>PAC</u> 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% ^^
		(Please refer Annexure-1 for individual acquisition of Acquirer and each PACs)		

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			1	
After a)	the acquisition /sale, holding of: Shares carrying voting rights	<u>Acquirer</u> 3,07,07,160	2.5968%**	2.1352%^^
		Equity Shares		
		<u>PAC</u> 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	<u>PAC</u> 10,31,29,765 Warrants	Nil	7.1709%^^
e)	Total (a+b+c+d)	48,99,99,358	41.4382% **	41.2422% ^^
		Equity Shares &		
		10,31,29,765		
		Warrants		
		(Please refer Annexure-I for		
		post-acquisition		
		individual		
		shareholding of Acquirer and each		
		PACs)		
	of acquisition / sale (e.g. open market /			equity shares of face
	rket / public issue / rights issue /			Shares"), pursuant to
preter	ential allotment / inter-se transfer etc).			NAM Estates Private ny 1") with Equinox
		India Develop		
				le National Company
				elhi Bench, vide its
			•	nd Hon'ble National
			l 22, 2022 ("Sche	uru Bench, vide its me") .
Date o	f acquisition of / sale of shares / VR or	January 25, 2025		;
date o	f receipt of intimation of allotment of			
shares	, whichever is applicable			
	share capital / total voting capital of	INR 1,27,29,41	1,874 comprising	g 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 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 Estates 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.

Please refer Annexure-I for the details of individual shareholding by the Acquirer and PAC.

For OMR Investments LLP

Jitendra Mohandas Virwani Designated Partner Authorised Signatory

Place:Bangalore Date:03.02.2025

LLPIN: AAA-6852

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S. No.	Name of the Shareholder	Pre-Acquisition holding				Details of Acquisition				Post-Acquisition holding			
		No. of securities held		% w.r.t. % w.r.		No. of securities		% w.r.t.	% w.r.t.	No. of securities held		% w.r.t.	% w.r.t.
		Equity Shares	Warrants	total share/votin g capital wherever applicable	total diluted share/votin g capital of the TC	Equity Shares	Warra nts	total share/voti ng capital wherever applicable	total diluted share/voti ng capital of the TC	Equity Shares	Warrants	total share/votin g capital wherever applicable	total diluted share/voti ng capital of the TC
Α	Acquirer												
1	OMR Investments LLP	-	-	-	-	3,07,07,160	-	2.5968	2.1352	3,07,07,160	-	2.5968	2.1352
Sub Total (A)		-	-	-	-	3,07,07,160	-	2.5968	2.1352	3,07,07,160	-	2.5968	2.1352
В	PAC												
1	Mr. Jitendra Mohandas Virwani	-	-	-	-	10,34,470	-	0.0875	0.0719	10,34,470	-	0.0875	0.0719
2	JV Holding Private Limited	-	-	-	-	24,32,00,930	-	20.5670	16.9106	24,32,00,930	-	20.5670	16.9106
3	Mr. Aditya Virwani	-	-	-	-	67,84,475	-	0.5737	0.4717	67,84,475	-	0.5737	0.4717
4	Mr. Karan Virwani	-	-	-	-	67,84,475	-	0.5737	0.4717	67,84,475	-	0.5737	0.4717
5	Mr. Neel Virwani	14,000	-	0.0022	0.0016	67,84,475	-	0.5737	0.4717	67,98,475	-	0.5749	0.4727
6	Embassy Property Developments Private Limited	-	-	-	-	19,37,92,592	-	16.3886	13.4750	19,37,92,592	-	16.3886	13.4750
7	Bellanza Developers	8,96,781	-	0.1409	0.1005	-	-	-	-	8,96,781	-	0.0758	0.0624
	Private Limited	-	10,31,29,765	-	11.5597	-	-	-	-	-	10,31,29,765	-	7.1709
8	NAM Estates Private Limited*	6,30,95,240	-	9.9133	7.0723	-	-	-	-	-	-	-	-
Sub T	otal (B)	6,40,06,021	10,31,29,765	10.0564	18.7340	45,83,81,417	-	38.7644	31.8727	45,92,92,198	10,31,29,765	38.8414	39.1070
Grand Total (A+B)		6,40,06,021	10,31,29,765	10.0564	18.7340	48,90,88,577	-	41.3612	34.0079	48,99,99,358	10,31,29,765	41.4382	41.2422
* Pursuant to and in terms of the Scheme, 6,30,95,240 Equity Shares, held by NAM Estates Private Limited ('Amalgamating Company 1'), representing 9.9133% of paid-up share capital of the Company, stands cancelled in entirety on account of Cross Holding.													