

NEELKAMAL TOWER CONSTRUCTION LLP

LLPIN - AAA -2602

265-E, Bellasis Road, Opp. BEST Bus Depot, Mumbai Central (E), Mumbai - 400008

Date: 21st June, 2024

To

The Manager,	The Manager,
Dept. of Corporate Services	National Stock Exchange of India Limited
BSE Limited,	Exchange Plaza, Bandra Kurla Complex
P J Towers, Dalal Street ,	Bandra (East),
Mumbai - 400 001	Mumbai 400051
SCRIP CODE: 533160 SCRIP ID: DBREALTY	SCRIP SYMBOL: DBREALTY SERIES: EQ
FAX No. 022-2272 2037/39	FAX No. 022-26598237/38

Dear Sir/Madam,

Sub : Disclosure under Regulation 31 (1) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Please find enclosed the disclosure under regulations 31(1) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulation 2011, in respect of extending the existing pledge over 1,50,00,000 nos. of equity shares of Valor Estate Limited (formerly known as D B Realty Limited, which have already been pledged by us (one of the promoters of Valor Estate Limited) in favour of Catalyst Trusteeship Ltd (through its DP Axis Bank Ltd) in connection with the new financial facility given by Capri Global Capital Ltd to LLP.

Kindly acknowledge the receipt of the same and take on records.

Thanking You,

Yours faithfully,

**For Neelkamal Tower Construction LLP
(Promoter of Valor Estate Limited)**

Designated Partner

CC to : Valor Estate Limited

Format for disclosure by the Promoter(s) to the stock exchanges and to the Target Company for encumbrance of shares / invocation of encumbrance/ release of encumbrance, in terms of Regulation 31(1) and 31(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Name of the Target Company					Valor Estate Limited (formerly known as D B Realty Limited)								
Names of the stock exchanges where the shares of the target company are listed					BSE Limited and National Stock Exchange of India Limited								
Date of reporting					21.06.2024								
Name of the Promoter or PAC on whose shares encumbrance has been created/ invoked/ released					Neelkamal Tower Construction LLP								
Details of the creation / invocation / release of encumbrance:													
Name of the Promoter (s) or PACs with him		Promoter holding in the target company (1)		Promoter holding already encumbered (2)		Details of events pertaining to encumbrance (3)						Post event holding of encumbered shares (creation [(2)+(3)] / release [(2)-(3)] / invocation [(2)-(3)]	
	No. of Shares	% of total share capital	Number	% of total share capital	Type of event (creation / release / invocation)	Date of creation / invocation / release of encumbrance	Type of encumbrance (pledge / lien/ non-disposal undertaking/ others)	Reasons for Encumbrance	No. of shares	% of total share capital	Name of the entity in whose favor shares encumbered	Number	% of total share capital
Neelkamal Tower Construction LLP	66821391	12.43	66804338	12.42	Creation	14.06.2024	Pledge	Extension of existing pledge to secure the facility availed/to be availed from Capri Global Capital Ltd	15000000	2.79	Catalyst Trusteeship Ltd (through its DP Axis Bank Ltd)	66804338	12.42
Shabana Balwa	153090	0.03	-	-	-	-	-	-	-	-	-	-	-
Mohammad Salim Balwa	105886	0.02	-	-	-	-	-	-	-	-	-	-	-
Wahida Asif Balwa	68500	0.01	-	-	-	-	-	-	-	-	-	-	-
Usman Balwa	74445	0.01	-	-	-	-	-	-	-	-	-	-	-
Ishaq Balwa	74340	0.01	-	-	-	-	-	-	-	-	-	-	-
Salim Balwa	74340	0.01	-	-	-	-	-	-	-	-	-	-	-
Mohammed Yusuf Balwa	69840	0.01	-	-	-	-	-	-	-	-	-	-	-
Abdul Hafeez Salim Balwa	7000	0.00	-	-	-	-	-	-	-	-	-	-	-
SB Fortune Realty Pvt Ltd	58750000	10.92											
TOTAL	126198832	23.45	51804338	9.63					15000000	2.79		66804338	12.42

% of total share capital calculated as per the latest shareholding pattern filed by the company to the Stock Exchange.

Note: 1,50,00,000 shares were originally pledged on 29th September, 2022(for which the disclosure under SAST was given on 30th September, 2022) in favour of Catalyst Trusteeship Ltd ("Lender") in connection with the financial facility given by Capri Global Capital Ltd to the LLP. In order to avail new financial facility from the said Lender and thus extending existing pledge for new financial facility, the said shares were de-pledged on 14th June, 2024 and again pledged with the Lender on 14th June, 2024. Hence, the numbers of pledged shares in column no. 2 & 3 of the table continue to be same.

**For Neelkamal Tower Construction LLP
(Promoter of Valor Estate Limited)**

Designated Partner

Place: Mumbai

Date: 21.06.2024