

NEELKAMAL TOWER CONSTRUCTION LLP

(Formerly known as Neelkamal Tower Construction Private Limited converted into LLP w.e.f 26th October, 2010)

LLPIN - AAA -2602

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

Date: 31.12.2024

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 Sirs,

Sub : Disclosure under Regulation 31 (2) of SEBI (Substantial Acquisition of Shares and Take overs) Regulations, 2011 for release of shares

Please find enclosed the disclosure under regulations 31(2) of SEBI (Substantial Acquisition of Shares and Take overs) Regulation 2011, in respect of release of 2,00,00,000 nos. of equity shares of Valor Estate Limited (formerly known as D B Realty Limited), which were pledged/encumbered by us (one of the promoters of Valor Estate Limited) in favour of ECL Finance Limited (through its DP Nuvama Wealth And Investment Limited) to secure Non Convertible Debentures (NCDs) issued by a step - down subsidiary company of Valor Estate Limited as the said NCDs has been fully repaid.

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					31.12.2024									
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	12.41	66804338	12.41	Release	24.12.2024	Pledge	Release of encumbered shares due to redemption of NCDs issued to ECL Finance Limited by a step- down subsidiary of the Company	20000000	3.71	ECL Finance Ltd through its DP Nuvama Wealth And Investment Limited	46804338	8.69	
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	10.91	-	-	-	-	-	-	-	-	-	-	-	
TOTAL	126198832	23.44	66804338	12.41					20000000	3.71		46804338	8.69	

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

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

Designated Partner

Place: Mumbai

Date: 31.12.2024