



May 24, 2024

**Scrip Code – 532832**  
**BSE Limited**  
Phiroze Jeejeebhoy Towers,  
Dalal Street, MUMBAI – 400 001

**IBREALEST/EQ**  
**National Stock Exchange of India Limited**  
“Exchange Plaza”, Bandra-Kurla Complex,  
Bandra (East), MUMBAI- 400 051

**Sub: Disclosure under Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (“SEBI LODR Regulations”)**

Dear Sirs,

In furtherance to our earlier intimations dated April 5, 2024, April 8, 2024, April 30, 2024 and the shareholder’s resolution dated April 30, 2024, please be informed that the Company (*with respect to (i) and (iii) below*) and Fama Real Estate Limited, a wholly-owned subsidiary of the Company (*with respect to (ii) below*) has today i.e. May 24, 2024, acquired the following projects/assets/entities:

- (i) Embassy Residency, a proposed high-rise residential development project spread over ~8.2 acres having a sale area of ~1.4 msf, in OMR Chennai, Tamil Nadu, India, through the purchase of RGE Constructions and Development Private Limited, by the Company from Embassy Property Developments Private Limited (“**EPDPL**”) pursuant to a securities purchase agreement (executed in furtherance of the binding term sheet), for cash consideration of approximately INR 119.55 crore (after closing adjustments to the enterprise value of INR 120.50 crore);
- (ii) Embassy Eden, a proposed residential villa development project spread over ~31.30 acre having a sale area of ~0.7 msf, in North Bengaluru, Karnataka, India, from EPDPL pursuant to an investment agreement (executed in furtherance of the binding term sheet), through the infusion of approximately INR 465.71 crore capital in Sion Eden Developers (“**Sion**”), a partnership firm under the Indian Partnership Act, 1932 (after closing adjustments to the enterprise value of INR 465.70 crore); and
- (iii) Embassy East Avenue, a proposed residential development project spread over ~3.75 acre having a ~0.5 msf of sale area, in Whitefield, Bengaluru, Karnataka, India\* through the purchase of Vigor Developments Private Limited (“**VDPL**”) by the Company from EPDPL pursuant to a share purchase agreement (executed in furtherance of the binding term sheet), for cash consideration of approximately INR 117.28 crore (after closing adjustments to the enterprise value of INR 117.10 crore).

*\*VDPL is entitled to 68% of the share in the undivided right, title and interest in Embassy East Avenue under a joint development agreement.*

In addition to above, and in furtherance to our earlier intimations dated April 5, 2024, the Company has also completed the acquisition of 100% equity share capital of Equinox Developments Private Limited, with all its existing and proposed intellectual property rights, for enterprise value / cash consideration of approximately INR 0.12 crore.

Please take the above information on record.

Thanking you,  
Yours truly  
for **Indiabulls Real Estate Limited**

**Chandra Shekher Joshi**  
**Company Secretary**

**CC: Luxembourg Stock Exchange, Luxembourg**

**Indiabulls Real Estate Limited**

CIN: L45101HR2006PLC095409

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