

To,

<b>BSE Limited</b> Phiroze Jeejeebhoy Towers Dalal Street, Mumbai 400001	<b>National Stock Exchange of India Limited</b> Exchange Plaza, Bandra Kurla Complex Bandra (E) Mumbai 400 051
<b>Security Code:</b> 532880	<b>Symbol:</b> OMAXE

**Subject: Submission of report under Regulation 10(7) of the SEBI (SAST) Regulations, 2011**

Dear Sir/Madam,

Please find enclosed herewith the copy of report under Regulation 10(7) of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 in respect of acquisition of equity shares of Guild Builders Private Limited (Holding Company of Omaxe Limited).

You are requested to take the same on record.

Thanking You.

**ROHTA** Digitally signed  
by ROHTAS  
GOEL  
**S GOEL** Date: 2023.12.19  
11:26:42 +05'30'

**Rohtas Goel**

Place: New Delhi

Date: 19.12.2023

**Encl.: As above**

**CC:**

<b>Guild Builders Private Limited</b> Shop No-19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon 122001	<b>Omaxe Limited</b> Shop No-19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon 122001
--	---

**Regulation 10(7) – Report to SEBI in respect of any acquisition made in reliance upon exemption provided for in regulation 10(1) (a) (i) of SEBI (SAST) Regulations, 2011**

<b>1</b>	<b>General Details</b>	
	a.	Name, address, telephone no., e-mail of acquirer(s) {In case there are multiple acquirers, provide full contact details of any one acquirer (the correspondent acquirer) with whom SEBI shall correspond.}
		Mr. Rohtas Goel R/o E-7, Ansal Villa, Farm House Satbari, Near CSK Public School, Satbari, South Delhi-110074 Mobile: 9999999928 Email:cmd@omaxe.com
	b.	Whether sender is the acquirer (Y/N)
		Y
	c.	If not, whether the sender is duly authorized by the acquirer to act on his behalf in this regard (enclose copy of such authorization)
		N.A.
	d.	Name, address, Tel no. and e-mail of the sender, if sender is not the acquirer
		N.A.
<b>2</b>	<b>Compliance of Regulation 10(7)</b>	
	a.	Date of report
		December 19, 2023
	b.	Whether report has been submitted to SEBI within 21 working days from the date of the acquisition
		Yes
	c.	Whether the report is accompanied with fees as required under Regulation 10(7)
		Yes. The details are enclosed herewith.
<b>3</b>	<b>Compliance of Regulation 10(5)</b>	
	a.	Whether the report has been filed with the Stock Exchanges where the shares of the Company are listed, at least 4 working days before the date of the proposed acquisition
		Yes
	b.	Date of Report
		November 9, 2023
<b>4</b>	<b>Compliance of Regulation 10(6)</b>	
	a.	Whether the report has been filed with the Stock Exchanges where the shares of the Company are listed within 4 working days after the date of the proposed acquisition
		Yes
	b.	Date of Report
		December 6, 2023 and December 18, 2023
<b>5</b>	<b>Details of the Target Company (TC)</b>	
	a.	Name & address of TC
		Omaxe Limited Regd. Office: Shop No-19-B, First Floor Omaxe Celebration Mall, Sohna Road Gurgaon, Haryana 122001
	b.	Name of the Stock Exchange(s) where the shares of the TC are listed
		BSE Limited and National Stock Exchange of India Limited
<b>6</b>	<b>Details of the acquisition</b>	
	a.	Date of acquisition
		December 1, 2023 and December 18, 2023
	b.	Acquisition price per share (in Rs.)
		Not Applicable (Inter-se Transfer of shares by way of Gift)
	c.	Regulation which would have been triggered an open offer, had the report not been filed under Regulation 10(7). (whether Regulation 3(1), 3(2), 4 or 5)
		Regulation 3, 4 & 5 of SEBI (SAST) Regulations, 2011

	d.	Shareholding of acquirer(s) and PAC individually in TC (in terms of no. & as a percentage of the total share/voting capital of the TC)	Before the acquisition		After the acquisition	
			No. of Shares	% w.r.t total share capital of TC	No. of Shares	% w.r.t total share capital of TC
			<b>Name of the acquirer(s) / PAC</b>		Please refer to the Annexure 1	
	e.	Shareholding of seller/s in TC (in terms of no. & as a percentage of the total share/voting capital of the TC)	Before the acquisition		After the acquisition	
			No. of Shares	% w.r.t total share capital of TC	No. of Shares	% w.r.t total share capital of TC
			<b>Name of the seller(s)</b>		Please refer to the Annexure 1	
<b>7</b>	<b>Information specific to the exemption category to which the instant acquisition belongs-Regulation 10(1)(a)(i)</b>					
	a.	Provide the names of the seller(s)	Mr. Sunil Goel, Promoter of Omaxe Limited.			
	b.	Specify the relationship between the acquirer(s) and the seller(s).	Mr. Rohtas Goel is brother of Mr. Sunil Goel.			
	c.	Confirm whether the acquirer(s) and the seller(s) are 'immediate relatives' as defined in the Regulation 2(1).	Yes			
	d.	If shares of the TC are frequently traded, volume-weighted average market price (VWAP) of such shares for a period of sixty trading days preceding the date of issuance of notice regarding the proposed acquisition to the stock exchanges where the TC is listed.	Not Applicable. The shares were transferred by way of Gift. Therefore no consideration was involved.			
	e.	If the shares of the TC are infrequently traded, the price of such shares as determined in terms of clause (e) of sub-regulation (2) of regulation 8.	Not Applicable. The shares were transferred by way of Gift. Therefore no consideration was involved.			
	f.	Confirm whether the acquisition price per share is not higher by more than twenty-five percent of the price as calculated in (d) or (e) above as applicable.	Not Applicable. The shares were transferred by way of Gift. Therefore no consideration was involved.			
	g.	Date of issuance of notice regarding the proposed acquisition to the stock exchanges where the TC is listed.	November 9, 2023			
	h.	Whether the acquirers as well as sellers have complied with the provisions of Chapter V of the Takeover Regulations (corresponding provisions of the repealed Takeover Regulations 1997) (Y/N). If yes, specify applicable regulation(s) as well as date on which the requisite disclosures were made along with the copies of the same.	Yes. Since, total no. of shares acquired are below the threshold of 2%, hence, the disclosure under chapter V was not required to be filed.			
	i.	Declaration by the acquirer that all the conditions specified under regulation 10(1)(a)(i) with respect to exemptions has been duly complied with.	I hereby confirm that all the conditions specified under regulation 10(1)(a)(i) with respect to exemptions have been duly complied with.			

I hereby declare that the information provided in the instant report is true and nothing has been concealed there from.

Signature: **ROHTAS GOEL**  
Digitally signed by ROHTAS GOEL  
Date: 2023.12.19 11:27:13 +05'30'

Name: Rohtas Goel  
Date: December 19, 2023  
Place: New Delhi

Shareholding of acquirer(s) and PAC individually in TC (in terms of no. & as a percentage of the total share/voting capital of the TC)		Before the acquisition		After the acquisition	
		No. of Shares	% w.r.t total share capital of TC	No. of Shares	% w.r.t total share capital of TC
<b>Name of the acquirer(s) / PAC</b>					
<b>A.</b>	<b>Name of the acquirer</b>				
1	Mr. Rohtas Goel*	12,14,000	0.66	12,14,000	0.66
<b>B.</b>	<b>Name of PACs (other than Seller)</b>				
1	Rohtas Goel (HUF)	13,500	0.01	13,500	0.01
2	Mrs. Sushma Goel	8,44,560	0.46	8,44,560	0.46
3	Mr. Jatin Goel	15,33,250	0.84	15,33,250	0.84
4	Mr. Mohit Goel	15,33,250	0.84	15,33,250	0.84
5	M/s Guild Builders Pvt. Ltd	11,62,73,971	63.57	11,62,73,971	63.57
6	M/s Dream Home Developers Pvt. Ltd.	89,25,117	4.88	89,25,117	4.88
7	M/s VSG Builders Pvt. Ltd.	0	0.00	0	0.00
8	M/s NJS Developers Pvt. Ltd.	0	0.00	0	0.00
9	M/s Girvardhari Infra Trade Pvt. Ltd. (Formerly known as Ajitesh Consultants Pvt. Ltd.)	0	0.00	0	0.00
10	Sunil Goel (HUF)	13,500	0.01	13,500	0.01
11	Mrs. Seema Goel	21,000	0.01	21,000	0.01
12	M/s Annay Realtors Pvt. Ltd.	0	0.00	0	0.00
13	Mr. Jai Bhagwan Goel	9,98,650	0.55	9,98,650	0.55
14	Mrs. Rekha Goel	9,00,000	0.49	9,00,000	0.49
15	Mr. Nakul Goel	0	0.00	0	0.00
<b>C.</b>	<b>Name of the seller:</b>				
1	Mr. Sunil Goel*	33,36,120	1.82	33,36,120	1.82
<b>Total (A+B+C)</b>		<b>13,56,06,918</b>	<b>74.14</b>	<b>13,56,06,918</b>	<b>74.14</b>

**\*Note:** Acquirer, Seller and PACs direct shareholding/voting rights in Target Company (Omaxe Limited) remained intact before and after the above-mentioned transaction. An aggregate of 9,33,623 Equity Shares of Guild Builders Pvt. Ltd. (Holding Company of Omaxe Limited), equivalent to 1.19% proportionate percentage of indirect acquisition in Omaxe Limited, were transferred by Mr. Sunil Goel to his brother Mr. Rohtas Goel, by way of Gift, in two tranches i.e. 4,69,689 Equity Shares on 01.12.2023 and 4,63,934 Equity Shares on 18.12.2023.