

January 23, 2024

To,

BSE Limited Phiroze Jeejeebhoy Towers Dalal Street, Mumbai 400001 Security Code: 532880	National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex Bandra (E) Mumbai 400 051 Symbol: OMAXE
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Subject: Intimation of disclosure under Regulation 29(2) of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Dear Sir/Madam,

Please find enclosed herewith the copy of disclosure under Regulation 29(2) of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 in respect of transfer of equity shares of Guild Builders Private Limited (Holding Company of Omaxe Limited).

You are requested to take the same on record.

Thanking You.



Sunil Goel

Place: New Delhi
Date: 23.01.2024

Encl.: As above

CC:

Guild Builders Private Limited Shop No-19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon 122001	Omaxe Limited Shop No-19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon 122001
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Disclosure under Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Name of the Target Company (TC)	Omaxe Limited		
Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer	Transferor: Mr. Sunil Goel PACs: Please refer Annexure I .		
Whether the acquirer belongs to Promoter / Promoter group	Yes, transferor belongs to Promoter and Promoter group.		
Name(s) of the Stock Exchange(s) where the shares of TC are Listed	National Stock Exchange of India Limited and BSE Limited		
Details of the disposal as follows	Number	% w.r.t. total share/voting capital wherever applicable	% w.r.t. total diluted share/voting capital of the TC
<p>Before the acquisition under consideration, holding of:</p> <p>a) Shares carrying voting rights</p> <p>b) Shares in the nature of encumbrance (pledge/ lien/ non- disposal undertaking/ others)</p> <p>c) Voting rights (VR) otherwise than by shares</p> <p>d) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the T C (specify holding in each category)</p> <p>e) Total (a+b+c+d)</p>	Please refer Note No. 1		
<p>Details of sale</p> <p>a) Shares carrying voting rights acquired / sold</p> <p>b) VRs acquired /sold otherwise than by shares</p> <p>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</p> <p>d) Shares encumbered / invoked / released by the acquirer</p> <p>e) Total (a+b+c+/-d)</p>	Please refer Note No. 1		

<p style="text-align: center;">After the sale, holding of:</p> <p>a) Shares carrying voting rights acquired</p> <p>b) Shares encumbered with the acquirer</p> <p>c) VRs otherwise than by shares</p> <p>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</p> <p>e) Total (a+b+c+d)</p>	<p>Please refer Note No. 1</p>
<p>Mode of acquisition / sale (e.g. open market / off-market / public issue / rights issue / preferential allotment / inter-set transfer etc).</p>	<p>Off Market transfer of equity shares of holding Company of Omaxe Limited i.e. Guild Builders Private Limited. Please refer Note No. 1 for details.</p>
<p>Date of acquisition / sale of shares / VR or date of receipt of intimation of allotment of shares, whichever is applicable</p>	<p>Date of transfer: From 13.10.2023 to 20.01.2024 i.e. on 13.10.2023, 01.12.2023, 18.12.2023 & 20.01.2024.</p>
<p>Equity share capital / total voting capital of the TC before the said acquisition / sale</p>	<p>Rs. 1,82,90,05,400/- divided into 18,29,00,540 equity shares of Rs. 10 each.</p>
<p>Equity share capital / total voting capital of the TC after the said acquisition / sale</p>	<p>Rs. 1,82,90,05,400/- divided into 18,29,00,540 equity shares of Rs. 10 each.</p>
<p>Total diluted share/voting capital of the TC after the said acquisition</p>	<p>Rs. 1,82,90,05,400/- divided into 18,29,00,540 equity shares of Rs. 10 each.</p>

Note No. 1: Mr. Sunil Goel has transferred an aggregate of 2.94% equity shares of Guild Builders Private Limited (Holding Company of Omaxe Limited) i.e. 2.01% indirect voting rights in Target Company (Omaxe Limited) to Mr. Rohtas Goel (by way of Gift) and M/s Girvardhari Infra Trade Pvt. Ltd. (Formerly known as M/s Ajitesh Consultants Pvt. Ltd.), as per below details:

	Pre-acquisition holding			Transaction Details Acquisition /(-sale)			Post acquisition holdings		
	No. of Shares /voting rights in Guild	% w.r.t total share capital of Guild	Indirect (proportionate) voting rights in TC	No. of Shares /voting rights in Guild	% w.r.t total share capital of Guild	Indirect (proportionate) voting rights in TC	No. of shares /voting rights in Guild	% w.r.t total share capital of Guild	Indirect (proportionate) voting rights in TC
Transferor and PACs:									
Transferors(s):									
Mr. Sunil Goel	56,46,573	10.49	7.18	-15,81,623	-2.94	-2.01	40,64,950	7.55	5.17
PACs									
Mr. Rohtas Goel	4,47,000	0.83	0.57	13,91,623	2.59	1.77	18,38,623	3.42	2.34
M/s Girvardhari Infra Trade Pvt. Ltd. (Formerly known as M/s Ajitesh Consultants Pvt. Ltd.)	46,00,386	8.55	5.85	1,90,000	0.35	0.24	47,90,386	8.90	6.09
Rohtas Goel (HUF)	17,51,662	3.25	2.23			-	17,51,662	3.25	2.23
NJS Developers Private Limited	4,06,117	0.75	0.52			-	4,06,117	0.75	0.52
VSG Builders Private Limited	1,61,817	0.30	0.21			-	1,61,817	0.30	0.21
Mrs. Sushma Goel	0	0.00	0.00			-	0	0.00	0.00
Mr. Mohit Goel	2,13,94,411	39.75	27.21			-	2,13,94,411	39.75	27.21
Mr. Jatin Goel	1,73,84,663	32.30	22.11			-	1,73,84,663	32.30	22.11
Sunil Goel (HUF)	1,000	0.00	0.00			-	1,000	0.00	0.00
Mrs. Seema Goel	2,48,012	0.46	0.32			-	2,48,012	0.46	0.32
M/s Annay Realtors Pvt. Ltd.	39,690	0.07	0.05			-	39,690	0.07	0.05
Mr. Jai Bhagwan Goel	17,08,067	3.17	2.17			-	17,08,067	3.17	2.17
Mrs. Rekha Goel	27,402	0.05	0.03			-	27,402	0.05	0.03
Mr. Nakul Goel	0	0.00	0.00			-	0	0.00	0.00
Total	5,38,16,800	100.00	68.45	0	0.00	0.00	5,38,16,800	100.00	68.45

Transferor's and PACs' direct shareholding/voting rights in Target Company (Omaxe Limited) have remained intact before and after the above transactions, which is indicated below:

Shareholding details	Before the Acquisition		After the Acquisition	
	No. of shares /voting rights in TC (Omaxe)	% w.r.t total share capital of TC	No. of shares /voting rights in TC (Omaxe)	% w.r.t total share capital of TC
Transferor and PACs:				
Transferor:				
Mr. Sunil Goel	33,36,120	1.82	33,36,120	1.82
PACs:				
Mr. Rohtas Goel	12,14,000	0.66	12,14,000	0.66
M/s Girvardhari Infra Trade Pvt. Ltd. (GITPL) (Formerly known as M/s Ajitesh Consultants Pvt. Ltd.)	0	0.00	0	0.00
M/s VSG Builders Private Limited	0	0.00	0	0.00
M/s NJS Developers Private Limited	0	0.00	0	0.00
Rohtas Goel (HUF)	13,500	0.01	13,500	0.01
Mrs. Sushma Goel	8,44,560	0.46	8,44,560	0.46
Mr. Mohit Goel	15,33,250	0.84	15,33,250	0.84
Mr. Jatin Goel	15,33,250	0.84	15,33,250	0.84
M/s Guild Builders Pvt. Ltd	11,62,73,971	63.57	11,62,73,971	63.57
M/s Dream Home Developers Pvt. Ltd.	89,25,117	4.88	89,25,117	4.88
Sunil Goel (HUF)	13,500	0.01	13,500	0.01
Mrs. Seema Goel	21,000	0.01	21,000	0.01
M/s Annay Realtors Pvt. Ltd.	0	0.00	0	0.00
Mr. Jai Bhagwan Goel	9,98,650	0.55	9,98,650	0.55
Mrs. Rekha Goel	9,00,000	0.49	9,00,000	0.49
Mr. Nakul Goel	0	0.00	0	0.00
Total	13,56,06,918	74.14	13,56,06,918	74.14

You are requested to take note of the same.



Sunil Goel
(Seller)

Place: New Delhi
Date: 23.01.2024

S.No.	Transferor and PACs:
	Transferor:
1.	Mr. Sunil Goel
	PACs:
1.	M/s Girvardhari Infra Trade Pvt. Ltd. (GITPL) (<i>Formerly known as M/s Ajitesh Consultants Pvt. Ltd.</i>)
2.	Mr. Rohtas Goel
3.	VSG Builders Private Limited
4.	NJS Developers Private Limited
5.	Mrs. Sushma Goel
6.	Rohtas Goel (HUF)
7.	Mr. Mohit Goel
8.	Mr. Jatin Goel
9.	M/s Guild Builders Pvt. Ltd
10.	M/s Dream Home Developers Pvt. Ltd.
11.	Sunil Goel (HUF)
12.	Mrs. Seema Goel
13.	M/s Annay Realtors Pvt. Ltd.
14.	Mr. Jai Bhagwan Goel
15.	Mrs. Rekha Goel
16.	Mr. Nakul Goel