

Through E-mail



14th October 2021

The Company Secretary
Arvind SmartSpaces Limited
24, Government Servant's Society,
Near Municipal Market, off. C.G. Road,
Navrangpura, Ahmedabad, Gujarat – 380009

BSE Limited
P. J. Towers,
Dalal Street,
Mumbai 400 001
Scrip Code: 539301
Kind Attn: Sr. General Manager
DCS - Listing Department

National Stock Exchange of India Ltd.
Exchange Plaza, Plot No. C/1, Block G
Bandra-Kurla Complex, Bandra (East)
Mumbai 400 051
Symbol - ARVSMART
Kind Attn: Head – Listing

Dear Sir,

Sub: Disclosure under Regulation 29(1) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011


Please find enclosed a disclosure under the provisions of Regulation 29(1) of the SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 w.r.t. acquisition of shares by HDFC Capital Affordable Real Estate Fund – 1 (HCARE-1), which is managed by HDFC Capital Advisors Limited.

Vistra ITCL (India) Limited, in its capacity as the trustees for HCARE-1 is making this disclosure under the captioned regulations.

Submitted for your information and necessary action.

Thank you.

Yours faithfully,
For **Vistra ITCL (India) Limited**


Mr Shailesh Y Kokate :
Assistant Vice President :

Encl.: a.a.

Part A – Details of the Acquisition

1. Name of the Target Company (TC)	Arvind SmartSpaces Limited		
2. Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer	HDFC Capital Affordable Real Estate Fund – 1 and Vistra ITCL (India) Limited is the trustee for the said fund.		
3. Whether the acquirer belongs to Promoter Promoter Group	No		
4. Name(s) of the Stock Exchange(s) where the shares of TC are Listed	BSE Limited National Stock Exchange of India Limited		
5. Details of the acquisition as follows	Number	% w.r.t. total share/ voting capital wherever applicable	% w.r.t. total diluted share/voting capital of the TC
Before the acquisition under consideration, holding of acquirer along with PACs, (by way of Pledge) of:			
(a) Shares carrying voting rights	-	-	-
(b) Shares in the nature of encumbrance (pledge/ lien/ non-disposal undertaking/ others)	-	-	-
(c) Voting rights (VR) otherwise than by shares	-	-	-
(d) Warrants/convertible securities/ any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC	-	-	-
(e) Total (a+b+c+d)	-	-	-
Details of acquisition (by way of invocation of Pledge):			
(a) Shares carrying voting rights acquired	40,32,200	9.51%	8.83%
(b) VRs acquired otherwise than by equity shares	-	-	-
(c) Warrants/convertible securities/ any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC acquired	-	-	-
(d) Shares in the nature of encumbrance (pledge/ lien/ non-disposal	-	-	-

undertaking/ others)			
(e) Total (a+b+c+d)	40,32,200	9.51%	8.83%
After the acquisition, holding (by way of Pledge) of acquirer along with PACs of:			
(a) Shares carrying voting rights	40,32,200	9.51%	8.83%
(b) VRs otherwise than by equity shares	-	-	-
(c) Warrants/convertible securities/ any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC after acquisition	-	-	-
(d) Shares in the nature of encumbrance (pledge/ lien/ non-disposal undertaking/ others)	-	-	-
(e) Total (a+b+c+d)	40,32,200	9.51%	8.83%
6. Mode of acquisition (e.g. open market/ public issue/ rights issue/ preferential allotment/ inter-se transfer/ encumbrance, etc.)	Preferential Allotment		
7. Salient features of the securities acquired including time till redemption, ratio at which it can be converted into equity shares, etc.	Equity Shares		
8. Date of acquisition of shares (date of receipt of intimation of allotment of shares / VR / warrants / convertible securities / any other instrument that entitles the acquirer to receive shares in the TC).	14 th October 2021		
9. Equity share capital / total voting capital of the TC before the said acquisition	Rs. 35,55,35,500 comprising of 3,55,53,550 equity shares of Rs. 10 each		
10. Equity share capital / total voting capital of the TC after the said acquisition	Rs. 42,40,82,500 comprising of 4,24,08,250 equity shares of Rs. 10 each		
11. Total diluted shares / voting capital of the TC after the said acquisition	Rs. 45,68,19,790 comprising of 4,56,81,979 equity shares of Rs. 10 each		

Signature:



Name: Mr Shailesh.Y,Kokate
 Designation: Assistant Vice President
 Place: Mumbai
 Date: 14th October 2021

Signature of the acquirer / Authorised Signatory



Name: Mr Shailesh.Y,Kokate
Designation: Assistant Vice President
Place: Mumbai
Date: 14th October 2021