

June 22, 2023

To,

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

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 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.

For and on behalf of
Girvardhari Infra Trade Pvt. Ltd.
(Formerly known as Ajitesh Consultants Pvt. Ltd.)

Rajneesh Pabbi
Director

Place: New Delhi
Date: 22.06.2023

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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Disclosures under Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Name of the Target Company (TC)	Omaxe Limited (Omaxe)		
Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer	<p>Acquirer: M/s Girvardhari Infra Trade Pvt. Ltd. (GITPL) (Formerly known as M/s Ajitesh Consultants Pvt. Ltd.)</p> <p>PACs: Please refer Annexure I.</p>		
Whether the acquirer belongs to Promoter / Promoter group	<p>Yes, Acquirer(s) belongs to Promoter and Promoter group.</p> <p>Mr. Rohtas Goel is Chairman & Non-executive Director and Promoter of Omaxe Limited. 100% Paid-up Equity Share Capital of GITPL is held by Mr. Rohtas Goel, alongwith Mrs. Sushma Goel, Member of Promoter Group of Omaxe Limited.</p>		
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>	<p>Please refer Note No. 1</p>
<p>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. openmarket / off-market / public issue / rights issue / preferential allotment / inter-settransfer etc).</p>	<p>Off Market acquisition 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 acquisition: 20th June 2023 & 21st June 2023.</p>
<p>Equity share capital / total voting capital of the TC before the said acquisition / sale</p>	<p>Rs. 1829005400 divided into 182900540 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. 1829005400 divided into 182900540 equity shares of Rs. 10 each.</p>
<p>Total diluted share/voting capital of the TC after the said acquisition</p>	<p>Rs. 1829005400 divided into 182900540 equity shares of Rs. 10 each.</p>

Note No. 1: M/s Girvardhari Infra Trade Pvt. Ltd. (Formerly known as M/s Ajitesh Consultants Pvt. Ltd.) have acquired 2.65% equity shares of Guild Builders Private Limited (Holding Company of Omaxe Limited) i.e. 1.81% indirect voting rights in Target Company (Omaxe Limited), from Mrs. Seema Goel, M/s Sunil Goel HUF and Mr. Sunil Goel, 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
Acquirer(s) and PACs:									
Acquirer(s):									
M/s Girvardhari Infra Trade Pvt. Ltd. (Formerly known as M/s Ajitesh Consultants Pvt. Ltd.)	14,06,250	2.61	1.79	14,26,595	2.65	1.81	28,32,845	5.26	3.60
PACs:									
Mr. Rohtas Goel	0	0.00	0.00	-	-	-	0	0.00	0.00
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
Mr. Sunil Goel	83,15,609	15.45	10.58	(4,54,495)	(0.84)	(0.58)	78,61,114	14.61	10.00
Sunil Goel (HUF)	85,345	0.16	0.11	(84,345)	(0.16)	(0.11)	1,000	0.00	0.00
Mrs. Seema Goel	11,35,767	2.11	1.44	(8,87,755)	(1.65)	(1.13)	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	-	-	-	-	-	-	-	-	-
Total	5,38,16,800	100.00	68.45	0	0.00	0.00	5,38,16,800	100.00	68.45

Acquirer and PACs direct shareholding/voting rights in Target Company (Omaxe Limited) has 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
Acquirer and PACs:					
Acquirer:					
	M/s Girvardhari Infra Trade Pvt. Ltd. (GITPL) (Formerly known as M/s Ajitesh Consultants Pvt. Ltd.)	0	0.00	0	0.00
PACs:					
	Mr. Rohtas Goel	12,14,000	0.66	12,14,000	0.66
	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
	Mr. Sunil Goel	33,36,120	1.82	33,36,120	1.82
	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.

For and on behalf of
Girvardhari Infra Trade Pvt. Ltd.
(Formerly known as Ajitesh Consultants Pvt. Ltd.)

Rajneesh Pabbi
Director

Place: New Delhi

Date: 22.06.2023

Annexure I

S.No.	Acquirer and PACs:
	Acquirer:
1	M/s Girvardhari Infra Trade Pvt. Ltd. (GITPL) (<i>Formerly known as M/s Ajitesh Consultants Pvt. Ltd.</i>)
	PACs:
1	Mr. Rohtas Goel
2	VSG Builders Private Limited
3	NJS Developers Private Limited
4	Mrs. Sushma Goel
5	Rohtas Goel (HUF)
6	Mr. Mohit Goel
7	Mr. Jatin Goel
8	M/s Guild Builders Pvt. Ltd
9	M/s Dream Home Developers Pvt. Ltd.
10	Mr. Sunil Goel
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