

SB FORTUNE REALTY PRIVATE LIMITED

CIN No.: U45201MH2011PTC212990

Regd. Off: - 265- E, Bellasis Road, Opp Best Bus Depot, Mumbai Central (E) Mumbai -400008

4th April, 2022

The Secretary, BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai 400 001	The Secretary, National Stock Exchange of India Limited "Exchange Plaza", Bandra – Kurla Complex, Bandra (E), Mumbai – 400 051
Scrip Code : 533160	Scrip Symbol : DBREALTY
Fax No.: 022 – 2272 2037/ 39	Fax No.: 022 – 26598237/38

Sub.: Disclosure of Details of acquirer of Shares in terms of Regulation 29(1) of SEBI (SAST) Regulations, 2011

Please find enclosed the form for disclosure on allotment of 79,00,000 Equity Shares on Preferential basis (upon the exercise of conversion option for conversion 79,00,000 Warrants out of the total 4,87,50,000 allotted on 3rd February, 2022 at an issue price of Rs. 43.15 per warrant) of D B Realty Limited by paying the balance 75% subscription amount under Regulation 29(1) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 duly signed.

Thanking you,

Yours faithfully,

For SB Fortune Realty Private Limited

Abdul Hafeez Salim Balwa
Director (08623705)

CC: D B Realty Limited

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ANNEXURE – 1

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

Part-A- Details of the Acquisition

Name of the Target Company (TC)	D B Realty Limited		
Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer	SB Fortune Realty Private Limited		
Whether the acquirer belongs to Promoter/Promoter group	Promoter Group		
Name(s) of the Stock Exchange(s) where the shares of TC are Listed	BSE Limited; National Stock Exchange of India Limited		
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 of:			
a) Shares carrying voting rights	0	0	0
b) Shares in the nature of encumbrance (pledge/ lien/ non-disposal undertaking/ others)	0	0	0
c) Voting rights (VR) otherwise than by equity shares	0	0	0
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)	5,87,50,000	0	11.73%
e) Total (a+b+c+d)	5,87,50,000	0	5,87,50,000
Details of acquisition			
a) Shares carrying voting rights acquired	79,00,000	3.05%	1.58%
b) VRs acquired otherwise than by equity shares	0	0	0
c) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying category) acquired	0	0	0
d) Shares in the nature of encumbrance (pledge/ lien/ non-disposal undertaking/ others)	0	0	0
e) Total (a+b+c+/-d)	79,00,000	0	1.58%

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After the acquisition, holding of acquirer along with PACs of:			
a) Shares carrying voting rights	79,00,000	3.05%	1.58%
b) VRs otherwise than by equity shares	0	0	0
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) after acquisition	5,08,50,000	0	10.15%
d) Shares in the nature of encumbrance (pledge/ lien/ non-disposal undertaking/ others)	0	0	0
e) Total (a+b+c+d)	5,87,50,000	3.05%	11.73%
Mode of acquisition (e.g. open market / public issue / rights issue / preferential allotment / inter-se transfer/encumbrance, etc.)	Preferential Allotment		
Salient features of the securities acquired including time till redemption, ratio at which it can be converted into equity shares, etc.	Each Warrant will be converted into one equity share		
Date of acquisition of/ 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.	31.03.2022		
Equity share capital / total voting capital of the TC before the said acquisition	Rs.243,25,87,820/-		
Equity share capital/ total voting capital of the TC after the said acquisition	Rs.259,05,87,820/- (On Conversion of 79,00,000 Warrants into Equity Shares)		
Total diluted share/voting capital of the TC after the said acquisition	Rs. 500,75,87,820/- (on fully diluted basis)		

**For SB Fortune Realty Private Limited
(Acquirer)****Abdul Hafeez Salim Balwa
Director (DIN:08623705)**Place: Mumbai
Date: 04.04.2022

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Part-B

Name of the Target Company; D B REALTY LIMITED

Name(s) of the person and Persons Acting in Concert (PAC) with the person	Whether the person belongs to Promoter/ Promoter Group	PAN of the person and PACs
M/s. NEELKAMAL TOWER CONSTRUCTION LLP	Promoter	AAIFN1649N
MR. USMAN E. BALWA	Promoter Group	AACPBO313M
MR. SALIM U. BALWA	Promoter Group	AABPB2668J
MR. ISHAQ Y. BALWA	Promoter Group	AACPBO309D
MR. MOHAMMED Y. BALWA	Promoter Group	AACPBO308C
MRS. SHABANA S. BALWA	Promoter Group	AEGPB5464H
MRS. WAHIDA A. BALWA	Promoter Group	AAEPB3443L
MR. MOHAMMED S. BALWA	Promoter Group	AOJPB0731Q
MR. ABDUL HAFEEZ S. BALWA	Promoter Group	AOJPB0732P
SB FORTUNE REALTY PRIVATE LIMITED	Promoter Group	AAPCS5372K

Amir