

NEELKAMAL TOWER CONSTRUCTION LLP

(Formerly known as Neelkamal Tower Construction Private Limited converted into LLP w.e.f 26th October, 2010)

LLPIN - AAA -2602

265-E, Bellasis Road, Opp. BEST Bus Depot, Mumbai Central (E), Mumbai - 400008

Date: 30th September, 2022

To

The Manager,	The Manager,
Dept. of Corporate Services	National Stock Exchange of India Limited
BSE Limited,	Exchange Plaza, Bandra Kurla Complex
P J Towers, Dalal Street ,	Bandra (East),
Mumbai - 400 001	Mumbai 400051
SCRIP CODE: 533160 SCRIP ID: DBREALTY	SCRIP SYMBOL: DBREALTY SERIES: EQ
FAX No. 022-2272 2037/39	FAX No. 022-26598237/38

Dear Sirs,

Sub : Disclosure under Regulation 31 (1) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 along with the Disclosure of reason for encumbrance

Please find enclosed the disclosure under regulations 31(1) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulation 2011, in respect of creation of pledge over 1,50,00,000 nos. of equity shares of D B Realty Limited, which have been pledged by us (one of the promoters of D B Realty Limited) in favour of Catalyst Trusteeship Ltd (through its DP Axis Bank Ltd) in connection with the financial facility given by the said Lender to LLP.

Kindly acknowledge the receipt of the same and take on records.

Thanking You,

Yours faithfully,

For Neelkamal Tower Construction LLP


Designated Partner

CC to : D B Realty Limited,
Mumbai 400063



Format for disclosure by the Promoter(s) to the stock exchanges and to the Target Company for encumbrance of shares / invocation of encumbrance/ release of encumbrance, in terms of Regulation 31(1) and 31(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Name of the Target Company					D B Realty Limited								
Names of the stock exchanges where the shares of the target company are listed					BSE Limited and National Stock Exchange of India Limited								
Date of reporting					30.09.2022								
Name of the Promoter or PAC on whose shares encumbrance has been created/ invoked/ released					Neelkamal Tower Construction LLP								
Details of the creation / invocation / release of encumbrance:													
Name of the Promoter (s) or PACs with him	Promoter holding in the target company (1)		Promoter holding already encumbered (2)		Details of events pertaining to encumbrance (3)							Post event holding of encumbered shares (creation [(2)+(3)] / release [(2)-(3)] / invocation [(2)-{(3)}])	
	No. of Shares	% of total share capital	Number	% of total share capital	Type of event (creation / release / invocation)	Date of creation / invocation / release of encumbrance	Type of encumbrance (pledge / lien/ non-disposal undertaking/ others)	Reasons for Encumbrance	No. of shares	% of total share capital	Name of the entity in whose favor shares encumbered	Number	% of total share capital
Neelkamal Tower Construction LLP	74121391	25.6423	51804338	20.1704	Creation	29.09.2022	Pledge	Pledge of shares to secure facility availed from Capri Global Capital Ltd	15000000	5.1893	Catalyst Trusteeship Ltd . (through its DP Axis Bank Ltd)	66804338	23.1110
Shabana Balwa	153090	0.0530	-	-	-	-	-	-	-	-	-	-	-
Mohammad Salim Balwa	105886	0.0366	-	-	-	-	-	-	-	-	-	-	-
Wahida Asif Balwa	68500	0.0237	-	-	-	-	-	-	-	-	-	-	-
Usman Balwa	74445	0.0258	-	-	-	-	-	-	-	-	-	-	-
Ishaq Balwa	74340	0.0257	-	-	-	-	-	-	-	-	-	-	-
Salim Balwa	74340	0.0257	-	-	-	-	-	-	-	-	-	-	-
Mohammed Yusuf Balwa	69840	0.0242	-	-	-	-	-	-	-	-	-	-	-
Abdul Hafeez Salim Balwa	7000	0.0024	-	-	-	-	-	-	-	-	-	-	-
SB Fortune Realty Pvt Ltd	22900000	7.9222	-	-	-	-	-	-	-	-	-	-	-
TOTAL	97648832	33.7816	51804338	20.1704	-	-	-	-	15000000	5.1893	-	66804338	23.110

1. % of total share capital calculated as per the latest shareholding pattern filed by the company to the Stock Exchange.
2. However, on conversion of 5,30,00,000 Warrants into Equity Shares, the paid up capital of the Company has increased from Rs. 289,05,87,820/- to Rs. 342,05,87,820/- and the same was informed to the Stock Exchanges on 29th September, 2022 under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The listing application and trading application is pending to be filed with the Stock exchanges and the same shall be complied within the prescribed timeline

For Neelkamal Tower Construction LLP

Salwa
Designated Partner

Place: Mumbai

Date: 30.09.2022

