

SB FORTUNE REALTY PRIVATE LIMITED

CIN No.: U45201MH2011PTC212990

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

30th March, 2023

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 44,00,000 Equity Shares on Preferential basis (upon the exercise of conversion option for conversion 44,00,000 Warrants out of the total 4,87,50,000 allotted on 3rd February, 2022 at an issue price of Rs. 43.15 per warrant against which 79,00,000 equity shares were already converted on 31st March, 2022 and 1,50,00,000 were converted on 21st July, 2022) 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(1) 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	2,29,00,000	6.67	4.57
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)	3,58,50,000	0	7.16%
e) Total (a+b+c+d)	5,87,50,000	6.67	4.57
Details of acquisition			
a) Shares carrying voting rights acquired	44,00,000	1.25	0.88
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

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e) Total (a+b+c+/-d)	44,00,000	5.19%	3%
After the acquisition, holding of acquirer along with PACs of:			
a) Shares carrying voting rights	2,73,00,000	7.75	5.45
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	3,14,50,000	0	6.28
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	7.75	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.	28.03.2023		
Equity share capital / total voting capital of the TC before the said acquisition	Rs. 343,35,47,820/-		
Equity share capital/ total voting capital of the TC after the said acquisition	Rs. 352,15,47,820/- (On Conversion of 44,00,000 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

Abdul Hafeez Salim Balwa
Director (DIN:08623705)



Place: Mumbai
Date: 30.03.2023

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Note:

(*) Total share capital/ voting capital to be taken as per the latest filing done by the company to the Stock Exchange under Regulation 31 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

(**) Diluted share/voting capital means the total number of shares in the TC assuming full conversion of the outstanding convertible securities/warrants into equity shares of the TC.

(***) Part-B shall be disclosed to the Stock Exchanges but shall not be disseminated.