

NEELKAMAL TOWER CONSTRUCTION LLP

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

LLPIN - AAA -2602

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

21st March, 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(2) of SEBI (SAST) Regulations, 2011

Please find enclosed the form for disclosure for allotment of Warrants on Preferential basis of D B Realty Limited under Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 duly signed.

Thanking you,

Yours faithfully,

Neelkamal Tower Constructions LLP (Promoter)

Designated Partner

CC: D B Realty Limited

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

| | | | |
|---|---|--|---|
| 1. Name of the Target Company (TC) | D B Realty Limited | | |
| 2. Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer | Promoters and PAC as specified in - Annexure A | | |
| 3. Whether the acquirer belongs to Promoter/Promoter group | Promoters & Promoter Group Name of the Acquirer: SB Fortune Realty Private Limited | | |
| 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 / disposal as follows | Number | % w.r.t. total share/voting capital wherever applicable(*) | % w.r.t. total diluted share/voting capital of the TC(**) |
| <u>Before the acquisition/disposal under consideration, holding of:</u> | | | |
| a) Shares carrying voting rights | 7,47,48,832 | 30.73 | 20.00 |
| b) Shares in the nature of encumbrance (pledge/ lien/ non-disposal undertaking/ others) | Refer Note (***) | Refer Note (***) | Refer Note (***) |
| c) Voting rights (VR) otherwise than by shares | 0 | 0 | 0 |
| 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) | 4,87,50,000 | 0 | 13.04 |
| e)Total (a+b+c+d) | 12,34,98,832 | 30.73 | 33.04 |

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| | | | |
|---|------------------------|-------|-------|
| <u>Details of acquisition/sale</u> | | | |
| a) Shares carrying voting rights acquired/sold | 0 | 0 | 0 |
| b) VRs acquired /sold otherwise than by 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) acquired/sold | 1,00,00,000 | N.A | 2.00% |
| d) Shares encumbered / invoked/released by the Acquirer | 0 | 0 | 0 |
| e)Total (a+b+c+d) | 1,00,00,000 | N.A | 2.00% |
| <u>After the acquisition/sale, holding of:</u> | | | |
| a) Shares carrying voting rights | 7,47,48,832 | 30.73 | 14.93 |
| b)Shares encumbered with the acquirer | 0 | 0 | 0 |
| c) VRs otherwise than by 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) after acquisition. | 5,87,50,000 | 0 | 11.73 |
| e) Total (a+b+c+d) | 13,34,98,832 | 30.73 | 26.66 |
| 6. Mode of acquisition / sale (e.g. open market / off-market / public issue / rights issue / preferential allotment / inter-se transfer etc). | Preferential allotment | | |
| 7. Date of acquisition / sale of shares / VR or date of receipt of intimation of allotment of shares, whichever is applicable | 16/03/2022 | | |

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| | |
|--|---|
| 8. Equity share capital / total voting capital of the TC before the said acquisition / | Rs.243,25,87,820/- |
| 9. Equity share capital/ total voting capital of the TC after the said acquisition / | Rs. 500,75,87,820/- - (on fully diluted basis) |
| 10. Total diluted share/voting capital of the TC after the said acquisition/. | Rs. 500,75,87,820/- (on fully diluted basis) |

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.

(***) The total no of 5,83,04,338 shares are pledged by Promoter/ Promoter Group and PAC. However, the economic interest and voting rights of the pledged shares lies with the pledge holders

For Neelkamal Tower Constructions LLP (Promoter)

Designated Partner

Place : Mumbai

Date : 21st March, 2022

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Annexure A

Shareholding of Promoter(s), and Promoter group and Persons Acting in Concert (PAC) with Promoters as on 21st March, 2022

| Particulars of the Shareholding of Persons mentioned at (3) above | No. of Equity Shares held as on 21 st March, 2022 | % w.r.t total shares/voting capital wherever applicable |
|---|--|---|
| M/s. NEELKAMAL TOWER CONSTRUCTION LLP | 74121391 | 30.4702 |
| MR. USMAN E. BALWA | 74445 | 0.0306 |
| MR. SALIM U. BALWA | 74340 | 0.0306 |
| MR. ISHAQ Y. BALWA | 74340 | 0.0306 |
| MR. MOHAMMED Y. BALWA | 69840 | 0.0287 |
| MRS. SHABANA S. BALWA | 153090 | 0.0629 |
| MRS. WAHIDA A. BALWA | 68500 | 0.0282 |
| MR. MOHAMMED S. BALWA | 105886 | 0.0435 |
| MR. ABDUL HAFEEZ S. BALWA | 7000 | 0.0029 |
| TOTAL => | 74748832 | 30.7282 |

Warrants held by Promoter(s), member of the Promoter group and Persons Acting in Concert (PAC) with Promoters as on 21st March, 2022

| Name of the Promoter/ Person Acting in concert of Promoter | No. of Warrants held as on 21 st March, 2022 | % w.r.t total shares/voting capital wherever applicable |
|--|---|---|
| SB Fortune Realty Private Limited | 5,87,50,000 | 11.73% |