

# ORTHIA PROPERTIES PRIVATE LIMITED

October 1, 2020

**Scrip Code – 532960, 890145**

**IBVENTURES-EQ/ IBVENTPP/E1**

**BSE Limited**

Phiroze Jeejeebhoy Towers,  
Dalal Street,  
MUMBAI - 400 001

**National Stock Exchange of India Limited**

‘Exchange Plaza’  
Bandra-Kurla Complex, Bandra (East),  
MUMBAI - 400 051

**Sub: Disclosure pursuant to Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, as amended**

Dear Sirs,

Pursuant to Regulation 29(2) of Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, please find enclosed a disclosure in the prescribed format, in respect of change in voting rights/percentage of our shareholding and that of certain Persons Acting in Concert (PACs) with us, in Indiabulls Ventures Limited (“the Target Company”), pursuant to allotment of 2,52,00,000 fully paid-up equity shares by the Target Company on a preferential basis to certain foreign investors.

This is for your information and record.

Thanking you,

Yours truly,

For **Orthia Properties Private Limited**



**Chand Kadyan**  
**Authorized Signatory**

Encl: as above

CC:

The Board of Directors  
**Indiabulls Ventures Limited**  
M - 62 & 63, First Floor,  
Connaught Place,  
New Delhi – 110 001

**Orthia Properties Private Limited**

**CIN: U70200HR2009PTC078008**

Reg. Office: Plot No.422B, Udyog Vihar, Phase - IV, Gurugram - 122016

# ORTHIA PROPERTIES PRIVATE LIMITED

## DISCLOSURE OF DETAILS OF ACQUISITION TO TARGET COMPANY AND STOCK EXCHANGES WHERE THE SHARES OF THE TARGET COMPANY ARE LISTED, IN TERMS OF REGULATION 29(2) OF SEBI (SUBSTANTIAL ACQUISITION OF SHARES AND TAKEOVERS) REGULATIONS, 2011

1	Name of the Target Company (TC)	<b>Indiabulls Ventures Limited</b>		
2	Name(s) of the Acquirer and Persons Acting in Concert (PACs) with the acquirer	<b>Acquirer:</b> Orthia Properties Private Limited <b>PACs:</b> Mr. Sameer Gehlaut Orthia Constructions Private Limited Zelkova Builders Private Limited Inuus Developers Private Limited Inuus Properties Private Limited		
3	Whether the acquirer belongs to Promoter/Promoter group	Yes		
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
<b><u>Before the acquisition/disposal under consideration, holding of:</u></b>				
(a)	Shares carrying voting rights	<b>Acquirer:</b> 4,16,23,777 equity shares (3,22,56,317 Fully paid up equity shares & 93,67,460 Partly paid-up# equity shares) <b>PACs:</b> 13,33,60,086 equity shares (10,69,39,112 Fully paid up equity shares & 2,64,20,974 Partly paid-up# equity shares)	7.22%*       23.14%*	7.02%       22.48%
(b)	Shares in the nature of encumbrance (pledge/ lien/non-disposal undertaking/ others)	Nil	Nil	Nil
(c)	Voting rights (VRs) otherwise than by shares	Nil	Nil	Nil



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(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)	Nil	Nil	Nil
(e)	<b>Total (a + b + c + d)</b>	<b>17,49,83,863 equity shares</b> (13,91,95,429 Fully paid up equity shares & 3,57,88,434 Partly paid# equity shares)	<b>30.36%*</b>	<b>29.50%</b>
<b><u>Details of acquisition / sale:</u></b>				
(a)	Shares carrying voting rights acquired/sold@  @ Percentage of shares/voting rights changed on allotment of fully paid up equity shares under ESOP and upon conversion of CCDs earlier issued on preferential basis, to certain foreign investors.	<b>Acquirer:</b>  Nil  <b>PACs:</b>  Nil	-0.30%^   -0.97%^	-0.22%^   -0.71%^
(b)	Voting rights (VRs) acquired/ sold otherwise than by shares	Nil	Nil	Nil
(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	Nil	Nil	Nil
(d)	Shares encumbered / invoked/released by the acquirer	Nil	Nil	Nil
(e)	<b>Total (a + b + c +/- d)</b>	<b>Nil</b>	<b>-1.27%^</b>	<b>-0.93%^</b>
<b><u>After the acquisition / sale, holding :</u></b>				
(a)	Shares carrying voting rights	<b>Acquirer:</b> 4,16,23,777 equity shares (3,22,56,317 Fully paid up equity shares & 93,67,460 Partly paid-up# equity shares)	6.92% (a)	6.80%
		<b>PACs:</b> 13,33,60,086 equity shares (10,69,39,112 Fully paid up equity shares & 2,64,20,974 Partly paid-up# equity shares)	22.17% (b)	21.77%



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(b)	Shares encumbered with the acquirer	Nil	Nil	Nil
(c)	Voting rights (VRs) otherwise than by shares	Nil	Nil	Nil
(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) after acquisition	Nil	Nil	Nil
(e)	<b>Total (a + b + c + d)</b>	<b>17,49,83,863 equity shares</b> (13,91,95,429 Fully paid up equity shares & 3,57,88,434 Partly paid# equity shares)	<b>29.09% (c)</b>	<b>28.57%</b>
6	Mode of acquisition / sale (e.g. open market/off-market/public issue/rights issue/preferential allotment / <i>inter-se</i> transfer etc.)	Allotment of 2,52,00,000 fully paid-up equity shares by the Target Company on a preferential basis to certain foreign investors.		
7	Date of acquisition/ sale of shares/VR or date of receipt of intimation of allotment of shares, whichever is applicable	Date of Allotment : September 29, 2020		
8	Equity share capital / total voting capital of the target company before the said acquisition / sale	Rs. 107,81,98,237.60 (comprising 49,35,14,892 fully paid-up equity shares having face value of Rs. 2/- each, 8,28,03,864 partly paid-up equity shares with paid-up value of Rs. 1.10/- each having face value of Rs. 2/- each and 1,05,254 partly paid-up equity shares with paid-up value of Re. 0.80/- each having face value of Rs. 2/- each) as on June 16, 2020. [ <i>Paid-up Capital of the Company as on June 16, 2020 (being date of last disclosure made under Regulation 29(2))</i> ].		
9	Equity share capital/total voting capital of the target company after the said acquisition / sale	Rs. 112,85,98,237.60 (comprising 51,87,14,892 fully paid-up equity shares having face value of Rs. 2/- each, 8,28,03,864 partly paid-up equity shares with paid-up value of Rs. 1.10/- each having face value of Rs. 2/- each and 1,05,254 partly paid-up equity shares with paid-up value of Re. 0.80/- each having face value of Rs. 2/- each) as on September 29, 2020.		
10	Total diluted capital/ voting capital of the target company after the said acquisition / sale	Diluted share/voting capital includes present paid-up equity share capital of the Company consisting of 60,16,24,010 equity shares (51,87,14,892 <i>fully paid-up equity shares having face value of Rs. 2/- each, 8,28,03,864 partly paid-up equity shares with paid-up value of Rs.1.10/- each having face value of Rs. 2/- each and 1,05,254 partly paid-up equity shares with paid-up value of Re. 0.80/- each having face value of Rs. 2/- each</i> ) and 1,07,48,800 outstanding employees stock options convertible into equivalent number of Fully paid up equity shares.		

# Partly paid up shares with 55% paid up of the face value of Rs. 2/- per Equity Share.



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\* Percentage has been computed on paid-up share capital of Indiabulls Ventures Limited (IVL) as on June 16, 2020, [*being date of last disclosure made under Regulation 29(2)*] comprising of 49,35,14,892 fully paid-up equity shares having face value of Rs. 2/- each, 8,28,03,864 partly paid-up equity shares with paid-up value of Rs. 1.10/- each having face value of Rs. 2/- each and 1,05,254 partly paid-up equity shares with paid-up value of Re. 0.80/- each having face value of Rs. 2/- each.

^ Indicates difference between pre and post-allotment percentage shareholding in the Target Company.

As stated, in respect of the present Disclosure, there is no acquisition/sale of Equity shares by us or the PACs in the Target Company. The change in percentage of our existing shareholdings in the Target Company, w.r.t. total share / voting capital, is on account of allotment of 2,52,00,000 fully paid-up Equity shares by the Target Company to certain foreign investors on September 29, 2020 under its Preferential Issue.

(a) 6.92% is computed based on 60,16,24,010 equity shares. Basis 93,67,460 partly paid-up equity shares in respect of which we have the proportionate voting rights of 55%, in proportion to the paid-up value of these Shares, our holding was 6.63% w.r.t. total voting capital.

(b) 22.17% is computed based on 60,16,24,010 equity shares. Basis 2,64,20,974 partly paid-up equity shares in respect of which PACs have the proportionate voting rights of 55%, in proportion to the paid-up value of these Shares, holding of PACs was 21.53% w.r.t. total voting capital.

(c) in view of (a) & (b) above, our aggregate holding along with PACs was 28.16% on the total voting capital.

For **Orthia Properties Private Limited**



**Chand Kadyan**  
**Authorized Signatory**

Date: October 1, 2020

Place: Gurugram

**Orthia Properties Private Limited**

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