

To,

BSE Limited Phiroze Jeejeebhoy Towers Dalal Street, Mumbai 400001	National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex Bandra (E) Mumbai 400 051
Security Code: 532880	Symbol: OMAXE

Subject: Submission of report under Regulation 10(7) of the SEBI (SAST) Regulations, 2011

Dear Sir/Madam,

Please find enclosed herewith the copy of report under Regulation 10(7) of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 in respect of acquisition of equity shares of Guild Builders Private Limited (Holding Company of Omaxe Limited).

You are requested to take the same on record.

Thanking You.

ROHTA
S GOEL

Digitally signed by ROHTAS GOEL
DN: c=IN, st=Delhi,
2.5.4.20=8886f9daba635c5897a74c05f59473e7
ad111759ceb89be12b33b87320e4d0c,
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o=Personal, cn=ROHTAS GOEL
Date: 2024.02.19 19:25:58 +05'30'

Rohtas Goel

Place: New Delhi

Date: 19.02.2024

Encl.: As above

CC:

Guild Builders Private Limited Shop No-19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon 122001	Omaxe Limited Shop No-19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon 122001
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Regulation 10(7) – Report to SEBI in respect of any acquisition made in reliance upon exemption provided for in regulation 10(1) (a) (i) of SEBI (SAST) Regulations, 2011

1	General Details	
	a.	Name, address, telephone no., e-mail of acquirer(s) {In case there are multiple acquirers, provide full contact details of any one acquirer (the correspondent acquirer) with whom SEBI shall correspond.}
		Mr. Rohtas Goel R/o E-7, Ansal Villa, Farm House Satbari, Near CSK Public School, Satbari, South Delhi-110074 Mobile: 9999999928 Email:cmd@omaxe.com
	b.	Whether sender is the acquirer (Y/N)
		Y
	c.	If not, whether the sender is duly authorized by the acquirer to act on his behalf in this regard (enclose copy of such authorization)
		N.A.
	d.	Name, address, Tel no. and e-mail of the sender, if sender is not the acquirer
		N.A.
2	Compliance of Regulation 10(7)	
	a.	Date of report
		February 19, 2024
	b.	Whether report has been submitted to SEBI within 21 working days from the date of the acquisition
		Yes
	c.	Whether the report is accompanied with fees as required under Regulation 10(7)
		Yes. The details are enclosed herewith.
3	Compliance of Regulation 10(5)	
	a.	Whether the report has been filed with the Stock Exchanges where the shares of the Company are listed, at least 4 working days before the date of the proposed acquisition
		Yes
	b.	Date of Report
		January 15, 2024
4	Compliance of Regulation 10(6)	
	a.	Whether the report has been filed with the Stock Exchanges where the shares of the Company are listed within 4 working days after the date of the proposed acquisition
		Yes
	b.	Date of Report
		January 24, 2024 and February 19, 2024
5	Details of the Target Company (TC)	
	a.	Name & address of TC
		Omaxe Limited Regd. Office: Shop No-19-B, First Floor Omaxe Celebration Mall, Sohna Road Gurgaon, Haryana 122001
	b.	Name of the Stock Exchange(s) where the shares of the TC are listed
		BSE Limited and National Stock Exchange of India Limited
6	Details of the acquisition	
	a.	Date of acquisition
		January 20, 2024 and February 19, 2024
	b.	Acquisition price per share (in Rs.)
		Not Applicable (Inter-se Transfer of shares by way of Gift)
	c.	Regulation which would have been triggered an open offer, had the report not been filed under Regulation 10(7). (whether Regulation 3(1), 3(2), 4 or 5)
		Regulation 3, 4 & 5 of SEBI (SAST) Regulations, 2011

Shareholding of acquirer(s) and PAC individually in TC (in terms of no. & as a percentage of the total share/voting capital of the TC)		Before the acquisition		After the acquisition	
		No. of Shares	% w.r.t total share capital of TC	No. of Shares	% w.r.t total share capital of TC
Name of the acquirer(s) / PAC					
A.	Name of the acquirer				
1	Mr. Rohtas Goel*	12,14,000	0.66	12,14,000	0.66
B.	Name of PACs (other than Seller)				
1	Rohtas Goel (HUF)	13,500	0.01	13,500	0.01
2	Mrs. Sushma Goel	8,44,560	0.46	8,44,560	0.46
3	Mr. Jatin Goel	15,33,250	0.84	15,33,250	0.84
4	Mr. Mohit Goel	15,33,250	0.84	15,33,250	0.84
5	M/s Guild Builders Pvt. Ltd	11,62,73,971	63.57	11,62,73,971	63.57
6	M/s Dream Home Developers Pvt. Ltd.	89,25,117	4.88	89,25,117	4.88
7	M/s VSG Builders Pvt. Ltd.	0	0.00	0	0.00
8	M/s NJS Developers Pvt. Ltd.	0	0.00	0	0.00
9	M/s Girvardhari Infra Trade Pvt. Ltd. (Formerly known as Ajitesh Consultants Pvt. Ltd.)	0	0.00	0	0.00
10	Sunil Goel (HUF)	13,500	0.01	13,500	0.01
11	Mrs. Seema Goel	21,000	0.01	21,000	0.01
12	M/s Annay Realtors Pvt. Ltd.	0	0.00	0	0.00
13	Mr. Jai Bhagwan Goel	9,98,650	0.55	9,98,650	0.55
14	Mrs. Rekha Goel	9,00,000	0.49	9,00,000	0.49
15	Mr. Nakul Goel	0	0.00	0	0.00
C.	Name of the seller:				
1	Mr. Sunil Goel*	33,36,120	1.82	33,36,120	1.82
Total (A+B+C)		13,56,06,918	74.14	13,56,06,918	74.14

***Note:** Acquirer's, Seller's and PACs' direct shareholding/voting rights in Target Company (Omaxe Limited) remained intact before and after the above-mentioned transaction. An aggregate of 9,10,000 Equity Shares of Guild Builders Pvt. Ltd. (Holding Company of Omaxe Limited), equivalent to 1.16% proportionate percentage of indirect acquisition in Omaxe Limited, were transferred by Mr. Sunil Goel to his brother Mr. Rohtas Goel, by way of Gift, in two tranches i.e. 4,58,000 Equity Shares on 20.01.2024 and 4,52,000 Equity Shares on 19.02.2024.

January 23, 2024

To,

BSE Limited Phiroze Jeejeebhoy Towers Dalal Street, Mumbai 400001	National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex Bandra (E) Mumbai 400 051
Security Code: 532880	Symbol: OMAXE



Subject: Intimation of disclosure under Regulation 29(2) of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Dear Sir/Madam,

Please find enclosed herewith the copy of disclosure under Regulation 29(2) of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 in respect of acquisition of equity shares of Guild Builders Private Limited (Holding Company of Omaxe Limited).

You are requested to take the same on record.

Thanking You.

 <p>Digitally signed by ROHTAS GOEL DN: cn=IN, st=Delhi, 2.5.4.20=8886f9daba635c5897a74c05f59473e 7ad111759ceb89be12ba3d87320e4d0cc, postalCode=110074, street=South West Delhi, pseudonym=826bdd79bedce1c01623001c5eb 969e2, serialNumber=5af33663d651e5021039f78044 15ce6dbae7f6247c1b64b3740c8899f5dacc, o=Personal, cn=ROHTAS GOEL Date: 2024.01.23 17:58:31 +05'30'</p> <hr/> <p>Rohtas Goel Promoter</p>	<p>For and on behalf of Girvardhari Infra Trade Pvt. Ltd. (Formerly known as Ajitesh Consultants Pvt. Ltd.) ABHINAV SINGH</p>  <p>Digitally signed by ABHINAV SINGH DN: cn=IN, o=Personal, 2.5.4.20=35526c31300f694d3960ec516eab0a8052ab631e639 64c1f6d0c0ff8b08755a, postalCode=1100022, st=Jharkhand, serialNumber=88b9471b815abd0e1ca4b76524fab7511f660e6 26f8f9a1372aee1a8d74e21, cn=ABHINAV SINGH Date: 2024.01.23 18:09:45 +05'30'</p> <hr/> <p>Abhinav Singh Director</p>
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Place: New Delhi

Date: 23.01.2024

Encl.: As above

CC:

Guild Builders Private Limited Shop No-19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon, Haryana-122001	Omaxe Limited Shop No-19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon, Haryana-122001
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Disclosure under Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Name of the Target Company (TC)	Omaxe Limited		
Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer	<p>Acquirers:</p> <ol style="list-style-type: none"> 1. Mr. Rohtas Goel 2. M/s Girvardhari Infra Trade Pvt. Ltd. (GITPL) (Formerly known as M/s Ajitesh Consultants Pvt. Ltd.) <p>PACs: Please refer Annexure I.</p>		
Whether the acquirer belongs to Promoter / Promoter group	<p>Yes, Acquirers belong to Promoter and Promoter group.</p> <ol style="list-style-type: none"> 1. Mr. Rohtas Goel is Chairman & Non-executive Director and Promoter of Omaxe Limited. 2. GITPL is member of Promoter Group. 100% Paid-up Equity Share Capital of GITPL is held by Mr. Rohtas Goel, alongwith Mr. Mohit Goel and Mrs. Sushma Goel, Members of Promoter Group of Omaxe Limited. 		
Name(s) of the Stock Exchange(s) where the shares of TC are Listed	National Stock Exchange of India Limited and BSE Limited		
Details of the disposal as follows	Number	% w.r.t. total share/voting capital wherever applicable	% w.r.t. total diluted share/voting capital of the TC
<p>Before the acquisition under consideration, holding of:</p> <ol style="list-style-type: none"> a) Shares carrying voting rights b) Shares in the nature of encumbrance (pledge/ lien/ non- disposal undertaking/ others) c) Voting rights (VR) otherwise than by shares 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) e) Total (a+b+c+d) 	Please refer Note No. 1		

<p>Details of sale</p> <p>a) Shares carrying voting rights acquired / sold</p> <p>b) VRs acquired /sold otherwise than by shares</p> <p>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</p> <p>d) Shares encumbered / invoked / released by the acquirer</p> <p>e) Total (a+b+c+/-d)</p>	<p>Please refer Note No. 1</p>
<p>After the sale, holding of:</p> <p>a) Shares carrying voting rights acquired</p> <p>b) Shares encumbered with the acquirer</p> <p>c) VRs otherwise than by shares</p> <p>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</p> <p>e) Total (a+b+c+d)</p>	<p>Please refer Note No. 1</p>
<p>Mode of acquisition / sale (e.g. openmarket / off-market / public issue / rights issue / preferential allotment / inter-settransfer etc).</p>	<p>Off Market acquisition of equity shares of holding Company of Omaxe Limited i.e. Guild Builders Private Limited. Please refer Note No. 1 for details.</p>
<p>Date of acquisition / sale of shares / VR or date of receipt of intimation of allotment of shares, whichever is applicable</p>	<p>Date of acquisition: From 13th October 2023 to 20th January 2024 i.e. on 13.10.2023, 01.12.2023, 18.12.2023 & 20.01.2024.</p>
<p>Equity share capital / total voting capital of the TC before the said acquisition / sale</p>	<p>Rs. 1,82,90,05,400 divided into 18,29,00,540 equity shares of Rs. 10 each.</p>
<p>Equity share capital/ total voting capital of the TC after the said acquisition / sale</p>	<p>Rs. 1,82,90,05,400 divided into 18,29,00,540 equity shares of Rs. 10 each.</p>
<p>Total diluted share/voting capital of the TC after the said acquisition</p>	<p>Rs. 1,82,90,05,400 divided into 18,29,00,540 equity shares of Rs. 10 each.</p>



Note No. 1: An aggregate of 2.94% equity shares of Guild Builders Private Limited (Holding Company of Omaxe Limited) i.e. 2.01% indirect voting rights in Target Company (Omaxe Limited), have been acquired by Mr. Rohtas Goel (by way of gift) and M/s Girvardhari Infra Trade Pvt. Ltd. (Formerly known as M/s Ajitesh Consultants Pvt. Ltd.) from Mr. Sunil Goel, as per below details:

	Pre-acquisition holding			Transaction Details Acquisition /(-sale)			Post acquisition holdings		
	No. of Shares /voting rights in Guild	% w.r.t total share capital of Guild	Indirect (proportionate) voting rights in TC	No. of Shares /voting rights in Guild	% w.r.t total share capital of Guild	Indirect (proportionate) voting rights in TC	No. of shares /voting rights in Guild	% w.r.t total share capital of Guild	Indirect (proportionate) voting rights in TC
Acquirer(s) and PACs:									
Acquirer(s):									
Mr. Rohtas Goel	4,47,000	0.83	0.57	13,91,623	2.59	1.77	18,38,623	3.42	2.34
M/s Girvardhari Infra Trade Pvt. Ltd. (Formerly known as M/s Ajitesh Consultants Pvt. Ltd.)	46,00,386	8.55	5.85	1,90,000	0.35	0.24	47,90,386	8.90	6.09
PACs:									
Rohtas Goel (HUF)	17,51,662	3.25	2.23			-	17,51,662	3.25	2.23
NJS Developers Private Limited	4,06,117	0.75	0.52			-	4,06,117	0.75	0.52
VSG Builders Private Limited	1,61,817	0.30	0.21			-	1,61,817	0.30	0.21
Mrs. Sushma Goel	0	0.00	0.00			-	0	0.00	0.00
Mr. Mohit Goel	2,13,94,411	39.75	27.21			-	2,13,94,411	39.75	27.21
Mr. Jatin Goel	1,73,84,663	32.30	22.11			-	1,73,84,663	32.30	22.11
Mr. Sunil Goel	56,46,573	10.49	7.18	-15,81,623	-2.94	-2.01	40,64,950	7.55	5.17
Sunil Goel (HUF)	1,000	0.00	0.00			-	1,000	0.00	0.00
Mrs. Seema Goel	2,48,012	0.46	0.32			-	2,48,012	0.46	0.32
M/s Annay Realtors Pvt. Ltd.	39,690	0.07	0.05			-	39,690	0.07	0.05
Mr. Jai Bhagwan Goel	17,08,067	3.17	2.17			-	17,08,067	3.17	2.17
Mrs. Rekha Goel	27,402	0.05	0.03			-	27,402	0.05	0.03
Mr. Nakul Goel	0	0.00	0.00			-	0	0.00	0.00
Total	5,38,16,800	100.00	68.45	0	0.00	0.00	5,38,16,800	100.00	68.45

Acquirer and PACs direct shareholding/voting rights in Target Company (Omaxe Limited) has remained intact before and after the above transactions, which is indicated below:

Shareholding details	Before the Acquisition		After the Acquisition	
	No. of shares /voting rights in TC (Omaxe Limited)	% w.r.t total share capital of TC	No. of shares /voting rights in TC (Omaxe Limited)	% w.r.t total share capital of TC
Acquirer and PACs:				
Acquirer:				
Mr. Rohtas Goel	12,14,000	0.66	12,14,000	0.66
M/s Girvardhari Infra Trade Pvt. Ltd. (GITPL) (Formerly known as M/s Ajitesh Consultants Pvt. Ltd.)	0	0.00	0	0.00
PACs:				
M/s VSG Builders Private Limited	0	0.00	0	0.00
M/s NJS Developers Private Limited	0	0.00	0	0.00
Rohtas Goel (HUF)	13,500	0.01	13,500	0.01
Mrs. Sushma Goel	8,44,560	0.46	8,44,560	0.46
Mr. Mohit Goel	15,33,250	0.84	15,33,250	0.84
Mr. Jatin Goel	15,33,250	0.84	15,33,250	0.84
M/s Guild Builders Pvt. Ltd	11,62,73,971	63.57	11,62,73,971	63.57
M/s Dream Home Developers Pvt. Ltd.	89,25,117	4.88	89,25,117	4.88
Mr. Sunil Goel	33,36,120	1.82	33,36,120	1.82
Sunil Goel (HUF)	13,500	0.01	13,500	0.01
Mrs. Seema Goel	21,000	0.01	21,000	0.01
M/s Annay Realtors Pvt. Ltd.	0	0.00	0	0.00
Mr. Jai Bhagwan Goel	9,98,650	0.55	9,98,650	0.55
Mrs. Rekha Goel	9,00,000	0.49	9,00,000	0.49
Mr. Nakul Goel	0	0.00	0	0.00
Total	13,56,06,918	74.14	13,56,06,918	74.14

You are requested to take note of the same.

 <p>Digitally signed by ROHTAS GOEL DN: c=IN, st=Delhi, 2.5.4.20=8886f9daba635c5897a74c05f59473e7ad111759ceb89be12ba3d87320e4d0cc, postalCode=110074, street=South West Delhi, pseudonym=826bdd79bedce1c01623001c5eb969e2, serialNumber=5af33663d651c5021039f7804415ce6dbae7f6247c1b64b3740c8899f5dacc, o=Personal, cn=ROHTAS GOEL Date: 2024.01.23 17:58:49 +05'30'</p> <p>Rohtas Goel Promoter</p>	<p>For and on behalf of Girvardhari Infra Trade Pvt. Ltd. (Formerly known as Ajitesh Consultants Pvt. Ltd.)</p>  <p>Digitally signed by ABHINAV SINGH DN: c=IN, o=Personal, 2.5.4.20=35526e31300fe94d3965e6c516ea804a8652abd31e0396dc1fe60cdf78b7875d, postalCode=226022, st=Uttar Pradesh, serialNumber=8b9471b815abd0e1ca45b76524fcab7f511fc60e636f89a1373aee1a8d74e21, cn=ABHINAV SINGH Date: 2024.01.23 18:02:37 +05'30'</p> <p>Abhinav Singh Director</p>
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Date: 23.01.2024

Annexure I

S.No.	Acquirer and PACs:
	Acquirer:
1.	Mr. Rohtas Goel
2.	M/s Girvardhari Infra Trade Pvt. Ltd. (GITPL) <i>(Formerly known as M/s Ajitesh Consultants Pvt. Ltd.)</i>
	PACs:
1.	VSG Builders Private Limited
2.	NJS Developers Private Limited
3.	Mrs. Sushma Goel
4.	Rohtas Goel (HUF)
5.	Mr. Mohit Goel
6.	Mr. Jatin Goel
7.	M/s Guild Builders Pvt. Ltd
8.	M/s Dream Home Developers Pvt. Ltd.
9.	Mr. Sunil Goel
10.	Sunil Goel (HUF)
11.	Mrs. Seema Goel
12.	M/s Annay Realtors Pvt. Ltd.
13.	Mr. Jai Bhagwan Goel
14.	Mrs. Rekha Goel
15.	Mr. Nakul Goel