

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

26th July, 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(2) of SEBI (SAST) Regulations, 2011

Please find enclosed the form for disclosure on allotment of 65,60,000 Equity Shares on 25th July, 2023 on Preferential basis (upon the exercise of conversion option for conversion of 65,60,000 Warrants out of the total 1,00,00,000 allotted on 16th March, 2022 at an issue price of Rs. 77.25 per warrant) 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,

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	12,34,98,832	32.00	24.66
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)	1,00,00,000	0	2.00
e) Total (a+b+c+d)	13,34,98,832	32.00	26.66
<u>Details of acquisition/- sale</u>			
a) Shares carrying voting rights acquired/sold	65,60,000	1.62	1.31

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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	0	0	0
d) Shares encumbered / invoked/released by the Acquirer	0	0	0
e)Total (a+b+c+d)	65,60,000	1.62	1.31
<u>After the acquisition/sale, holding of:</u>			
a) Shares carrying voting rights	13,00,58,832	32.15	25.97
b) Shares encumbered with the acquirer	0	0	0
c) VRs otherwise than by shares	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.	34,40,000	0	0.69
e) Total (a+b+c+d)	13,34,98,832	32.15	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	25.07.2023		
8. Equity share capital / total voting capital of the TC before the said acquisition /	Rs. 393,68,47,820/-		

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9. Equity share capital/ total voting capital of the TC after the said acquisition /	Rs. 404,55,47,820/-. (On Conversion of 65,60,000 Warrants into Equity Shares)
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 6,68,04,338 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 : 26th July, 2023

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Annexure A

Shareholding of Promoter(s), and Promoter group and Persons Acting in Concert (PAC) with Promoters as on 25th July, 2023

Particulars of the Shareholding of Persons mentioned at (3) above	No. of Equity Shares held as on 25 th July, 2023	% w.r.t total shares/voting capital wherever applicable
M/s. NEELKAMAL TOWER CONSTRUCTION LLP	74121391	18.32
MR. USMAN E. BALWA	74445	0.02
MR. SALIM U. BALWA	74340	0.02
MR. ISHAQ Y. BALWA	74340	0.02
MR. MOHAMMED Y. BALWA	69840	0.02
MRS. SHABANA S. BALWA	153090	0.04
MRS. WAHIDA A. BALWA	68500	0.02
MR. MOHAMMED S. BALWA	105886	0.03
MR. ABDUL HAFEEZ S. BALWA	7000	0.00
SB FORTUNE REALTY PRIVATE LIMITED	48750000	13.67
TOTAL =>	130058832	32.15

Warrants held by Promoter(s), member of the Promoter group and Persons Acting in Concert (PAC) with Promoters as on 25th July, 2023

Name of the Promoter/ Person Acting in concert of Promoter	No. of Warrants held as on 25 th July, 2023	% w.r.t total shares/voting capital wherever applicable
SB Fortune Realty Private Limited	34,40,000	0.69