

## SB FORTUNE REALTY PRIVATE LIMITED

CIN No.: U45201MH2011PTC212990

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

30<sup>th</sup> March, 2023

|  |   |
|--|---|
| The Secretary,<br>BSE Limited<br>Phiroze Jeejeebhoy Towers,<br>Dalal Street,<br>Mumbai 400 001 | The Secretary,<br>National Stock Exchange of India Limited<br>"Exchange Plaza",<br>Bandra – Kurla Complex,<br>Bandra (E),<br>Mumbai – 400 051 |
| <b>Scrip Code : 533160</b>   | <b>Scrip Symbol : DBREALTY</b>  |
| <b>Fax No.: 022 – 2272 2037/ 39</b>  | <b>Fax No.: 022 – 26598237/38</b>   |

### 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 3<sup>rd</sup> February, 2022 at an issue price of Rs. 43.15 per warrant against which 79,00,000 equity shares were already converted on 31<sup>st</sup> March, 2022 and 1,50,00,000 were converted on 21<sup>st</sup> 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 (**) |
| <b>Before the acquisition under consideration, holding of acquirer along with PACs of:</b>   |   |  |  |
| 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   |
| <b>Details of acquisition</b>  |   |  |  |
| 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%     |
| <b>After the acquisition, holding of acquirer along with PACs of:</b>   |  |       |        |
| 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.