VINOD GOENKA Karmyog, Plot No.11, N.S. Road No.6, Hatkesh Society, JVPD, Mumbai 400 049.

Date: 31.12.2024

То

The Manager,	The Manager,
Dept. of Corporate Services	National Stock Exchange of India Limited
BSE Limited,	Exchange Plaza, Bandra Kurla Complex
P J Towers, Dalal Street,	Bandra (East),
Mumbai - 400 001	Mumbai 400051
SCRIP CODE: 533160 SCRIP ID:	SCRIP SYMBOL: DBREALTY SERIES:
DBREALTY	EQ
FAX No. 022-2272 2037/39	FAX No. 022-26598237/38

Dear Sirs,

Sub : Disclosure under Regulation 31 (2) of SEBI (Substantial Acquisition of Shares and Take overs) Regulations, 2011 for release of shares

Please find enclosed the disclosure under regulations 31(2) of SEBI (Substantial Acquisition of Shares and Take overs) Regulation 2011, in respect of release of my 16,00,000 nos. of equity shares of Valor Estate Limited (formerly known as D B Realty Limited), which were pledged/encumbered (one of the promoters of Valor Estate Limited) in favour of ECL Finance Limited (through its DP Nuvama Wealth And Investment Limited) to secure Non Convertible Debentures (NCDs) issued by a step - down subsidiary company of Valor Estate Limited as the said NCDs has been fully repaid.

Kindly acknowledge the receipt of the same and take on records.

Thanking You,

Yours faithfully,

VINOD KUMAR GOENKA OGENKA Date: 2024.12.31 11:39:08 +05'30'

Vinod Kumar Goenka (Promoter of Valor Estate Limited)

CC to: Valor Estate Limited

Format for disclosure by the Promoter(s) to the stock exchanges and to the Target Company for encumbrance of shares / invocation of encumbrance/ release of encumbrance, in terms of Regulation 31(1) and 31(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Name of the Target Comp	Valor Esta	Valor Estate Limited (formerly known as D B Realty Limited)													
Names of the stock exchanges where the shares of the target company are listed							BSE Limited (BSE) and National Stock Exchange of India Limited (NSE)								
Date of reporting							31 st December, 2024								
Name of the Promoter or PAC on whose shares encumbrance has been created/ invoked/ released							Mr. Vinod Kumar Goenka								
Details of the creation / inv	vocation / release	of encumbr	ance:												
Name of the Promoter (s) or PACs with him	Promoter holding in the target company (1)		Promoter holding already encumbered (2)			Details of events pertaining to encumbrance (3)					Post event holding of encumbered shares (creation [(2)+(3)] / release [(2)-(3)] / invocation [(2)-(3)]}				
	No. of Shares	% of total share capital	Number	% of total share capital	Type of event (creation / release / invocation)	Date of creation / invocation release of encumbrance	Type of encumbrance (pledge / lien/ non disposal undertaking/ others)	Reasons for Encumbrance	No. of shares	% of total share capital	Name of the entity in whose favor shares encumbered	Number	% of total share capit al		
Vinod Kumar Goenka	18,32,108	0.34	16,00,000	0.30	Release	24.12.2024	Pledge	Release of encumbered shares due to redemption of NCDs issued to ECL Finance Limited by a step- down subsidiary of the Company		0.30	ECL Finance Ltd through its DP Nuvama Wealth And Investment Limited				
Jayvardhan Goenka	1,36,32,108	2.53	41,85,250	0.78											
Goenka Family Trust (represented through its Trustee/representatives Mrs. Aseela Goenka, Ms. Sunita Goenka and Mr. Alok Agarwal)	7,07,50,000	13.14	-	-	-	-	-	-	-	-	-	-	-		
Sanjana Goenka	2,23,82,108	4.16	2,17,00,000	4.03	-	-	-	-	-	-	-	-	-		
Aseela Goenka	1,61,04,769	2.99	1,09,05,303	2.03	-	-	-	-	-	-	-	-	-		
Vinod Goenka HUF	5,36,071	0.10	4,00,000	0.07	-	-	-	-	-	-	-	-	-		
Top Notch Buildcon LLP	2,73,207	0.05	-	-	-	-	-	-	-	-	-	-	-		
V S Erectors and Builders Private Limited	18,14,750	0.34	18,14,750	0.34	-	-	-	-	-	-	-	-	-		
Shravan Kumar Bali	10,01,209	0.19	-	-	-	-	-	-	-	-	-	-	-		
Shanita Deepak Jain	1,10,813	0.02	-	-	-	-	-	-	-	-	-	-	-		

Karim Gulamali Morani	1,99,643	0.04	-	-	-	-	-	-	-	-	-	-	-
Mohammed Gulamali	0	0.00	-	-	-	-	-	-	-	-	-	-	-
Morani													
Ali Gulamali Morani	0	0.00	-	-	-	-	-	-	-	-	-	-	-
Shruti Ahuja	2,25,000	0.04	-	-	-	-	-	-	-	-	-	-	-
TOTAL	12,88,61,786	23.93	4,06,05,303	7.54					16,00,000	0.30		3,90,05,303	7.24

% of total share capital calculated as per the latest shareholding pattern filed by the company to the Stock Exchange.

VINOD KUMAR VINOD KUMAR GOENKA GOENKA Date: 2024.12.31 11:39:35 +05'30'

Vinod Kumar Goenka Promoter of Valor Estate Limited

Place: Mumbai Date: 31.12.2024