

V S ERECTORS & BUILDERS PRIVATE LIMITED

Dynamix House. Yashodham, General A. K. Vaidya Marg. Goregaon (East). Mumbai 400063

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> > CIN: U45200MH2007PTC166782

Date: 19th June, 2024

To

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: EQ						
DBREALTY							
FAX No. 022-2272 2037/39	FAX No. 022-26598237/38						

Dear Sirs,

Sub: Disclosure under Regulation 31 (1) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Please find enclosed the disclosure under regulations 31(1) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulation 2011, in respect of creation of pledge over 18,14,750 nos. of equity shares of Valor Estate Limited (formerly known as D B Realty Limited, which have been pledged by us (one of the promoter group of Valor Estate Limited) in favour of Catalyst Trusteeship Ltd (through its DP Axis Bank Ltd) in connection with the financial facility given by Capri Global Capital Ltd.

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

Thanking You,

Yours faithfully,

For V S Erectors And Builders Private Limited (Promoter Group of Valor Estate Limited)

Director

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 Compa						Valor Esta	te Limited (for	merly known as	D B Realty Limi	ted)					
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							19 th June, 2024								
Name of the Promoter or P	AC on whose sha	res encumb	rance has been	created/ in	voked/ release	ed V S Erecto	rs & Builders F	Private Limited							
Details of the creation / inv	ocation / 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)			ii.	Details of events pertaining to encumbrance (3)					Post event holding of encumbered shares (creation [(2)+(3)] / releas [(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 encumbra nce (pledge / lien/ non disposal undertakin g/ others)	Reasons for Encumbrance	No. of shares	% of total share capital	Name of the entity in whose favor shares encumb ered	Number	% of total share capital		
V S Erectors and Builders Private Limited	18,14,750	0.34		5	Creation	14.06.2024	Pledge	Creation of Pledge over shares to secure facility availed from Capri Global Capital Ltd	18,14,750	0.34	Catalyst Trustee ship Ltd (throug h its DP Axis Bank Ltd)	18,14,750	0.34		
Jayvardhan Goenka	1,36,32,108	2.53	41,85,250	0.78	*-	s		-	*		-		3.		
Goenka Family Trust (represented through its Trustee/representatives Mrs. Aseela Goenka, Ms. Sunita Goenka and Mr. Alok Agarwal)	7,07,50,000	13.16						E *							
a	2,23,82,108	4.16	2,17,00,000	4.04	s (-		*	*			
Sanjana Goenka	2,23,02,100	4.10	2,17,00,000	4.04		2	5			3		5			
Aseela Goenka	1,61,04,769	2.99	1,09,05,303	2.03	-				*	*	-	2			
Vinod Goenka	18,32,108	0.34	16,00,000	0.30 (3	i e 167	·		. 1	*	-	-				
Vinod Goenka HUF	5,36,071	0.10	4,00,000	0.07	E 6	*	*		-	· ·			-		

TOTAL	12,89,36,786	23.97	387,90,553	7.22	(a)	724	120	18,14,750	0.34	1	-	4,06,05,303	7.56
Ali Gulamali Morani	0	0.00		18	3	SE.	(5/)	-	i de la		-		
Mohammed Gulamali Morani	0	0.00	-		3	7.	5 * 15	-		*			
Karim Gulamali Morani	1,99,643	0.04		-			tar:	-			-		76
Shanita Deepak Jain	1,10,813	0.02	*	-	-	122	ie:	-	1.20	2	1	19	1.07
Shravan Kumar Bali	13,01,209	0.24		is .		- 4	(A) (2)		-		-	Mig.	13.
Top Notch Buildcon LLP	2,73,207	0.05	i i	-	ia i	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	(=2)		190	- E	}	1	

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

For V S Erectors and Builders Private Limited (Promoter Group of Valor Estate Limited)

Director

Place: Mumbai Date: 19.06.2024

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