



Date: 14th November, 2024

The General Manager, Listing Department BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai 400 001	The Vice-President, Listing Department 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 3121/ 2039	Fax No.: 022 – 26598237/38

Dear Sir / Madam,

Sub: Change in Statutory Auditor of Neelkamal Realtors Tower Private Limited, Material Subsidiary of the Company

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations') read with the SEBI Circular CIR/CFD/CMD1/114/2019 dated October 18, 2019. We would like to inform you that M/s. Jain Anil & Associates, Chartered Accountants (Firm Registration No. 115987W), Statutory Auditors of Neelkamal Realtors Tower Private Limited ('NRTPL'), a Material Subsidiary of the Company have tendered their resignation vide their letter dated 14th November, 2024. The Board of Directors of the said Material Subsidiary at its meeting held today also noted that there are no other reasons other than mentioned in the resignation letter received from the Statutory Auditors dated 14th November, 2024.

Further, M/s. Mehta Chokshi & Shah LLP, Chartered Accountants (Firm Registration No. 106201W/W100598) is appointed as Statutory Auditors of NRTPL, subject to the approval of shareholders as per provisions of the Companies Act, 2013.

The details as required under Regulation 30 of the Listing Regulations read with SEBI circular no. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated 13th July, 2023, are enclosed herewith as **Annexure A**.

The Copy of the resignation letter with the Annexure A in accordance with SEBI circular no. CIR/CFD/CMD1/114/2019 dated 18th October, 2019 as received from M/s. Jain Anil & Associates, Chartered Accountants, is attached herewith.

This is for your information and records.

Thanking You,

Yours faithfully,

**For Valor Estate Limited
(formerly known as D B Realty Limited)**

**Jignesh Shah
Company Secretary**

VALOR ESTATE LIMITED

(Formerly known as D B Realty Limited)

Regd. Office: 7th Floor, Resham Bhavan, Veer Nariman Road, Churchgate, Mumbai-400 020 Tel: 91-22-49742706
Correspondence Add.: 4th Floor, Wing 15, Gate No.2, Ten BKC, off. N. Dharmadhikari Marg, Kalanagar, Bandra (East), Mumbai – 400 051
Website: www.dbrealty.co.in Email: info @dbg.co.in Tel: 91-22-35201670
CIN: L70200MH2007PLC166818



Annexure A

Details as required under Regulation 30 of LODR read with SEBI circular no. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated 13th July, 2023

Resignation of M/s. Jain Anil & Associates, Chartered Accountants

Sr. No.	Particulars	Details
1.	Name of the Material Subsidiary	Neelkamal Realtors Tower Private Limited
2.	Name of the Statutory Auditor	Jain Anil & Associates, Chartered Accountants
3.	Reason for Cessation	The detailed reason for resignation is mentioned in the enclosed resignation letter of Statutory Auditor. This letter includes all the information required under SEBI Circular No. CIR/CFD/CMD1/114/2019 dated October 18, 2019.
4.	Date of cessation	14 th November, 2024
5.	Brief Profile (in case of appointment)	Not Applicable
6.	Disclosure of relationships between Directors (in case of appointment of a director)	Not Applicable

Appointment of M/s. Mehta Chokshi & Shah LLP, Chartered Accountants

Sr. No.	Particulars	Details
1.	Reason for appointment	M/s. Mehta Chokshi & Shah LLP, Chartered Accountants (Firm Registration No. 106201W/W100598) is being appointed as a result of the casual vacancy caused due to the resignation of M/s. Jain Anil & Associates, Chartered Accountants
2.	Date of appointment/re-appointment/cessation (as applicable) and term of appointment/re-appointment	14 th November, 2024
3.	Brief Profile (in case of appointment)	Mehta Chokshi & Shah LLP (MCS) is one of India's leading firm of Chartered Accountants having served for over six decades, is a single window professional outfit rendering an integrated range of advisory and compliance services that one expects from a professional advisory organisation and is a member of the Institute of Chartered Accountant of India. The firm is engaged in the services of providing audit under Income Tax Act, 1961, Special Purpose Audits, Statutory Audits, Internal Audit and assurances services and other professional services like taxation, management consultancy services to its clients.
4.	Disclosure of relationships between Directors (in case of appointment of a director)	Not Applicable

VALOR ESTATE LIMITED

(Formerly known as D B Realty Limited)

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Website: www.dbrealty.co.in Email: info@dbg.co.in Tel: 91-22-35201670
CIN: L70200MH2007PLC166818

M/S. JAIN ANIL & ASSOCIATES

CHARTERED ACCOUNTANTS

1604, Gaurav Heights, Dhanukar Wadi, Mahavir Nagar, Kandivali (West), Mumbai- 400 067

Date: 14.11.2024

To,

The Board of Directors

Neelkamal Realtors Tower Private Limited

7th Floor, Resham Bhavan,

Veer Nariman Road,

Churchgate, Mumbai- 400 020

Sub: Resignation as Statutory Auditor of Neelkamal Realtors Tower Private Limited

Dear Sirs'

We, M/s. Jain Anil & Associates, Chartered Accountants (Firm Registration No. 115987W) were appointed as Statutory Auditors of the Company to perform the audit of the financial statements of the Company till the conclusion of 19th Annual General Meeting to be held in the year 2025. Due to my age and age related health issues, I intend to reduce my professional audit assignments.

Therefore, we would like to resign as Statutory Auditors of the Company with effect from 14th November, 2024. We would file the form ADT-3 with ROC and share the copy thereof, as per requirement in this regard.

In compliance of the SEBI Circular no. CIR/CFD/CMD1/114/2019 dated October 18, 2019, we have discharged our obligations by issuing Limited Review Report of the Unaudited Financial Results for the quarter ended 30th September, 2024.

We, as required under SEBI Circular, are sending herewith the information in **Annexure-A**.

We would like to take this opportunity to thank the management for all the co-operation extended to us during our tenure as statutory auditor of the Company.

For M/s. Jain Anil & Associates,
Chartered Accountants
(Firm Registration No. 115987W)

ANILJAIN Digitally signed by
ANILJAIN
Date: 2024.11.14
14:10:24 +05'30'

Anil Jain
Proprietor

M/S. JAIN ANIL & ASSOCIATES
CHARTERED ACCOUNTANTS

1604, Gaurav Heights, Dhanukar Wadi, Mahavir Nagar, Kandivali (West), Mumbai- 400 067

Annexure-A

Details in the respect to resignation of M/s. Jain Anil & Associates, Chartered Accountants as per SEBI circular no. CIR/CFD/CMD1/114/2019 dated October 18, 2019

Sr. No.	Particulars	Details
1.	Name of the listed entity / material subsidiary	Neelkamal Realtors Tower Private Limited
2.	Details of Statutory Auditor	
	a. Name	M/s. Jain Anil & Associates, Chartered Accountants
	b. Address	1604, Gaurav Heights, Dhanukar Wadi, Mahavir Nagar, Kandivali (West), Mumbai- 400 067
	c. Phone No.	+91 98709 92248
	d. Email	aniljainassociates.auditor@gmail.com
3.	Details of association with the listed entity / material subsidiary	
	a. Date on which the statutory Auditor was appointed	We were appointed as Statutory Auditor for a term of 5 years from the conclusion of 14 th Annual General Meeting of the Company held on 30 th September, 2020
	b. Date on which the term of the Statutory Auditor was scheduled to expire	Expires at the conclusion of 19 th Annual General Meeting of the Company to be held in the year 2025
	c. Prior to resignation, the latest audit report/limited review report submitted by the Auditor and date of its submission	Limited Review Report for the quarter ended 30 th September, 2024, issued on 14 th November, 2024
4.	Details reasons of resignation	Refer resignation letter enclosed herewith
5.	In case of any concerns, efforts made by the auditor prior to resignation (including approaching the Audit Committee/Board of Directors along with the date of communication made to the Audit Committee/Board of Directors)	Not Applicable
6.	In case the information requested by the auditor was not provided, then following shall be disclosed:	Not applicable
	a. Whether the inability to obtain	

M/S. JAIN ANIL & ASSOCIATES
CHARTERED ACCOUNTANTS

1604, Gaurav Heights, Dhanukar Wadi, Mahavir Nagar, Kandivali (West), Mumbai- 400 067

	sufficient appropriate audit evidence was due to a management-imposed limitation or circumstances beyond the control of the management	
b.	Whether the lack of information would have significant impact on the financial statements/results	
c.	Whether the auditor has performed alternative procedures to obtain appropriate evidence for the purposes of audit/limited review as laid down in SA 705 (Revised)	
d.	Whether the lack of information was prevalent in the previous reported financial statements/results. If yes, on what basis the previous audit/limited review reports were issued	
7.	Any other facts relevant to the resignation	Not Applicable

Declaration:

1. I/ We hereby confirm that the information given in this letter and its attachments is correct and complete.
2. I/ We hereby confirm that there is no other material reason other than those provided above for my resignation/ resignation of my firm.

For M/s. Jain Anil & Associates,
Chartered Accountants
(Firm Registration No. 115987W)

ANILJAIN Digitally signed by
ANILJAIN
Date: 2024.11.14
14:11:03 +05'30'

Anil Jain
Proprietor
Membership No. 09803

Date: 14.11.2024