## **VINOD GOENKA HUF**

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 4,00,000 nos. of equity shares of Valor Estate Limited (formerly known as D B Realty Limited), which were pledged/encumbered by us (one of the promoters of Valor Estate Limited) in favour of ECL Finance Limited (through its DP Nuvama Wealth And Investment Limited) to secures 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
Date: 2024.12.31 11:39:53 + 05'30'

Vinod Goenka HUF (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 Company  |  |                                   |   |                                   |   |  | 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   |  | 31st December, 2024               |   |                                   |   |  |  |  |                  |                                   |   |   |                                       |  |  |
| Name of the Promoter or   | PAC on whose sha                           | res encumb                        | rance has been                                | created/ in                       | voked/ release                                  | ed Vinod Goe   | nka HUF  |  |                  |                                   |   |   |                                       |  |  |
| Details of the creation / inv   | ocation / release                          | of encumbr                        | ance:   |                                   |   |  |  |  |                  |                                   |   |   |                                       |  |  |
| Name of the Promoter (s)<br>or PACs with him  | Promoter holding in the target company (1) |                                   | Promoter holding<br>already encumbered<br>(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<br>total<br>share<br>capital | Number  | % of<br>total<br>share<br>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<br>Encumbrance   | No. of<br>shares | % of<br>total<br>share<br>capital | Name of the<br>entity in<br>whose favor<br>shares<br>encumbered                       | Number  | % of<br>total<br>share<br>capit<br>al |  |  |
| Vinod Goenka HUF  | 5,36,071                                   | 0.10                              | 4,00,000                                      | 0.07                              | 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 |                  | 0.07                              | ECL Finance<br>Ltd through<br>its DP<br>Nuvama<br>Wealth And<br>Investment<br>Limited | -   | -                                     |  |  |
| Jayvardhan Goenka   | 1,36,32,108                                | 2.53                              | 41,85,250                                     | 0.78                              |   |  |  |  |                  |                                   |   |   |                                       |  |  |
| Goenka Family Trust<br>(represented through its<br>Trustee/representatives<br>Mrs. Aseela Goenka, Ms.<br>Sunita Goenka and Mr.<br>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 Kumar Goenka  | 18,32,108                                  | 0.34                              | -   | -                                 |   |  |  |  |                  |                                   |   |   |                                       |  |  |
| Top Notch Buildcon LLP  | 2,73,207                                   | 0.05                              | -   | -                                 | -   | -  | -  | -  | -                | -                                 | -   | -   | -                                     |  |  |
| V S Erectors and Builders<br>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 | 3,90,05,303 | 7.24 | - | - | - | - | 4,00,000 | 0.07 | - | 3,86,05,303 | 7.17 |

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

## For Vinod Goenka HUF Promoter of Valor Estate Limited

VINOD UNIOD KUMAR GOENKA

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Vinod Kumar Goenka

Place: Mumbai Date: 31.12.2024