



November 25, 2022

Scrip Code – 532832

IBREALEST/EQ

BSE Limited

Phiroze Jeejeebhoy Towers,
Dalal Street,
MUMBAI – 400 001

National Stock Exchange of India Limited

“Exchange Plaza”, Bandra-Kurla Complex,
Bandra (East),
MUMBAI-400 051

Sub: Compliance under Regulation 23(9) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sirs,

Pursuant to Regulation 23(9) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (hereinafter “**the Regulations**”), please find enclosed herewith disclosure of Related Party Transactions, for the half-year ended September 30, 2022.

Please take the same on record.

Thanking you,

Yours truly
for **Indiabulls Real Estate Limited**

Mehul Johnson
Managing Director

Enclosure: as above

Indiabulls Real Estate Limited

CIN: L45101HR2006PLC095409

Corporate Office: WeWork Vaswani Chambers, 264/265, Dr. Annie Besant Road, Worli, Mumbai – 400030, Tel.: (022) 61899600

Registered Office: Office No 01-1001, WeWork, Blue One Square, Udyog Vihar Phase 4 Rd, Gurugram – 122016, Haryana, Tel/Fax: 0124 5025020

Email: helpdesk@indiabulls.com Website: <http://www.indiabullsrealestate.com>

Disclosure of related party transactions for the half-year ended September 30, 2022 (Amt. Rs. in Lakhs)

										Additional disclosure of related party transactions - applicable only in case the related party transaction relates to loans, inter-corporate deposits, advances or investments made or given by the listed entity/subsidiary. These details need to be disclosed only once, during the reporting period when such transaction was undertaken.							
S. No	Details of the party (listed entity /subsidiary) entering into the transaction		Detail of counterparty			Type of related party transaction	Value of the related party transaction as approved by the audit committee	Value of transaction during the reporting period	In case monies are due to either party as a result of the transaction		In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments			Details of the loans, inter-corporate deposits, advances or investments			
	NAME	PAN	NAME	PAN	Relationship of the counterparty with the listed entity or its subsidiary				Opening balance	Closing balance	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Cost	Tenure	Nature (loan/advance/ inter-corporate deposit/ investment)	Interest Rate (%)	Tenure	Secured/ unsecured
1	Indiabulls Real Estate Limited	AABC15194F	Sylvanus Properties Limited		Subsidiary Company	Loan given	Not applicable	38,064.72	54,108.56	92,099.28							
2	Indiabulls Real Estate Limited	AABC15194F	Athena Infrastructure Limited		Subsidiary Company	Loan given	Not applicable	-6,876.50	16,873.25	11,643.47							
3	Indiabulls Real Estate Limited	AABC15194F	Varali Properties Limited		Subsidiary Company	Loan given	Not applicable	-144.00	400.00	392.22							
4	Indiabulls Real Estate Limited	AABC15194F	Nerissa Infrastructure Limited		Subsidiary Company	Loan given	Not applicable	-	11,162.48	11,162.48							
5	Indiabulls Real Estate Limited	AABC15194F	Fama Estate Limited		Subsidiary Company	Loan given	Not applicable	0.80	1,374.35	1,375.15							
6	Indiabulls Real Estate Limited	AABC15194F	Lucina Buildwell Limited		Subsidiary Company	Loan given	Not applicable	-	1,730.18	1,730.18							
7	Indiabulls Real Estate Limited	AABC15194F	Varali Developers Limited		Subsidiary Company	Loan given	Not applicable	0.30	1,173.87	1,174.17							
8	Indiabulls Real Estate Limited	AABC15194F	Zeus Properties Limited		Subsidiary Company	Loan given	Not applicable	0.07	961.21	961.28							
9	Indiabulls Real Estate Limited	AABC15194F	Fama Construction Limited		Subsidiary Company	Loan given	Not applicable	0.66	860.89	861.55							
10	Indiabulls Real Estate Limited	AABC15194F	Triton Buildwell Limited		Subsidiary Company	Loan given	Not applicable	-63.00	786.08	723.15							
11	Indiabulls Real Estate Limited	AABC15194F	Karakoram Buildwell Limited		Subsidiary Company	Loan given	Not applicable	0.01	603.30	603.31							
12	Indiabulls Real Estate Limited	AABC15194F	Lucina Estate Limited		Subsidiary Company	Loan given	Not applicable	-	596.37	596.37							
13	Indiabulls Real Estate Limited	AABC15194F	Triton Infrastructure Limited		Subsidiary Company	Loan given	Not applicable	0.01	553.17	553.18							
14	Indiabulls Real Estate Limited	AABC15194F	Fama Land Development Limited		Subsidiary Company	Loan given	Not applicable	0.01	557.62	557.63							
15	Indiabulls Real Estate Limited	AABC15194F	Amadis Land Development Limited		Subsidiary Company	Loan given	Not applicable	-	397.40	397.40							
16	Indiabulls Real Estate Limited	AABC15194F	Vindhychal Buildwell Limited		Subsidiary Company	Loan given	Not applicable	2.90	2,955.45	2,958.35							
17	Indiabulls Real Estate Limited	AABC15194F	Sentia Infrastructure Limited		Subsidiary Company	Loan given	Not applicable	19.01	2,225.14	2,235.15							
18	Indiabulls Real Estate Limited	AABC15194F	Ceres Land Development Limited		Subsidiary Company	Loan given	Not applicable	-	482.46	482.46							
19	Indiabulls Real Estate Limited	AABC15194F	Vindhychal Infrastructure Limited		Subsidiary Company	Loan given	Not applicable	5.36	1,023.91	1,029.27							
20	Indiabulls Real Estate Limited	AABC15194F	Diana Infrastructure Limited		Subsidiary Company	Loan given	Not applicable	110.00	629.70	629.70							
21	Indiabulls Real Estate Limited	AABC15194F	Ceres Constructions Limited		Subsidiary Company	Loan given	Not applicable	-	358.99	358.99							
22	Indiabulls Real Estate Limited	AABC15194F	Chloris Real Estate Limited		Subsidiary Company	Loan given	Not applicable	-1,426.77	1,426.77	-							
23	Indiabulls Real Estate Limited	AABC15194F	Devona Developers Limited		Subsidiary Company	Loan given	Not applicable	-44.28	44.28	0.00							
24	Indiabulls Real Estate Limited	AABC15194F	Ceres Infrastructure Limited		Subsidiary Company	Loan given	Not applicable	-	353.15	353.15							
25	Indiabulls Real Estate Limited	AABC15194F	Juventus Land Development Limited		Subsidiary Company	Loan given	Not applicable	0.06	325.82	325.88							
26	Indiabulls Real Estate Limited	AABC15194F	Nilgiri Infrastructure Projects Limited		Subsidiary Company	Loan given	Not applicable	-	3,138.81	3,138.81							
27	Indiabulls Real Estate Limited	AABC15194F	Makala Infrastructure Limited		Subsidiary Company	Loan given	Not applicable	-	8,214.87	8,214.87							
28	Indiabulls Real Estate Limited	AABC15194F	Albasta Properties Limited		Subsidiary Company	Loan given	Not applicable	-	2,104.44	2,104.44							
29	Indiabulls Real Estate Limited	AABC15194F	Juventus Estate Limited		Subsidiary Company	Loan given	Not applicable	856.51	14,948.21	15,740.72							
30	Indiabulls Real Estate Limited	AABC15194F	Sophia Constructions Limited		Subsidiary Company	Loan given	Not applicable	42.00	1.00	43.00							
31	Indiabulls Real Estate Limited	AABC15194F	Airmid Properties Limited		Subsidiary Company	Loan given	Not applicable	2.50	670.55	673.05							

											Additional disclosure of related party transactions - applicable only in case the related party transaction relates to loans, inter-corporate deposits, advances or investments made or given by the listed entity/subsidiary. These details need to be disclosed only once, during the reporting period when such transaction was undertaken.						
S. No	Details of the party (listed entity /subsidiary) entering into the transaction		Detail of counterparty			Type of related party transaction	Value of the related party transaction as approved by the audit committee	Value of transaction during the reporting period	In case monies are due to either party as a result of the transaction		In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments			Details of the loans, inter-corporate deposits, advances or investments			
	NAME	PAN	NAME	PAN	Relationship of the counterparty with the listed entity or its subsidiary				Opening balance	Closing balance	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Cost	Tenure	Nature (loan/advance/ inter-corporate deposit/ investment)	Interest Rate (%)	Tenure	Secured/ unsecured
32	Indiabulls Real Estate Limited	AABCI5194F	Fornax Constructions Limited		Subsidiary Company	Loan given	Not applicable	-	716.34	716.34							
33	Indiabulls Real Estate Limited	AABCI5194F	Ceres Properties Limited		Subsidiary Company	Loan given	Not applicable	-	431.55	431.55							
34	Indiabulls Real Estate Limited	AABCI5194F	Corus Real Estate Limited		Subsidiary Company	Loan given	Not applicable	-430.50	643.99	213.49							
35	Indiabulls Real Estate Limited	AABCI5194F	Selene Constructions Limited		Subsidiary Company	Loan given	Not applicable	205.01	740.00	945.01							
36	Indiabulls Real Estate Limited	AABCI5194F	Parmida Properties Limited		Subsidiary Company	Loan given	Not applicable	0.06	1,575.61	1,575.67							
37	Indiabulls Real Estate Limited	AABCI5194F	Albasta Infrastructure Limited		Subsidiary Company	Loan given	Not applicable	0.30	8.13	8.43							
38	Indiabulls Real Estate Limited	AABCI5194F	Citra Properties Limited		Subsidiary Company	Loan given	Not applicable	16,764.58	6,299.49	23,064.07							
39	Indiabulls Real Estate Limited	AABCI5194F	Sepsset Real Estate Limited		Subsidiary Company	Loan given	Not applicable	-1,338.00	1,525.00	482.00							
40	Indiabulls Real Estate Limited	AABCI5194F	Indiabulls Constructions Limited		Subsidiary Company	Loan given	Not applicable	47,660.98	114,111.12	126,252.25							
41	Indiabulls Real Estate Limited	AABCI5194F	Tapir Constructions Limited		Subsidiary Company	Loan given	Not applicable	-11,412.00	35,747.25	24,425.25							
42	Indiabulls Real Estate Limited	AABCI5194F	Linnnet Real Estate Limited		Subsidiary Company	Loan given	Not applicable	-	362.65	362.65							
43	Indiabulls Real Estate Limited	AABCI5194F	Linnnet Properties Limited		Subsidiary Company	Loan given	Not applicable	-	500.50	500.50							
44	Indiabulls Real Estate Limited	AABCI5194F	Citra Developers Limited		Subsidiary Company	Loan given	Not applicable	0.01	1.00	1.01							
45	Indiabulls Real Estate Limited	AABCI5194F	Indiabulls Industrial Infrastructure Limited		Subsidiary Company	Loan taken	Not applicable	-290.00	13,617.15	13,342.15							
46	Indiabulls Real Estate Limited	AABCI5194F	Indiabulls Industrial Infrastructure Limited		Subsidiary Company	Interest on Loan taken	Not applicable	647.05				Intercorporate Deposit	9.50%	Repayable on demand	Unsecured	Working Capital	
47	Indiabulls Real Estate Limited	AABCI5194F	Ravi Telkar		Company Secretary	Salary / Remuneration including perquisites		42.00									
48	Indiabulls Real Estate Limited	AABCI5194F	Anil Mittal		Chief Financial Officer (Till 12th August 2022)	Salary / Remuneration including perquisites		202.49									
49	Indiabulls Real Estate Limited	AABCI5194F	Saurabh Garg		Chief Financial Officer (From 6th September 2022)	Salary / Remuneration including perquisites		10.42									
50	Indiabulls Infraestate Limited	AABCI6196D	Gurbans Singh		Joint Managing Director (Till 12th August 2022)	Salary / Remuneration including perquisites		282.30									
51	Indiabulls Infraestate Limited	AABCI6196D	Mehul CC Johnson		Managing Director / Joint Managing Director (Till 12th August 2022)	Salary / Remuneration including perquisites		639.20									

There had been no change in the Investments made by Indiabulls Real Estate Limited in its subsidiaries, during the period from 01 April 2022 to 30 September 2022. Except at S. No. 45 & 46 above, all are the wholly owned subsidiaries of Indiabulls Real Estate Limited.