



Date: 10th August, 2023

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,

Ref: Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015.

We would like to inform you that Vanita Infrastructure Private Limited., a wholly owned subsidiary of the Company has executed a Share Purchase Agreement on 10th August, 2023 to acquire equity shares of Siddhivinayak Realities Private Limited, subject to terms and conditions as contained therein.

We enclose herewith the details as required under Regulation 30 of the SEBI (Listing obligations and Disclosure Requirements), 2015 read with SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023 in Annexure A.

Kindly take the same on your records.

Thanking you,
Yours faithfully,

For D B Realty Limited

**Shahid Balwa
Managing Director**

D B REALTY LIMITED

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CIN: L70200MH2007PLC166818

<p>Name of the target entity, details in brief such as size, turnover etc</p>	<p>Name of the Company: Siddhivinayak Realities Private Limited (SVRPL).</p> <p>Capital Details:</p> <p>Authorised Capital: Rs. 85,00,00,000/-</p> <p>Paid Up Capital: Rs. 83,65,21,400/-</p> <p>Turnover : NIL as on 31st March, 2023</p>
<p>Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at “arm’s length</p>	<p>Yes. The purchase of 75,36,310 equity shares (approx. 9.00 %) by Vanita Infrastructure Private Limited (VIPL), a wholly owned subsidiary of the Company from BD and P Hotels (India) Private Limited, (BD and P) existing shareholder of SVRPL.</p> <p>BD and P is a subsidiary of Marine Drive Hospitality & Realty Private Limited, an entity in in which the Company holds equity shares and different form of preference shares and the substantial stake is held by the Company’s Promoters / Promoter Group and their relatives.</p> <p>The transaction is done at the arm’s length as per the Valuation Report obtained from IBBI Registered Valuer and in accordance with fair value determined by the said Valuer.</p>
<p>Industry to which the entity being acquired belongs</p>	<p>Real Estate business</p>
<p>Objects and impact of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity);</p>	<p>Insolvency proceedings were invoked by secured creditors of V Hotels Ltd. (Centaur Hotel Juhu) against V Hotels Ltd. in 2019 and Corporate Insolvency Resolution Process was commenced. The proceedings are currently pending before NCLT, Mumbai Bench. Resolution plans were submitted by various parties. Macrotech Developers Limited (a group company of the Lodha Group) have been declared as the successful resolution applicant.</p> <p>SVRPL and the shareholders of V Hotels Limited by virtue of Master Asset Purchase Agreement dated March 31, 2005 inter alia had agreed to sell/acquire the Property. This issue is subject matter of litigations.</p>

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	<p>The said property could also be redeveloped to any other asset class—Residential / commercial or retail under the new Mumbai master plan 2034 DCR rules, CRZ notification Feb 2019, the Mumbai CRZ Map 2019 and amendments thereto. There is a huge unutilized FSI available on the plot.</p> <p>Hence, the above investment in SVRPL is strategic as it will generate revenue and will indirectly result into the growth of the Company.</p>
Brief details of any governmental or regulatory approvals required for the acquisition	Not Applicable for the acquisition of shares.
Indicative time period for completion of the acquisition	To be completed within 90 days from the date of execution of the Share Purchase Agreement (SPA) unless time period mutually extended further by the parties.
Consideration - whether cash consideration or share swap or any other form and details of the same;	The consideration shall be in the form of transfer of funds through banking channels.
Cost of acquisition and/or the price at which the shares are acquired	The price at which equity shares shall be acquired is Rs. 79.615/- per equity share which aggregates to approx. consideration of Rs. 60,00,03,321/-
Percentage of shareholding / control acquired and / or number of shares acquired	Execution of SPA to purchase 75,36,310 nos. of equity shares of SVRPL (approx. 9.00%), by VIPL in one or more tranches from BD and P, an existing shareholder of SVRPL. As intimated to the Stock Exchanges vide earlier letter dated 18 th July, 2023, VIPL has already executed a separate SPA to acquire 10.22% in SVRPL from other shareholders of SVRPL. Thus, post above acquisition from BD And B, VIPL shall in aggregate hold 19.22% in SVRPL.
Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief);	SVRPL was incorporated on 24 th May, 2001 is in the business of real estate development and related activities. The total turnover for last 3 years is NIL as there are no business operations conducted by SVRPL. Its presence is in India.

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