

# PRISTINE PROPERTY MANAGEMENT PRIVATE LIMITED

Flat No. 901, Aria, Gulmohar Cross Road No. 12 JVPD Scheme, Vile Parle (West) Mumbai - MH 400049 IN.

CIN: U74210MH1996PTC104820 || Tel. No.: 022-2202 0876,

Email: rocsecretarial1991@gmail.com

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Date: 19<sup>th</sup> December 2024

To,  
Corporate Relationship Department,  
BSE Limited  
Phiroze Jeejeebhoy Towers,  
Dalal Street, Fort,  
Mumbai- 400 001.

Dear Sirs,

**Sub: Report under Regulation 10 (6) of SEBI (Substantial Acquisition of Shares and Takeovers), Regulations, 2011**

**Ref: Target Company: White Hall Commercial Company Limited, ISIN INE416X01012, BSE Scrip Code: 512431**

This is in continuation of our disclosure, under regulation 10(5) of SEBI (Substantial Acquisition of Shares and Takeovers), Regulations, 2011, made on 6<sup>th</sup> December, 2024. Further to the said disclosure, we, Pristine Property Management Private Limited, have acquired 76,050 equity shares, constituting 30.54% of the paid up equity share capital of the M/s White Hall Commercial Company Ltd ("Target Company"), on 18<sup>th</sup> December 2024 from Mr. Rohit Prabhudas Shah, Promoter, by inter-se transfer amongst qualifying persons pursuant to regulation 10(1)(a)(ii) of SEBI (SAST) Regulations 2011.

In this connection, please find enclosed herewith report under regulation 10 (6) of the SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011.

You are requested to kindly take the same on record and acknowledge the receipt.

Thanking you,

Yours faithfully,

**For Pristine Property Management Private Limited**

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**Ashok Prafulchandra Shah**  
**Director**  
**DIN: 00128204**

Encl.: As above.

**CC: White Hall Commercial Company Limited**  
Regd. Off: - O-402, Floor-4, Plot-389, Palai Ratan House,  
Sankara Mattham Road,  
Kings Circle, Matunga,  
Mumbai, Maharashtra, India, 400019

**Disclosures under Regulation 10(6) of the SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011- Report to Stock Exchanges in respect of any acquisition made in reliance upon exemption provided for in Regulation 10 of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011**

1.	Name of the Target Company (TC)	White Hall Commercial Company Limited BSE Scrip Code: 512431														
2.	Name of the acquirer(s)	Pristine Property Management Private Limited														
3.	Name of the stock exchange where shares of the TC are listed	BSE Limited ("BSE")														
4.	Details of the transaction including rationale, if any, for the transfer/acquisition of shares.	<table border="1"> <thead> <tr> <th>Sr. No</th> <th>Name of Seller</th> <th>No. of shares</th> <th>% of holding</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Rohit Prabhudas Shah</td> <td>76,050</td> <td>30.54</td> </tr> <tr> <td></td> <td></td> <td><b>76,050</b></td> <td><b>30.54</b></td> </tr> </tbody> </table>			Sr. No	Name of Seller	No. of shares	% of holding	1.	Rohit Prabhudas Shah	76,050	30.54			<b>76,050</b>	<b>30.54</b>
Sr. No		Name of Seller	No. of shares	% of holding												
1.		Rohit Prabhudas Shah	76,050	30.54												
		<b>76,050</b>	<b>30.54</b>													
Acquired 76,050 equity shares from abovementioned seller by inter-se transfer amongst qualifying persons under regulation 10(1)(a)(ii) of SEBI (SAST) Regulations 2011																
5.	Relevant regulation under which the acquirer is exempted from making open offer.	Regulation 10 (1)(a)(ii) of SEBI (SAST) Regulations 2011														
6.	Whether disclosure of proposed acquisition was required to be made under regulation 10 (5) and if so, - Whether disclosure was made and whether it was made within the timeline specified under the regulations.  - date of filing with the stock exchange.	<p>- Yes, the acquirer has made the disclosure under Regulation 10(5) of SEBI (SAST) Regulations 2011 to Stock exchange on 6<sup>th</sup> December, 2024 with respect to the intimation of Inter-se Transfer, where the shares of TC are listed</p> <p>Attached in Annexure "A"</p> <p>- 6<sup>th</sup> December, 2024</p>														
7.	Details of acquisition	Disclosures made/required to be made under regulation 10(5)	Whether the disclosures under regulation 10(5) are actually made													
	a.	Name of the transferor/seller	Rohit Prabhudas Shah	Rohit Prabhudas Shah												
	b.	Date of acquisition	On or after 13 <sup>th</sup> December, 2024	Acquisition was made on 18 <sup>th</sup> December, 2024												

c.	Number of shares/voting rights in respect of the acquisitions from each person mentioned in 7(a) above.	<b>Sr. No</b>	<b>Name of Seller</b>	<b>No. of shares</b>	<b>Sr. No</b>	<b>Name of Seller</b>	<b>No. of shares</b>
		1.	Rohit Prabhudas Shah	76,050	1.	Rohit Prabhudas Shah	76,050
				<b>76,050</b>			<b>76,050</b>
d.	Total shares proposed to be acquired/ actually acquired as a % of diluted share capital of TC	76,050 Equity Shares constituting 30.54% of diluted share capital of TC			76,050 Equity Shares constituting 30.54% of diluted share capital of TC		
e.	Price at which shares are proposed to be acquired/ actually acquired.	Price as determined in terms of clause (e) of sub-regulation (2) of regulation 8			Price as determined in terms of clause (e) of sub-regulation (2) of regulation 8 i.e. Rs. 1 per share for 76,050 equity shares		
8.	Shareholding details *	Pre-Transaction			Post-Transaction		
		No. of shares held	% w.r.t. total share capital of TC	No. of shares held	% w.r.t. total share capital of TC		
<b>a</b>	<b>Each Acquirer / Transferee (*)</b>						
	Pristine Property Management Private Limited	39,160	15.73	1,15,210	46.27		
<b>b</b>	<b>Each Seller / Transferor</b>						
	Rohit Prabhudas Shah	76,050	30.54	0	0		

**Note:**

- (\*) Shareholding of each entity may be shown separately and then collectively in a group.
- The above disclosure shall be signed by the acquirer mentioning date & place. In case, there is more than one acquirer, the report shall be signed either by all the persons or by a person duly authorized to do so on behalf of all the acquirers.
- (\$) We have not considered FCCBs in total diluted share/voting capital as FCCBs are optionally convertible instrument.
- Details of Pre and Post transaction Promoter/Promoters Group Shareholding is attached as an annexure.

**For Pristine Property Management Private Limited**

**Ashok Pratulchandra Shah**  
**Director**  
**DIN: 00128204**

**Place: Mumbai**  
**Date: 19<sup>th</sup> December 2024**

## PROMOTER/PROMOTERS GROUP SHAREHOLDING

S. No.	Name of Promoter	Pre-Transaction		Post-Transaction	
		No. of shares /voting right	% w.r.t. total share capital of Target Company	No. of shares/ voting right	% w.r.t. total share capital of Target Company
1	Rohit Prabhudas Shah	76,050	30.54	0	0
2	Charulata Yogesh Kapadia	16,700	6.71	16,700	6.71
3	Y. J. Kapadia H.U.F.	100	0.04	100	0.04
4	Vision Management Services Private Limited	13,000	5.22	13,000	5.22
5	Pristine Property Management Private Limited	39,160	15.73	1,15,210	46.27
	<b>Total</b>	<b>1,45,010</b>	<b>58.24</b>	<b>1,45,010</b>	<b>58.24</b>

**For Pristine Property Management Private Limited**

**Ashok Prafulchandra Shah**

**Director**

**DIN: 00128204**

**Place: Mumbai**

**Date: 19<sup>th</sup> December 2024**

# PRISTINE PROPERTY MANAGEMENT PRIVATE LIMITED

Flat No. 901, Aria, Gulmohar Cross Road No. 12 JVPD Scheme, Vile Parle (West) Mumbai - MH 400049 IN.

CIN: U74210MH1996PTC104820 || Tel. No.: 022-2202 0876,

Email: rocsecretarial1991@gmail.com

## Clarification Note

Dear Sir/ Madam,

At the time of making intimation under regulation 10(5) of SEBI (Substantial Acquisition of Shares and Takeovers), Regulations, 2011, on 6<sup>th</sup> December 2024, M/s. Pristine Property Management Private Limited ("Company") proposed to acquire the following shares:

Date of Proposed Transaction (on or after)	Name of the Transferor (Belongs to Promoter group)	Name of the Transferee (Belongs to Promoter group) (Acquirers)	No. of shares proposed to be transferred among Promoters	Percentage of Holding of proposed share (%)
On or after 13 <sup>th</sup> December, 2024	Mr. Rohit Prabhudas Shah	M/s. Pristine Property Management Private Limited	76,050	30.54
	Mrs. Charulata Yogesh Kapadia		16,700	6.71
	M/s. Vision Management Services Private Limited		13,000	5.22
		<b>Total</b>	<b>1,05,750</b>	<b>42.47</b>

However, currently only Mr. Rohit Prabhudas Shah has transferred his shares to the M/s. Pristine Property Management Private Limited ("Company") therefore we are disclosing only this transaction.

The other transfers are in process, once it is done we will disclose the same.

**For Pristine Property Management Private Limited**

**Ashok Prafulchandra Shah**

**Director**

**DIN: 00128204**

**Place: Mumbai**

**Date: 19<sup>th</sup> December 2024**

# PRISTINE PROPERTY MANAGEMENT PRIVATE LIMITED

Flat No. 901, Aria, Gulmohar Cross Road No. 12 JVPD Scheme, Vile Parle (West) Mumbai - MH 400049 IN.

CIN: U74210MH1996PTC104820 || Tel. No.: 022-2202 0876,

Email: rocsecretarial1991@gmail.com

Date: 06/12/2024

To,  
Corporate Relationship Department,  
BSE Limited  
Phiroze Jeejeebhoy Towers,  
Dalal Street, Fort,  
Mumbai- 400 001.

Dear Sirs,

**Sub: Prior Intimation under Regulation 10 (5) of SEBI (Substantial Acquisition of Shares and Takeovers), Regulations, 2011 ("Takeover Code") for proposed acquisition of shares among Promoters**

**Ref: Target Company: White Hall Commercial Company Limited, ISIN INE416X01012, BSE Scrip Code: 512431**

Please refer earlier intimation made on 29<sup>th</sup> October 2024 under Regulation 10 (5) of Takeover Code. However, due to some technical reasons we were not able to execute the same hence we are filing this fresh intimation.

This has reference to the aforesaid subject, please find enclosed herewith disclosure under Regulation 10 (5) of Takeover Code for acquisition of aggregating 1,05,750 equity shares of M/s. White Hall Commercial Company Limited ("Target Company") held by Mr. Rohit Prabhudas Shah, Mrs. Charulata Yogesh Kapadia and M/s. Vision Management Services Private Limited, in reliance upon exemption provided pursuant to regulation 10(1)(a)(ii) of SEBI (SAST) Regulations in following manners:

Date of Proposed Transaction (on or after)	Name of the Transferor (Belongs to Promoter group)	Name of the Transferee (Belongs to Promoter group) (Acquirers)	No. of shares proposed to be transferred among Promoters	Percentage of Holding of proposed share (%)
On or after 13 <sup>th</sup> December, 2024	Mr. Rohit Prabhudas Shah	M/s. Pristine Property Management Private Limited	76,050	30.54
	Mrs. Charulata Yogesh Kapadia		16,700	6.71
	M/s. Vision Management Services Private Limited		13,000	5.22
		<b>Total</b>	<b>1,05,750</b>	<b>42.47</b>

# PRISTINE PROPERTY MANAGEMENT PRIVATE LIMITED

Flat No. 901, Aria, Gulmohar Cross Road No. 12 JVPD Scheme, Vile Parle (West) Mumbai - MH 400049 IN.

CIN: U74210MH1996PTC104820 || Tel. No.: 022-2202 0876,

Email: rocsecretarial1991@gmail.com

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You are requested to please take the same on your record and acknowledge the receipt.

Thanking you,

Yours faithfully,

**For Pristine Property Management Private Limited**

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Pratulcha  
ndra Shah

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Ashok  
Pratulchandra Shah  
Date: 2024.12.06  
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**Ashok Pratulchandra Shah**  
**Director**  
**DIN: 00128204**

Encl.: As above.

**CC: White Hall Commercial Company Limited**  
Regd. Off: - O-402, Floor-4, Plot-389, Palai Ratan House,  
Sankara Mattham Road,  
Kings Circle, Matunga,  
Mumbai, Maharashtra, India, 400019

**Disclosures under Regulation 10(5) - Intimation to Stock Exchanges in respect of acquisition under Regulation 10(1) (a) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011**

1.	Name of the Target Company (TC)	White Hall Commercial Company Limited BSE Scrip Code: 512431				
2.	Name of the acquirer(s)	Pristine Property Management Private Limited				
3.	Whether the acquirer(s) is/are promoters of the TC prior to the transaction. If not, nature of relationship or association with the TC or its promoters	Yes, the acquirer(s) is one of the promoter of the TC prior to the transaction				
4.	Details of the proposed acquisition					
	a.	Name of the person(s) from whom shares are to be acquired	1. Rohit Prabhudas Shah 2. Charulata Yogesh Kapadia 3. Vision Management Services Private Limited			
	b.	Proposed date of acquisition	On or after 13 <sup>th</sup> December, 2024			
	c.	Number of shares to be acquired from each person mentioned in 4 (a) above	<b>Sr. No</b>	<b>Name of the Transferor</b>	<b>No. of shares</b>	<b>Percentage of Holding of proposed share (%)</b>
			1.	Rohit Prabhudas Shah	76,050	30.54
			2.	Charulata Yogesh Kapadia	16,700	6.71
			3.	Vision Management Services Private Limited	13,000	5.22
				<b>Total</b>	<b>1,05,750</b>	<b>42.47</b>
	d.	Total shares to be acquired as % of share capital of TC	42.47% of the share capital of TC.			
	e.	Price at which shares are proposed to be acquired	The shares of TC will be acquired at a price not exceeding the limits stipulated under proviso (i) to Regulation 10(1)(a) of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, as amended ("SEBI (SAST) Regulations")			
	f.	Rationale, if any, for the proposed transfer	Inter-se transfer of shares amongst qualifying persons			
5.	Relevant sub-clause of regulation 10(1) (a) under which the acquirer is exempted from making open offer.	Regulation 10 (1)(a)(ii) of SEBI (SAST) Regulation.				



6.	If, frequently traded, volume weighted average market price for a period of 60 trading days preceding the date of issuance of this notice as traded on the stock exchange where the maximum volume of trading in the shares of the TC are recorded during such period.	Not Applicable
7.	If in-frequently traded, the price as determined in terms of clause (e) of sub-regulation (2) of regulation 8.	Price to be determined in compliance with regulation 10(1)(a) of the SEBI (SAST) Regulations, 2011.
8.	Declaration by the acquirer, that the acquisition price would not be higher by more than 25% of the price computed in point 6 or point 7 as applicable.	Yes, we declare that the acquisition price would not be higher by more than 25% of the price computed in point 6 or 7.
9.	Declaration by the acquirer, that the transferor and transferee have complied (during 3 years prior to the date of proposed acquisition) / will comply with applicable disclosure requirements in Chapter V of the Takeover Regulations, 2011 (corresponding provisions of the repealed Takeover Regulations, 1997)  The aforesaid disclosures made during previous 3 years prior to the date of proposed acquisition to be furnished.	We confirm that the transferor and transferee have / will comply with applicable disclosure requirements in Chapter V of the SEBI SAST Regulations.  Attached as annexure "A"
10.	Declaration by the acquirer that all the conditions specified under regulation 10(1) (a) with respect to exemptions has been duly complied with.	We confirm that all the conditions specified under regulation 10(1) (a) with respect to exemptions has been duly complied with.

11.	Shareholding details	Before the proposed transaction		After the proposed transaction	
		No. of shares / voting rights	% w.r.t. total share capital of TC	No. of Shares / voting rights	% w.r.t. total share capital of TC
a	Acquirer(s) and PACs (other than sellers)(*) (Details of group holding enclosed)	39,160	15.73	1,44,910	58.20
b	Seller (s) (Details of group holding enclosed)	1,05,750	42.47	0	0

## For Pristine Property Management Private Limited

Ashok  
Pratulchandra  
dra Shah

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Ashok  
Pratulchandra Shah  
Date: 2024.12.06  
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**Ashok Pratulchandra Shah**  
**Director**  
**DIN: 00128204**

**Place: Mumbai**

**Date: 06/12/2024**

Note:

- (\*) Shareholding of each entity may be shown separately and then collectively in a group.
- The above disclosure shall be signed by the acquirer mentioning date & place. In case, there is more than one acquirer, the report shall be signed either by all the persons or by a person duly authorized to do so on behalf of all the acquirers

S. No.	Name of Promoter	Prior to Inter-se-transactions as on 06-12-2024		Inter-se-transactions as on or after 13-12-2024		Proposed holding after Inter-se-transactions as on or after 13-12-2024	
		No. of Shares	% of holding	No. of Shares	% of holding	No. of Shares	% of holding
1	Rohit Prabhudas Shah	76,050	30.54	-76,050	-30.54	0	0
2	Charulata Yogesh Kapadia	16,700	6.71	-16,700	-6.71	0	0
3	Y. J. Kapadia H.U.F.	100	0.04	-	-	100	0.04
4	Vision Management Services Private Limited	13,000	5.22	-13,000	-5.22	0	0
5	Pristine Property Management Private Limited	39,160	15.73	+1,05,750	+42.47	1,44,910	58.20
	<b>Total</b>	<b>1,45,010</b>	<b>58.24</b>			<b>1,45,010</b>	<b>58.24</b>

## For Pristine Property Management Private Limited

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Pratulchandra  
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Shah  
Date: 2024.12.06  
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**Ashok Pratulchandra Shah**  
**Director**  
**DIN: 00128204**

**Place: Mumbai**

**Date: 06/12/2024**

Annexure-A

**Details of Compliance with the provisions of chapter V of SEBI (SAST) Regulations during the last three years by Seller and Acquirer**

<b>Sr. No</b>	<b>Name</b>	<b>Acquirer/ Sale</b>	<b>Applicable Regulation of Takeover Regulation</b>	<b>Date of Disclosure</b>	<b>Copy Attached</b>
1.	Pristine Property Management Private Limited	Acquirer	29(2)	04/05/2023	Yes

# PRISTINE PROPERTY MANAGEMENT PRIVATE LIMITED

Flat No. 901, Aria, Gulmohar Cross Road No. 12 JVPD Scheme, Vile Parle (West) Mumbai Mumbai City MH 400049 IN.  
Corporate Identity No.: U74210MH1996PTC104820 || Tel. No.: 022-2202 0876,|| Email : rocsecretarial1991@gmail.com

4<sup>th</sup> May, 2023

To,  
Corporate Relationship Department,  
BSE Limited.  
Rotunda Building, P J Towers,  
Dalal Street, Fort,  
Mumbai - 400 001

**Sub: Disclosures under Regulation 29 (2) of the SEBI (Substantial Acquisition of Shares & Takeover) Regulations, 2011**

Dear Sir/Madam,


This has reference to the aforesaid subject, please find enclosed herewith disclosures under Regulation 29 (2) of the SEBI (Substantial Acquisition of Shares & Takeover) Regulations, 2011.

Kindly take this information on record and acknowledge the same.

Thanking you,

Yours faithfully,

**For, Pristine Property Management Private Limited  
(Acquirer)**

  
**Ashok P. Shah  
Director  
DIN: 00196506**



**Encl: As above**

**CC.: White Hall Commercial Company Limited**  
Reg. O-402, Floor-4, Plot-389, Palai Ratan House,  
Sankara Mattham Road, Kings Circle,  
Matunga, Mumbai, MH 400019 IN

**Disclosures under Regulation 29(2) of Securities and Exchange Board of India  
(Substantial Acquisition of Shares and Takeovers) Regulations, 2011**

1. Name of the Target Company (TC)	White Hall Commercial Company Limited		
2. Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer	Pristine Property Management Private Limited		
3. Whether the acquirer belongs to Promoter/Promoter group	Yes		
4. Name(s) of the Stock Exchange(s) where the shares of TC are Listed	BSE Limited		
1. Details of the acquisition/ disposal as follows	Number	% w.r.t. total share/voting capital wherever applicable (*)	% w.r.t. total diluted share/voting capital of the TC (**)
<b>Before the acquisition/ disposal under consideration, holding of :</b>			
a) Shares carrying voting rights	27,160	10.91%	10.91%
b) Shares in the nature of encumbrance (pledge/lien/non-disposal undertaking/ others)	-	-	-
c) Voting rights (VR) otherwise than by shares	-	-	-
d) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the T C (specify holding in each category)	-	-	-
<b>Total (a+b+c+d)</b>	<b>27,160</b>	<b>10.91%</b>	<b>10.91%</b>



<b>Details of acquisition / sale</b>			
a) Shares carrying voting rights acquired/sold	12,000	4.82%	4.82%
b) VRs acquired otherwise than by shares	-	-	-
c) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category) acquired/sold	-	-	-
d) Shares encumbered / invoked/released by the acquirer	-	-	-
<b>Total (a+b+c+/-d)</b>	<b>12,000</b>	<b>4.82%</b>	<b>4.82%</b>
<b>After the acquisition / sale, holding of:</b>			
a) Shares carrying voting rights	39,160	15.73%	15.73%
b) Shares encumbered with the acquirer	-	-	-
c) VRs otherwise than by shares	-	-	-
d) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category) after acquisition	-	-	-
<b>Total (a+b+c+d)</b>	<b>39,160</b>	<b>15.73%</b>	<b>15.73%</b>
2. Mode of acquisition / sale (e.g. open market / off-market / public issue / rights issue / preferential allotment / inter-se transfer etc).	Off Market		
3. Date of acquisition / sale of share/ VR or date of receipt of intimation of allotment of shares, whichever is applicable.	Date of acquisition : - 02-05-2023		





4. Equity share capital / total voting capital of the TC before the said acquisition/ sale	2,49,000 Equity Shares of Rs. 10 each
5. Equity share capital/ total voting capital of the TC after the said acquisition/ sale	2,49,000 Equity Shares of Rs. 10 each
6. Total diluted share/voting capital of the TC after the said acquisition / sale <sup>s</sup>	2,49,000 Equity Shares of Rs. 10 each

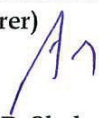
**Note:**

(\*) Total share capital/ voting capital to be taken as per the latest filing done by the company to the Stock Exchange under Clause 35 of the listing Agreement.

(\*\*) Diluted share/voting capital means the total number of shares in the TC assuming full conversion of the outstanding convertible securities/warrants into equity shares of the TC.

Thanking you,  
Yours faithfully,

**For, Pristine Property Management Private Limited  
(Acquirer)**

  
**Ashok P. Shah**  
Director  
DIN: 00196506



Place: Pune  
Date: 04-05-2023