

November 18, 2024

**BSE Limited**                      **National Stock Exchange of India Limited**  
Phiroze Jeejeebhoy Towers      Exchange Plaza, Bandra Kurla Complex  
Dalal Street, Mumbai - 400001      Bandra (E) Mumbai 400 051  
**Security Code: 532880**              **Symbol: OMAXE**

**Subject: Intimation of Disclosure pursuant to Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 (“SEBI Takeover Regulations, 2011”)**

Dear Sir/ Madam,

Please find enclosed herewith the copy of disclosure under Regulation 29 (2) of the SEBI Takeover Regulations, 2011, in respect of sale of equity shares of Guild Builders Private Limited (Holding Company of Omaxe Limited).

You are requested to take the same on record.

**Thanking You**

  
**Sunil Goel**  
Promoter

  
**Seema Goel**  
Promoter Group

  
**For Sunil Goel HUF**

  
**Sunil Goel**  
(Karta)

**Place: New Delhi**

**Date: 18.11.2024**

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

Name of the Target Company (TC) Omaxe Limited (Omaxe)  
 Name(s) of the seller and the Persons Acting In Concert (PAC) with Seller **Sellers/Transferor:**  
Mr. Sunil Goel  
Mrs. Seema Goel  
M/s Sunil Goel (HUF)  
**PACs:** Please refer Annexure I.  
 Whether the Seller belongs to Promoter / Promoter group Yes, Sellers/Transferors belongs to Promoter and Promoter group.  
 Name(s) of the Stock Exchange(s) where the shares of TC are Listed National Stock Exchange of India Limited and BSE Limited

Details of the disposal as follows

Number	% w.r.t. total share/voting capital wherever applicable	% w.r.t. total diluted share/voting capital of the TC
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**Before the sale under consideration, holding of:**

- a) Shares carrying voting rights
- 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 TC (specify holding in each category)
- e) Total (a+b+c+d)

Please refer Note No. 1

**Details of sale**

- a) Shares carrying voting rights sold
- b) VRs sold 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
- e) Total (a+b+c+/-d)

Please refer Note No. 1

**After the sale, holding of:**

- a) Shares carrying voting rights acquired
- 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
- e) Total (a+b+c+d)

Mode of sale (e.g. open market / off-market / public issue / rights issue / preferential allotment / inter-se transfer etc).  
 Date of sale / VR or date of receipt of intimation of allotment of shares, whichever is applicable  
 Equity share capital / total voting capital of the TC before the said sale  
 Equity share capital/ total voting capital of the TC after the said sale  
 Total diluted share/voting capital of the TC after the said sale

Off Market sale/transfer of equity shares of holding Company of Omaxe Limited i.e. Guild Builders Private Limited. Please refer Note No. 1 for details.  
 Date of sale/transfer: From August 17, 2024 to November 14, 2024 i.e. on August 17, 2024, November 13, 2024 and November 14, 2024  
 Rs. 1829005400 divided into 182900540 equity shares of Rs. 10 each.  
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Note No. 1: An aggregate of 3.08% equity shares of Guild Builders Private Limited (Holding Company of Omaxe Limited) i.e. 2.1% indirect voting rights in Target Company (Omaxe Limited), have been sold/transferred by Mr. Sunil Goel, Mrs. Seema Goel, and M/s Sunil Geol (HUF) to Mr. Rohtas Goel, Mrs. Sushma Goel, M/s NJS Developers Private Limited and M/s Girvardhari Infra Trade Pvt. Ltd. (Formerly known as M/s Ajitesh Consultants Pvt. Ltd.) , as per below details:

	Pre-acquisition holding			Transaction Details Acquisition /(-sale)			Post-acquisition holdings		
	No. of Shares /voting rights in Guild	% w.r.t total share capital of Guild	Indirect (proportionate) voting rights in TC	No. of Shares /voting rights in Guild	% w.r.t total share capital of Guild	Indirect (proportionate) voting rights in TC	No. of shares /voting rights in Guild	% w.r.t total share capital of Guild	Indirect (proportionate) voting rights in TC
<b>Transferor and PACs:</b>									
<b>Transferor(s):</b>									
Mr. Sunil Goel	15,73,507	2.92	2.00	- 15,73,507	-2.92	-2.00	0	0.00	0.00
Mrs. Seema Goel	2,48,012	0.46	0.32	-85,000	-0.16	-0.11	1,63,012	0.30	0.21

Mr. Rohtas Goel

Sunil Goel (HUF)	1,000	0.00	0.00	-1,000	-0.00	-0.00	0	0.00	0.00
<b>PACs:</b>									
Mr. Rohtas Goel	22,90,623	4.26	2.91	85,000	0.15	0.11	23,75,623	4.41	3.02
Mrs. Sushma Goel	0	0.00	0.00	11,50,507	2.14	1.46	11,50,507	2.14	1.46
M/s NJS Developers Private Limited	4,06,117	0.75	0.52	4,23,000	0.79	0.54	829117	1.54	1.06
M/s Girvardhari Infra Trade Pvt. Ltd. (Formerly known as M/s Ajitesh Consultants Pvt. Ltd.)	68,29,829	12.69	8.69	1,000	0.00	0.00	6830829	12.69	8.69
Rohtas Goel (HUF)	17,51,662	3.25	2.23	-	-	-	17,51,662	3.25	2.23
M/s VSG Builders Private Limited	1,61,817	0.30	0.21	-	-	-	1,61,817	0.30	0.21
Mr. Mohit Goel	2,13,94,411	39.75	27.21	-	-	-	2,13,94,411	39.75	27.21
Mr. Jatin Goel	1,73,84,663	32.30	22.11	-	-	-	1,73,84,663	32.30	22.11
M/s Annay Realtors Pvt. Ltd.	39,690	0.07	0.05	-	-	-	39,690	0.07	0.05
Mr. Jai Bhagwan Goel	17,08,067	3.17	2.17	-	-	-	17,08,067	3.17	2.17
Mrs. Rekha Goel	27,402	0.05	0.03	-	-	-	27,402	0.05	0.03
Mr. Nakul Goel	0	0.00	0.00	-	-	-	0	0.00	0.00
<b>Total</b>	<b>5,38,16,800</b>	<b>100.00</b>	<b>68.45</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>5,38,16,800</b>	<b>100.00</b>	<b>68.45</b>

Acquirer and PACs direct shareholding/voting rights in Target Company (Omaxe Limited) has remained intact before and after the above transactions, which is indicated below:

Shareholding details	Before the Acquisition		After the Acquisition	
	No. of shares /voting rights in TC (Omaxe Limited)	% w.r.t total share capital of TC	No. of shares /voting rights in TC (Omaxe Limited)	% w.r.t total share capital of TC
<b>Transferor and PACs:</b>				
<b>Transferors:</b>				
Mr. Sunil Goel	33,36,120	1.82	33,36,120	1.82
Mrs. Seema Goel	21,000	0.01	21,000	0.01
Sunil Goel (HUF)	13,500	0.01	13,500	0.01
<b>PACs</b>				
Mr. Rohtas Goel	12,14,000	0.66	12,14,000	0.66

Mr. Rohas Goel	12,14,000	0.00	12,14,000	0.00
Mrs. Sushma Goel	8,44,560	0.46	8,44,560	0.46
M/s NJS Developers Private Limited	0	0.00	0	0.00
M/s Girvardhari Infra Trade Pvt. Ltd. (GITPL) (Formerly known as M/s Ajitesh Consultants Pvt. Ltd.)	0	0.00	0	0.00
M/s VSG Builders Private Limited	0	0.00	0	0.00
Rohtas Goel (HUF)	13,500	0.01	13,500	0.01
Mr. Mohit Goel	15,33,250	0.84	15,33,250	0.84
Mr. Jatin Goel	15,33,250	0.84	15,33,250	0.84
M/s Guild Builders Pvt. Ltd	11,62,73,971	63.57	11,62,73,971	63.57
M/s Dream Home Developers Pvt. Ltd.	89,25,117	4.88	89,25,117	4.88
M/s Annay Realtors Pvt. Ltd.	0	0.00	0	0.00
Mr. Jai Bhagwan Goel	9,98,650	0.55	9,98,650	0.55
Mrs. Rekha Goel	9,00,000	0.49	9,00,000	0.49
Mr. Nakul Goel	0	0.00	0	0.00
<b>Total</b>	<b>13,56,06,918</b>	<b>74.14</b>	<b>13,56,06,918</b>	<b>74.14</b>

You are requested to take note of the same.

### Annexure I

<b>S. No.</b>	<b>Transferor and PACs:</b>
	<b>Transferors:</b>
1.	Mr. Sunil Goel
2.	Mrs. Seema Goel
3.	Sunil Goel (HUF)
	<b>PACs:</b>
	Mr. Rohas Goel

1.	Mr. Rohas Goel
2.	Mrs. Sushma Goel
3.	NJS Developers Private Limited
4.	M/s Girvardhari Infra Trade Pvt. Ltd. (GITPL) (Formerly known as M/s Ajitesh Consultants Pvt. Ltd.)
5.	VSG Builders Private Limited
6.	Rohtas Goel (HUF)
7.	Mr. Mohit Goel
8.	Mr. Jatin Goel
9.	M/s Guild Builders Pvt. Ltd
10.	M/s Dream Home Developers Pvt. Ltd.
11.	M/s Annay Realtors Pvt. Ltd.
12.	Mr. Jai Bhagwan Goel
13.	Mrs. Rekha Goel
14.	Mr. Nakul Goel