

# ORTHIA DEVELOPERS PRIVATE LIMITED

September 28, 2018

**Scrip Code - 535789**  
**BSE Limited**  
Phiroze Jeejeebhoy Towers,  
Dalal Street,  
Mumbai - 400 001

**IBULHSGFIN/EQ**  
**National Stock Exchange of India Limited**  
'Exchange Plaza'  
Bandra Kurla Complex, Bandra (East)  
Mumbai - 400 051

**Sub: Disclosure pursuant to Regulation 31(1) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, as amended**

Dear Sirs,

Pursuant to Regulation 31(1) of Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, please find enclosed a disclosure in the prescribed format, for your information and record.

Thanking you,

Yours truly,  
**For Orthia Developers Private Limited**

  
**Pawan Singh Bisht**  
Authorized Signatory



Encl: as above

CC:

The Board of Directors  
**Indiabulls Housing Finance Limited**  
M - 62 & 63, First Floor,  
Connaught Place,  
New Delhi - 110 001

**Orthia Developers Private Limited**

CIN: U70200DL2009PTC197225

Registered Office: M 62 & 63, First Floor, Connaught Place, New Delhi - 110 001

**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 SEB (Substantial Acquisition of Shares and Takeovers) Regulations, 2011**

Name of the Target Company(TC)	Indiabulls Housing Finance Limited (IHFL)
Names of the stock exchanges where the shares of the target company are listed	National Stock Exchange of India Limited BSE Limited
Date of reporting	28.09.2018
Name of the promoter or PAC on whose shares encumbrance has been created/ released/ invoked-	ORTHIA DEVELOPERS PRIVATE LIMITED

Details of the creation of encumbrance:

Name of the Promoter(s) or PACs with him*	Promoter holding in the target company (1)		Promoter holding already encumbered (2)		Details of events pertaining to encumbrance (3)							Post event holding of encumbered shares {creation [(2)+(3)] /release [(2)-(3)]/ invocation [(1)-(3)]}	
	Number	% of total share capital	Number	% of total share capital	Type of event (creation / release / invocation)	Date of creation/ release/ invocation of encumbrance	Type of encumbrance (pledge/ lien/ non disposal undertaking/ others)	Reasons for encumbrance**	Number	% of share capital	Name of the entity in whose favor shares encumbered***	Number	% of total share capital
ORTHIA DEVELOPERS PRIVATE LIMITED	16,512,863	3.87%	Nil	Nil	Creation	24 September, 2018	Pledge	Pledge of shares as collateral against borrowings	2,000,000	0.47%	Deutsche Investments India Private Limited	2,000,000	0.47%

**Persons Acting in Concert (PACs):**

SAMEER GEHLAUT	500,000	0.12%	Nil	Nil	N.A.	N.A.	N.A.	N.A.	Nil	Nil	N.A.	Nil	Nil
ORTHIA LAND DEVELOPMENT PRIVATE LIMITED	17,017,165	3.99%	Nil	Nil	N.A.	N.A.	N.A.	N.A.	Nil	Nil	N.A.	Nil	Nil
CLETA BUILDTech PRIVATE LIMITED	6,020,000	1.41%	4,000,000	0.94%	Creation	24 September, 2018	Pledge	Pledge of shares as collateral against borrowings	1,500,000	0.35%	ECL Finance Limited	5,500,000	1.29%
SG ADVISORY SERVICES PRIVATE LIMITED	27,204,779	6.38%	Nil	Nil	N.A.	N.A.	N.A.	N.A.	Nil	Nil	N.A.	Nil	Nil
CLETA PROPERTIES PRIVATE LIMITED	10,800,000	2.53%	Nil	Nil	N.A.	N.A.	N.A.	N.A.	Nil	Nil	N.A.	Nil	Nil
ARBUTUS PROPERTIES PRIVATE LIMITED	3,940,000	0.92%	2,500,000	0.58%	N.A.	N.A.	N.A.	N.A.	Nil	Nil	N.A.	2,500,000	0.58%

Handwritten signature in blue ink and a circular blue stamp of Orthia Developers Private Limited.

Name of the Promoter(s) or PACs with him*	Promoter holding in the target company (1)		Promoter holding already encumbered (2)		Details of events pertaining to encumbrance (3)							Post event holding of encumbered shares {creation [(2)-(3)] / release [(2)-(3)] / invocation [(1)-(3)]}	
	Number	% of total share capital	Number	% of total share capital	Type of event (creation / release / invocation)	Date of creation / release / invocation of encumbrance	Type of encumbrance (pledge / lien / non disposal undertaking / others)	Reasons for encumbrance**	Number	% of share capital	Name of the entity in whose favor shares encumbered***	Number	% of total share capital
GYAN SAGAR REAL ESTATE PRIVATE LIMITED	10,00,000	2.34%	1,00,00,000 (Pledge: 25,00,000 Equity Shares; and Non-Disposal Undertaking: 75,00,000 Equity shares)	2.34% (Pledge: 0.58%; and Non-Disposal Undertaking: 1.76%)	N.A.	N.A.	N.A.	N.A.	Nil	Nil	N.A.	1,00,00,000 (Pledge: 25,00,000 Equity Shares; and Non-Disposal Undertaking: 75,00,000 Equity shares)	2.34% (Pledge: 0.58%; and Non-Disposal Undertaking: 1.76%)
INUUS INFRASTRUCTURE PRIVATE LIMITED	Nil	Nil	Nil	Nil	N.A.	N.A.	N.A.	N.A.	Nil	Nil	N.A.	Nil	Nil
INUUS LAND DEVELOPMENT PRIVATE LIMITED	Nil	Nil	Nil	Nil	N.A.	N.A.	N.A.	N.A.	Nil	Nil	N.A.	Nil	Nil

\*The names of all the promoters, their shareholding in the target company and their pledged shareholding as on the reporting date should appear in the table irrespective of whether they are reporting on the date of event or not.

\*\* For example, for the purpose of collateral for loans taken by the company, personal borrowing, third party pledge, etc.

\*\*\*This would include name of both the lender and the trustee who may hold shares directly or on behalf of the lender.

For Orthia Developers Private Limited

Pawan Singh Bisht  
Authorised Signatory

Place: Gurugram

Date : September 28, 2018

