

**EMBASSY DEVELOPMENTS LIMITED**

(Formerly known as Equinox India Developments Limited,
and earlier Indiabulls Real Estate Limited)

CIN: L45101HR2006PLC095409

Format of Holding of Specified securities

1. Name of Listed Entity: **Embassy Developments Limited**
2. Scrip Code/Name of Scrip/Class of Security: **BSE: 532832 / NSE: EMBDL**
3. Share Holding Pattern Filed under: Reg. 31(1)(a)/Reg.31(1)(b)/Reg.31(1)(c)
a. if under 31(1)(b) then indicate the report for quarter ending **31(1)(b)**
b. if under 31(1)(c) then indicate date of allotment/extinguishment **30-Sep-25**
4. **Declaration :** The Listed entity is required to submit the following declaration to the extent of submission of information:

	Particulars	YES*	NO*
a	Whether the Listed Entity has issued any partly paid up shares		NO
b	Whether the Listed Entity has issued any Convertible Securities or Warrants?	YES	
c	Whether the Listed Entity has any shares against which depository receipts are issued?		NO
d	Whether the Listed Entity has any shares in locked-in?	YES	
e	Whether any shares held by promoters are pledge or otherwise encumbered?	YES	

*if the Listed Entity selects the option 'NO' for the questions above, the columns for the partly paid up shares, Outstanding Convertible Securities/Warrants, depository receipts, locked-in shares, No. of shares pledged or otherwise encumbered by promoters, as applicable, shall not be displayed at the time of dissemination on the Stock Exchange website. Also wherever there is 'No' declared by Listed entity in above table the values will be considered as 'Zero' by default on submission of the format of holding of specified securities.

5. The tabular format for disclosure of holding of specified securities is as follows:

For Embassy Developments Limited

(Formerly Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)

sd/-

Vikas Khandelwal

Company Secretary

Table I - Summary Statement holding of specified securities of the listed entity

Category	Category of Shareholder	No. of Shareholders	No. of fully paid up equity shares held	No. of Partly paid-up equity shares held	No. of Shares Underlying Depository Receipts	Total No. of Shares Held (VII) = (IV)+(V)+ (VI)	Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) As a % of (A+B+C2)	Number of Voting Rights held in each class of securities			No. of Shares Underlying Outstanding convertible securities (including warrants, ESOP, Convertible Securities etc.)	Total No of shares on fully diluted basis (including warrants, ESOP, Convertible Securities etc.) (XII)=(VII)+(X)	Shareholding as a % assuming full conversion of convertible Securities (as a percentage of diluted share capital) (XII)= (VII)+(X) As a % of (A+B+C2)	Number of Locked in Shares		Number of Shares pledged		Non-Disposal Undertaking		Other encumbrances, if any		Total Number of Shares encumbered (XVII) = (XIV)+XV+(XVI)		Number of equity shares held in dematerialized form	
								No. of Voting Rights			Total as a % of (A+B+C)			No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)		
								Equity shares with voting rights	----	Total															
(I)	(II)	(III)	(IV)	(V)	(VI)	(VII)	(VIII)	(IX)			(X)	(XI)	(XII)	(XIII)		(XIV)		(XV)		(XVI)		(XVII)		(XVIII)	
(A)	Promoter & Promoter Group	8	585033056	0	0	585033056	42.66	585033056	0	585033056	42.66	8096067	593129123	41.24	95033698	16.24	196428640	33.58	0.00	0.00	0.00	0.00	196428640.00	33.58	585033056
(B)	Public	273429	785595907	0	0	785595907	57.29	785595907	0	785595907	57.29	58835867	844431774	58.72	93713569	11.93	0	0	0	0	0	0	0	785594746	
(C)	Non Promoter-Non Public																								
(C1)	Shares underlying DRs	0	0	0	0	0	0.00	0	0	0	0.00	0	0	0	0	0	0	0	0	0	0	0	0		
(C2)	Shares held by Employee Trusts	1	600000	0	0	600000	0.04	600000	0	600000	0.04	0	600000	0.04	0	0	0	0	0	0	0	0	0	600000	
Total:		273438	1371228963	0	0	1371228963	100.00	1371228963	0	1371228963	100.00	66931934	1438160897	100.00	188747267	13.76	196428640	14.33	NA	0.00	0.00	0.00	196428640.00	14.33	1371227802

Category	Category & Name of the Shareholder	Entity type i.e. promoter OR promoter group (Promoter group would exclude promoters)	PAN	No. of Shareholders	No. of fully paid up equity shares held	No. of Partly paid-up equity shares held	No. of Shares Underlying Depository Receipts	Total No. of Shares Held (VIII)= (V+VI+VII)	Shareholding % calculated as per SCRR, 1957, As a % of (A+B+C2)	Number of Voting Rights held in each class of securities*			No. of Shares Underlying Outstanding convertible securities (Including Warrants, ESOP etc.)	Total No of shares on fully diluted basis (including warrants, ESOP, Convertible e securities etc.) (XII)=(VIII)+(X)+(XII)-(VIII)-(X))	Total Shareholding as a % assuming full conversion of convertible Securities (as a percentage of diluted share capital) (XIII) = (VIII)+(X) as a % of A+B+C2	Number of Locked in Shares		Number of Shares pledged		Non-Disposal Undertaking		Other encumbrances, if any		Total Number of Shares encumbered (XVIII) = (XV+XVI+XVII)		Number of equity shares held in dematerialized form	
										No. of Voting Rights		Total as a % of Total Voting Rights				No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)		
	(I)	(II)	(III)	(IV)	(V)	(VI)	(VII)	(VIII)	(IX)	Equity shares with voting rights	-	Total	(X)	(XI)	(XII)	(XIII)	(XIV)	(XV)	(XVI)	(XVII)	(XVIII)	(XIX)					
A (1)	Indian																										
	Individuals/Hindu undivided Family			4	21401895	0	0	21401895	1.56	21401895	0	21401895	1.56	0	21401895	1.49	0	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	21401895	
	Jitendra Mohandas Virwani	Promoter		1	1034470	0	0	1034470	0.08	1034470	0	1034470	0.08	0	1034470	0.07	0	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	1034470	
	Aditya Virwani	Promoter		1	6784475	0	0	6784475	0.49	6784475	0	6784475	0.49	0	6784475	0.47	0	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	6784475	
	Karan Virwani	Promoter Group		1	6784475	0	0	6784475	0.49	6784475	0	6784475	0.49	0	6784475	0.47	0	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	6784475	
	Neel Virwani	Promoter Group		1	6798475	0	0	6798475	0.50	6798475	0	6798475	0.50	0	6798475	0.47	0	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	6798475	
(b)	Central Government/State Government(s)			0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0	
(c)	Financial Institutions/Banks			0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0	
(d)	Any Other			4	563631161.00	0	0	563631161	41.10	563631161	0	563631161	41.10	8096067	571727239	39.75	95033698	16.86	196428640	34.85	0.00	0.00	0.00	0.00	0.00	196428640.00	563631161
	IV Holding Private Limited	Promoter		1	243200930	0	0	243200930	17.74	243200930	0	243200930	17.74	0	243200930	16.91	0	0.00	196428640	80.77	0.00	0.00	0.00	0.00	0.00	196428640.00	80.77
	Embassy Property Developments Private Limited	Promoter Group		1	193792592	0	0	193792592	14.13	193792592	0	193792592	14.13	0	193792592	13.48	0	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	193792592	
	OMR Investments LLP	Promoter Group		1	30707160	0	0	30707160	2.24	30707160	0	30707160	2.24	0	30707160	2.14	0	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	30707160	
	Bellanza Developers Private Limited*	Promoter Group		1	95930479	0	0	95930479	7.00	95930479	0	95930479	7.00	8096067	104026546	7.23	95033698	99.07	0	0.00	0.00	0.00	0.00	0.00	0.00	95930479	
	Sub-Total (A)(1)			8	585033056	0	0	585033056	42.66	585033056	0	585033056	42.66	8096067	593129123	41.24	95033698	16.24	196428640	33.58	0.00	0.00	0.00	0.00	0.00	196428640.00	33.58
A (2)	Foreign																										
(a)	Individuals (Non-Resident Individuals/Foreign Individuals)			0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0	
(b)	Government			0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0	
(c)	Institutions			0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0	
(d)	Foreign Portfolio Investor			0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0	
(e)	Any Other			0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0	
	Sub-Total (A)(2)			0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0	
	Total Shareholding of Promoter and Promoter Group (A)=(A)(1)+(A)(2)			8	585033056	0	0	585033056	42.66	585033056	0	585033056	42.66	8096067	593129123	41.24	95033698	16.24	196428640	33.58	0.00	0.00	0.00	0.00	0.00	196428640.00	33.58
Details of Shares which remain unclaimed may be given here along with details such as number of shareholders, outstanding shares held in demat / unclaimed suspense account, voting rights which are frozen etc.: Not Applicable																											

*Includes 53,80,500 equity shares allotted to Bellanza Developers Private Limited ("Bellanza"), as on August 20, 2025, pursuant to the conversion of equivalent warrants, in dematerialized form, which will be credited to Bellanza's demat account post receipt of in-principle (post-allotment) approvals from stock exchanges.

Category & Name of the Shareholders	PAN	No. of Shareholder	No. of fully paid up equity shares held	No. of Partly paid up equity shares held	No. of Shares Underlying Depository Receipts	Total No. of Shares Held (For IV+V+VI)	Shareholding % calculated as per SCRR, 1957, As a % of (A+B+C2)	Number of Voting Rights held in each class of securities			No. of Shares Underlying Outstanding convertible securities (including Warrants, ESOP etc.)	Total No. of shares on fully diluted basis (including warrants ESOP, Convertible Securities etc.) (X)=(VII+X)	Total Shareholding as a % assuming full conversion of convertible Securities (as a percentage of diluted share capital)	Number of Locked in Shares		Number of Shares pledged		Non-Disposal Undertaking		Other encumbrances, if any		Total Number of Shares encumbered (XVII) = (XIV+XV+XVI)		Number of equity shares held in dematerialized form	Sub-categorization of shares					
								No. of Voting Rights						Total as a % of Total Voting Rights	No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)	No. (a)		As a % of total Shares held (b)	Shareholding (No. of shares) under				
								Equity shares with voting rights	---	Total																Sub category (i)	Sub category (ii)	Sub category (iii)		
(I)	(II)	(III)	(IV)	(V)	(VI)	(VII)	(VIII)	(IX)	(X)	(XI)	(XII)	(XIII)	(XIV)	(XV)	(XVI)	(XVII)	(XVIII)	(XIX)	(XX)	(XXI)	(XXII)	(XXIII)	(XXIV)	(XXV)	(XXVI)	(XXVII)	(XXVIII)	(XXIX)	(XXX)	
B (1)	Institutions (Domestic)																													
(a)	Mutual Funds		7	42295078	0	0	42295078	3.08	42295078	0	42295078	3.08	0	42295078	2.94	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	42295078	0	0	0	
(b)	QUANT MUTUAL FUND-QUANT ELITE TAX SAVER FUND		1	36004162	0	0	36004162	2.63	36004162	0	36004162	2.63	0	36004162	2.50	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	36004162	0	0	0	
(c)	Venture Capital Funds		0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	
(d)	Alternate Investment Funds		1	2500	0	0	2500	0.00	2500	0.00	2500	0.00	0	2500	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2500	0	0	0	
(e)	Secis		2	386	0	0	386	0.00	386	0.00	386	0.00	0	386	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	386	0	0	0	
(f)	Insurance Companies		0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	
(g)	Provident Funds/Pension Funds		0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	
(h)	Asset Reconstruction Companies		0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	
(i)	Sovereign Wealth Funds		0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	
(j)	NBFCs Registered with RBI		8	7550669	0	0	7550669	0.55	7550669	0	7550669	0.55	2241951	9792620	0.88	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7550669	0	0	0	
(k)	Other Financial Institutions		1	250	0	0	250	0.00	250	0	250	0.00	0	250	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	250	0	0	0	
(l)	Any Other		0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	
	Sub Total (B)(1)		19	49848883	0	0	49848883	3.64	49848883	0	49848883	3.64	2241951	52090834	3.82	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	49848883	0	0	0	
B (2)	Institutions (Foreign)																													
(a)	Foreign Direct Investment		7	230708921	0	0	230708921	16.83	230708921	0	230708921	16.83	0	230708921	16.05	7732328	33.42	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	230708921	0	0	0	
(b)	NCI 3G Holdings Pte Ltd		1	110752399	0	0	110752399	8.08	110752399	0	110752399	8.08	0	110752399	7.70	7732328	69.64	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	110752399	0	0	0	
(c)	UWID PEARL LTD		1	18626364	0	0	18626364	1.36	18626364	0	18626364	1.36	0	18626364	1.79	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	18626364	0	0	0	
(d)	REPS ASS SE CITY VIEW HOLDING (NOU) PTE. LTD.		1	14183446	0	0	14183446	1.05	14183446	0	14183446	1.05	0	14183446	1.07	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	14183446	0	0	0	
(e)	FLORENCE INVESTMENT LTD		1	83255329	0	0	83255329	6.07	83255329	0	83255329	6.07	0	83255329	5.79	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	83255329	0	0	0	
(f)	Foreign Venture Capital Investors		0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	
(g)	Sovereign Wealth Funds		0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	
(h)	Foreign Portfolio Investors (Category I)		122	131743645	0	0	131743645	9.61	131743645	0	131743645	9.61	10000000	141743645	9.86	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	131743645	0	0	0	
(i)	BAILLEE GIFFORD PACIFIC FUND A SUB FUND OF BAILLEE		1	34857903	0	0	34857903	2.54	34857903	0	34857903	2.54	0	34857903	2.42	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	34857903	0	0	0	
(j)	Foreign Portfolio Investors (Category II)		13	2931860	0	0	2931860	0.21	2931860	0	2931860	0.21	0	2931860	0.30	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2931860	0	0	0	
(k)	Overseas Depositories (holding DRs) (balancing figure)		0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	
(l)	Any Other		0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	
	Sub Total (B)(2)		149	365445326	0	0	365445326	26.65	365445326	0	365445326	26.65	38000000	375445326	26.11	7732328	21.10	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	365445326	0	0	0	
B (3)	Central Government/State Government(s)																													
(a)	Central Government / President of India		0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	
(b)	State Government / Governor		0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	
(c)	Shareholding by Companies or Bodies Corporate where Central / State Government is a promoter		1	1500	0	0	1500	0.00	1500	0	1500	0.00	0	1500	0.00	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1500	0	0	0	
	Sub Total (B)(3)		1	1500	0	0	1500	0.00	1500	0	1500	0.00	0	1500	0.00	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1500	0	0	0	
B (4)	Non institutions																													
(a)	Associate companies / Subsidiaries		0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	
(b)	Directors and their relatives (excluding independent directors and nominee directors)		1	88300	0	0	88300	0.01	88300	0	88300	0.01	0	88300	0.01	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	88300	0	0	0	0
(c)	Key Managerial Personnel*		0	0	0	0	0	0.00	0	0	0	0.00	100000	100000	0.01	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	
(d)	Relatives of promoters (other than 'immediate relatives' of promoters disclosed under 'Promoter and Promoter Group' category)		0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	
(e)	Trusts where any person belonging to 'Promoter and Promoter Group' category is 'Trustee', 'beneficiary', or 'author of the trust'		0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	
(f)	Investor Education and Protection Fund (I.E.P.F.)		1	254704	0	0	254704	0.02	254704	0	254704	0.02	0	254704	0.02	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	254704	0	0	0	0
(g)	Resident individual shareholders holding nominal share capital up to Rs.2 lakhs		262535	194253907	0	0	194253907	14.17	194253907	0	194253907	14.17	60000	194313907	13.51	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	194252746	0	0	0	0
(h)	Resident individual shareholders holding nominal share capital in excess of Rs. 2 Lakhs		254	82293694	0	0	82293694	6.00	82293694	0	82293694	6.00	3793561	86087255	5.99	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	82293694	0	0	0	0
(i)	Non-Resident Indians (NRI)		3268	12670235	0	0	12670235	0.92	12670235	0	12670235	0.92	0	12670235	0.88	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12670235	0	0	0	0
(j)	Foreign Nationals		0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	
(k)	Foreign Companies		7	1719336	0	0	1719336	0.13	1719336	0	1719336	0.13	850000	2569336	0.19	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1719336	0	0	0	0
(l)	Indian Corporates		1374	63488418	0	0	63488418	4.63	63488418	0	63488418	4.63	4170355	105278773	7.32	16590441	26.13	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	63488418	0	0	0	0
(m)	MINO LABS LIMITED		1	17935612	0	0	17935612	1.31	17935612	0	17935612	1.31	0	17935612	92.50	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	17935612	0	0	0</	

Table IV - Statement showing holding of specified securities by the Non Promoter - Non Public Shareholders

[illegible]

Table V- Statement showing details of significant beneficial owners (SBOs)

Sr. No.	Details of the SBO			Details of the registered owner			Details of holding/ exercise of right of the SBO in the reporting company, whether direct or indirect*:					Date of creation / acquisition of significant beneficial interest [#] (IV)
	(I)			(II)			(III)					
	Name	PAN / Passport No. in case of a foreign national	Nationality	Name	PAN/ Passport No. in case of a foreign national	Nationality	Whether by virtue of:					
							Shares (%)	Voting rights (%)	Rights on distributable dividend or any other distribution (%)	Exercise of control	Exercise of significant influence	
1	Jitendra Mohandas Virwani		Indian	Bellanza Developers Private Limited		Indian Company	7.00	7.00	7.00	No	No	21-May-24
2	Jitendra Mohandas Virwani		Indian	JV Holding Private Limited		Indian Company	17.74	17.74	17.74	No	No	25-Jan-25
3	Jitendra Mohandas Virwani		Indian	Embassy Property Developments Private Limited		Indian Company	14.13	14.13	14.13	No	No	25-Jan-25
4	Jitendra Mohandas Virwani		Indian	OMR Investments LLP		Indian Company	2.24	2.24	2.24	No	No	25-Jan-25

* In case the nature of the holding/ exercise of the right of a SBO falls under multiple categories specified under (a) to (e) under Column III, multiple rows for the same SBO shall be inserted accordingly for each of the categories

This column shall have the details as specified by the listed entity under Form No. BEN-2 as submitted to the Registrar.

Table VI - Statement showing foreign ownership limits			
	<i>Board approved limits</i>	<i>Limits utilized</i>	<i>Date</i>
As on shareholding date	100	27.70	30.09.2025
As on the end of previous 1st quarter	100	26.89	30.06.2025
As on the end of previous 2nd quarter	100	32.06	31.03.2025
As on the end of previous 3rd quarter	100	32.46	31.12.2024
As on the end of previous 4th quarter	100	31.17	30.09.2024