

## Format of Holding of Specified securities

1. Name of Listed Entity:

2. Scrip Code/Name of Scrip/Class of Security:

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

b. if under 31(1)(c) then indicate date of allotment/extinguishment

31(1)(b) 30-Jun-24

**Equinox India Developments Limited** 

BSE: 532832 / NSE: EMBDL

4. **Declaration**: The Listed entity is required to submit the following declaration to the extent of submission of information:

	Particulars	YES*	NO*
а	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	
С	Whether the Listed Entity has any shares against which depository receipts are issued?	YES	
d	Whether the Listed Entity has any shares in locked-in?	YES	
е	Whether any shares held by promoters are pledge or otherwise encumbered?		NO

\*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 Equinox India Developments Limited

(Formerly Indiabulls Real Estate Limited)

Chandra Shekher Joshi Company Secretary

Table I - Summary Statement holding of specified securities

Category	• '	Shareholders	No. of fully paid up equity shares held		No. of Shares Underlying Depository Receipts	Shares Held (VII) = (IV)+(V)+ (VI)	as a % of total	Number of Voti securities	ing Rights	held in each c	lass of	No. of Shares Underlying Outstanding convertible securities (Including Warrants)	Shareholding as a % assuming full conversion of convertible Securities (as a percentage of diluted share capital) (XI)= (VII)+(X) As a % of	Number of I Shares	Locked in	Number o pledged o encumber	r otherwise	Number of equity shares held in dematerialized form
								No. of	f Voting Ri	ghts	Total as a % of (A+B+C)		(A+B+C2)	No.	As a % of total Shares held		As a % of total Shares held	
(1)	(11)	(111)	(IV)	(V)	(VI)	(VII)	(VIII)	,		(IX)		(X)	(XI)	()	XII)	(	XIII)	(XIV)
(A) (B) (C) (C1)	Promoter & Promoter Group Public Non Promoter-Non Public Shares underlying DRs	0 359477	633946403	0	0 0 384534		NA	633946403 384534	0 0	633946403 384534	0.06	257219201.00	NA	0 95825151 0	0.00	NA NA	0.00 NA	0 633945217 384534
(C2)	Shares held by Employee Trusts	1	600000	0	0	600000	0.09	600000	0	600000	0.09	0	0.07	0	0.00	NA	NA	600000
	Total:	359479	634546403	0	384534	634930937	100.00	634930937	0	634930937	100.00	257219201	100.00	95825151	15.09	0	0.00	634929751

Table II - Statement showing shareholding pattern of the Promoter and Promoter Group

Category	Category & Name of the Shareholder*	Entity type i.e. promoter OR promoter group entity (except promoter)		Sharehol	No. of fully paid up equity shares held*	Partly paid- up equity	No. of Shares Underlying Depository Receipts		Shareholding % calculated as per SCRR, 1957, As a % of (A+B+C2)	securities*			Underlying % assumir conversion convertible securities (including Warrants) Warrants) (VII)+(X) a A+B+C2				encumbe	or otherwise red	Number of equity shares held in dematerialized form
										No. of Votin	Total	Total as a % of (A+B+C)			No.	As a % of total Shares held	No.	As a % of total Shares held	
			6.1	4	6					with voting rights				4					1
A (1)	(I)		(11)	(III)	(IV)	(V)	(VI)	(VII)	(VIII)		(IX)		(X)	(XI)		(XII)		(XIII)	(XIV)
	Individuals/Hindu undivided Family			0		_	0		0.00	0	0 0	0.00	1	0.00		0.00	0	0.00	
	Central Government/State Government(s)			0	0	0	0		0.00	0	0 0	0.00		0.00		0.00		0.00	
	Financial Institutions/Banks			0	0	0	0	0	0.00	0	0 0	0.00		0.00		0.00		0.00	
	Any Other			0	0	0	0	- 0	0.00	0	0 0	0.00		0.00		0.00		0.00	
	Sub-Total (A)(1)			0	0	0	0	0	0.00	0	0 0	0.00		0.00		0.00		0.00	
	Foreign				_		·		0.00			1		-		1			
	Individuals (Non-Resident Individuals/Foreign Individuals			0	0	0	0	0	0.00	0	0 0	0.00	0	0.00	-	0.00	0	0.00	0
(b)	Government			0	0	0	0	0	0.00	0	0 0	0.00	0	0.00	(	0.00	0	0.00	0
(c)	Institutions			0	0	0	0	0	0.00	0	0 0	0.00	0	0.00	(	0.00	0	0.00	0
(d)	Foreign Portfolio Investor			0	0	0	0	0	0.00	0	0 (	0.00	0	0.00	(	0.00	0	0.00	0
(e)	Any Other			0	0	0	0	0	0.00	0	0 0	0.00	0	0.00		0.00	0	0.00	0
	Sub-Total (A)(2)			0	0	0	0	0	0.00	0	0 (	0.00	0	0.00	(	0.00	0	0.00	0
1	Total Shareholding of Promoter and Promoter Group (A)=(A)(1)+(A)(2)			0	0	0	0	0	0.00	0	0 0	0.00	0	0.00		0.00	0	0.00	o

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

Table III - Statement showing shareholding pattern of the Public shareholder

Categ Category & Name of the Shareholder ory	PAN	No. of Shareholders	No. of fully paid up equity shares held	No. of Partly paid up equity shares held		Shares Held (IV+V+VI)	Shareholding % calculated as per SCRR, 1957, As a % of (A+B+C2)				No. of Shares Underlying Outstanding converttible securities (Including Warrants)	Shareholding as a % assuming full conversion of convertible Securities (as a percentage of diluted share capital)	Shares		encumbe	or otherwise ered	Number of equity shares held in dematerialize d form	Sub-ca	tegorization of shares
								No. of Vo	ting Rights	Total as a % of (A+B+C)			No.	As a % of total Shares held	No.	As a % of total Shares held		Sharehold	ing (No. of shares) under
								Equity shares with voting rights	Total									Sub category (i) Su	b category (ii) Sub category (iii)
(1)	(11)	(III)	(IV)	(v)	(VI)	(VII)	(VIII)		(IX)		(X)	(XI)		(XII)		(XIII)	(XIV)		
B (1) Institutions (Domestic)			21005924	ļ .		21005924	3.31	21005924	0 21005924	2.24		2.36	20000000	95.21		NA	21005924		0
(a) Mutual Funds Quant Mutual Fund - Quant Active Fund		1	20000000	1 0	0 0	20000000	3.31		0 20000000		0		20000000			NA NA	20000000	0	0
(b) Venture Capital Funds		0	0	C	0	0	0.00		0 0	0.00				0.00		NA	0	0	0
(c) Alternate Investment Funds		2	667964		<u> </u>	667964			0 667964				0	0.00		NA	667964	0	0
(d) Banks		2	386	0	0	386	0.00	386	0 386		0		0			NA NA	386	0	0
(e) Insurance Companies (f) Provident Funds/Pension Funds		0	0	1	0 0	0	0.00		0 0							NA NA	n	0	0
(g) Asset Reconstruction Companies		0	0	0	0	0	0.00		0 0							NA NA	0	0	0
(h) Soveregin Wealth Funds		0	0	0	0	0	0.00		0 0			0.00				NA	0	0	0
(i) NBFCs Registered with RBI		12	10325887			10325887	1.63		0 10325887				10000000			NA	10325887	0	0
Poonawalla Finance Private Ltd (j) Other Financial Institutions		1	10000000 250	0	1 0	10000000 250	1.58 0.00		0 10000000 0 250			0.00	10000000	0 100.00		NA NA	10000000 250	0	0
(k) Any Other		0	250			250	0.00		0 250				1	0.00		NA NA	0	0	0
Sub Total (B)(1)		21	32000411		-	32000411	5.04		0 32000411				30000000			NA	32000411	0	0
B (2) Institutions (Foreign)																			
(a) Foreign Direct Investment		1	33629271	0	0	33629271	5.30		0 33629271	5.30			33629271			NA NA	33629271	0	0
NCL SG Holdings Pte Ltd		1	33629271	- 0	0	33629271	5.30 0.00		0 33629271	5.31 0.00		0.00	33629271	100.00		NA NA	33629271	0	0
(b) Foreign Venture Capital (c) Soveregin Wealth Funds		0	0	1 0	0 0	0	0.00		0 0				0			NA NA	0	0	0
(d) Foreign Portfolio Investors (Category I)		116	144741341	, o	0	144741341	22.81		0 144741341				21315584			NA	144741341	0	0
BOFA SECURITIES EUROPE SA - ODI		1	6432189	0	0	6432189	1.01	6432189	0 6432189	1.01	0	0.72	C	0.00		NA	6432189	0	0
VANGUARD TOTAL INTERNATIONAL STOCK INDEX FUND		1	6640015	0	0	6640015	1.05		0 6640015		0			0.00		NA	6640015	0	0
BAILLIE GIFFORD PACIFIC FUND A SUB FUND OF BAILLIE PACIFIC HORIZON INVESTMENT TRUST PLC		1	32033102 18332673	1 0	0	32033102 18332673	5.05 2.89		0 32033102 0 18332673		0	3.59		0.00		NA NA	32033102 18332673	0	0
CLSA Global Markets Pte. Ltd		1	21011830	1	0	21011830	3.31		0 21011830	3.31	- 0	2.06				NA NA	21011830	0	0
(e) Foreign Portfolio Investors (Category II)		7	5000165	0	0	5000165	0.79		0 5000165		0			0.00		NA NA	5000165	l ől	0
(f) Overseas Depositories (holding DRs) (balancing figure)		0	0	0	0	0	0.00	0	0 0		0		C			NA	0	0	0
(i) Any Other			4000=0	ļ .															
Sub Total (B)(2)  B (3) Central Government/State Government(s)/ President of India		124	183370777	0	0	183370777	28.90	183370777	0 183370777	28.88	87123128	30.33	54944855	29.96	NA	NA	183370777	0	0
(a) Central Government / President of India		0	0		0	0	0.00	0	0 0	0.00	0	0.00		0.00	NA	NA	0	0	0
(b) State Government / Governor		0	0	0	0	0	0.00	0	0 0				0			NA	0	0	0
(c) Shareholding by Companies or Bodies Corporate where Central / State Government is a promoter		0	0	0	0	0	0.00	0	0 0	0.00	0	0.00	c	0.00	NA	NA	0	0	0
Sub Total (B)(3)		0	0	0	0	0			0 0				0		NA	NA	0	0	0
B (4) Non-Institutions				<u> </u>															
(a) Associate companies / Subsidiaries     (b) Directors and their relatives (excluding independent directors and		0	88300	1 0	0	88300	0.00	88300	0 88300		0	0.00	0	0.00		NA NA	88300	0	0
nominee directors)		1	88300	1 "	ή ή	88300	0.01	88300	88300	0.01	١	0.01	"	0.00	INA	INA	88300	"	U
(c) Key Managerial Personnel		2	3962	0	0	3962	0.00	3962	0 3962	0.00	60000		3961	99.97	NA	NA	3962	0	0
(d) Relatives of promoters (other than 'immediate relatives' of promoters		0	0	C	0	0	0.00	0	0 0	0.00			C	0.00	NA	NA	0	0	0
disclosed under 'Promoter and Promoter Group' category)		1			$\perp$							0.00							
(e) Trusts where any person belonging to 'Promoter and Promoter Group		_	_		ا ِ ا						_		_		NA.	NA.	_		0
category is 'trustee', 'beneficiary', or 'author of the trust'  (f) Investor Education and Protection Fund (I E P F)		1	255778	0	1 1	255778	0.00		0 255778	0.00	0	0.00	0	0.00		NA NA	255778	0	0
(g) Resident Individual shareholders holding nominal share capital up to	1	347403	214765221	1 0		214765221	33.85		0 214765221				1 0	0.00		NA NA	214764035	0	0
Rs.2 lakhs												24.09							
(h) Resident Individual shareholders holding nominal share capital in		216	63498109	0	이	63498109	10.01	63498109	0 63498109	10.00	5333561	7.72	0	0.00	NA	NA	63498109	0	0
excess of Rs. 2 Lakhs (i) Non-Resident Indians (NRI)		3382	12015394		1	12015394	1.89	12015394	0 12015394	1.89	0	1.35		0.00	NA	NA	12015394		0
(j) Foreign Nationals		3382	12015394	1		12015394	0.00		0 12015394							NA NA	12015394	0	0
(k) Foreign Companies		2	2004836	C	0	2004836	0.32	2004836	0 2004836	0.32	850000	0.32	2000000	99.76		NA	2004836	0	0
(I) Bodies Corporates		1818		C	0	110294725	17.38		0 110294725	17.37		30.48				NA	110294725	0	0
EMBASSY REALTY VENTURES PRIVATE LIMITED		1	63095240	0	0	63095240	9.94	63095240	0 63095240		0	7.08	0	0.00		NA	63095240	0	0
(m) Any Other Clearing Members		6506 10	15647890 24234		_	15647890 24234	2.47 0.00		0 15647890 0 24234		0					NA NA	15647890 24234	0	0
H U F		6492	15609131		,	15609131	2.46		0 15609131	2.46	0		0	0.00		NA NA	15609131	0	0
Trusts		4	14525	0	<u> </u>	14525	0.00	14525	0 14525		0	0.00	0	0.00		NA NA	14525	T .	-
Sub Total (B)(4)		359332			0	418575215	65.96		0 418575215				10880296			NA	418574029	0	0
Total Public Shareholding (B) = (B)(1)+(B)(2)+(B)(3)+(B)(4)		359477	633946403	0	0	633946403	99.91	633946403	0 633946403	99.84	257219201	99.93	95825151	15.12	NA	NA	633945217	0	0

Details of the shareholders acting as Persons in Concert including their Shareholding (No. and %):												
	Name of shareholder	Name of PAC	No. of Shares	holding%								
	EMBASSY REALTY VENTURES PRIVATE LIMITED	Bellanza Developers Private Limited	896781	0.14								
	Bellanza Developers Private Limited	EMBASSY REALTY VENTURES PRIVATE LIMITED	63095240	9.94								

Table IV - Statement showing shareholding pattern of the Non Promoter - Non Public Shareholder

Cate	reg Category & Name of the Shareholder		PAN	1	No of fully paid up equity shares held	paid-up equity	No of Shares Underlying Depository Receipts			securities		Underlying as a Outstanding comenter convertible comenter (as a securities (as a securities)		Underlying as a % assuming full Shares Outstanding conversion of convertible securities securities (Including diluted share capital)			pledged or otherwise encumbered		Number of equity shares held in dematerialized form	
										No. of	No. of Voting Rights Total as a % of (A+B+C)				No. As a % of to Shares held			As a % of total Shares held		
										Equity shares with voting rights		Total								
	(1)		(11)	(III)	(IV)	(V)	(VI)	(VII)	(VIII)		(	IX)		(X)	(XI)		(XII)		(XIII)	(XIV)
C(1)	) Custodian/DR Holder			1	0	0	384534	384534		384534	0	384534		0	NA	0	0.00		NA	384534
	DEUTSCHE BANK TRUST COMPANY AN	1ERICAS*		1	0	0	384534	384534	NA	384534	0	384534		0	NA	0	0.00	NA	NA	384534
C(2)	Employee Benefit Trust / Employee We SEBI (Share Based Employee Benefits a Regulations, 2021			1	600000	0	0	600000	0.09	600000	0	600000	0.09	0	0.07	0	0.00	NA NA	NA	600000
	INDIABULLS REAL ESTATE LIMITED - EN WELFARE TRUST	MPLOYEES		1	600000	0	0	600000	0.09	600000	0	600000	0.09	0	0.07	0	0.00	NA	NA	600000
	Total Non-Promoter-Non Public Share (C)(1)+(C)(2)	eholding (C) =		2	600000	0	384534	984534	0.09	984534	0	984534	0.16	0	0.07	0	0.00		NA	984534

<sup>\*</sup>Equity shares underlying Global Depository Receipts (GDRs) held by the Depositary

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

Sr. No.	Details of	the SBO	Details of the registered o		l	of holding rting comp	Date of creation / acquisition of significant beneficial interest #				
	(1)		(11)					(III)			(IV)
		PAN / Passport		PAN/ Passport	'						
		No. in case of a foreign national		No. in case of a foreign national		Shares (%)	Voting rights (%)	Rights on distributable dividend or any other distribution (%)		Exercise of significant influence	
1	Jitendra Virwani	AAVPV0738P	EMBASSY REALTY VENTURES PRIVATE LIMITED		Indian Company	9.94	9.94	9.94	No	No	13-Jun-24
2	Jitendra Virwani	AAVPV0738P	Bellanza Developers Private Limited		Indian Company	0.14	0.14	0.14	No	No	13-Jun-24

<sup>\*</sup> 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			
	Board approved limits	Limits utilized	Date
As on shareholding date	100	31.17	30.06.2024
As on the end of previous 1st quarter	100	26.18	31.03.2024
As on the end of previous 2nd quarter	100	24.81	31.12.2023
As on the end of previous 3rd quarter	100	25.28	30.09.2023
As on the end of previous 4th quarter	100	24.51	30.06.2023