

Format of Holding of Specified securities

Equinox India Developments Limited

BSE: 532832 / NSE: EMBDL

31(1)(b)

30-Sep-24

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

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	Category of Shareholder	No. of	No. of fully	No. of	No. of Shares	Total No. of	Shareholding	Number of Voti	ing Rights	held in each c	lass of	No. of Shares	Shareholding as a	Number of I	Locked in	Number o	of Shares	Number of equity
		Shareholders	paid up equity	Partly paid-	Underlying	Shares Held	as a % of total	securities				Underlying	% assuming full	Shares		pledged o	r otherwise	shares held in
			shares held	up equity	Depository	(VII) = (IV)+(V)+	no. of shares					Outstanding	conversion of			encumbe	red	dematerialized form
				shares held	Receipts	(VI)	(calculated as					convertible	convertible					
							per SCRR,					securities	Securities (as a					
							1957) As a %					(Including	percentage of					
							of (A+B+C2)					Warrants)	diluted share					
													capital) (XI)=					
													(VII)+(X) As a % of					
													(A+B+C2)					
								No. o	f Voting R	ights	Total as a %			No.	As a % of	No.	As a % of	
											of (A+B+C)				total Shares		total Shares	
															held		held	
								Equity shares		Total								
								with voting										
								rights										
(1)	(11)	(III)	(IV)	(V)	(VI)	(VII)	(VIII)			(IX)		(X)	(XI)	(2	XII)		(XIII)	(XIV)
(0)	December 9 December Comm			_			0.00	0	-		0.00	0	0.00		0.00		0.00	
(A)	Promoter & Promoter Group Public	314997	635486403	0	0	635486403			0	635486403		255679201	99.93	97365151	0.00 15.32		0.00 NA	635485217
(B)	Non Promoter-Non Public	314997	035480403	U	U	035480403	99.91	035480403	U	035480403	39.85	2556/9201	99.93	9/305151	15.32	INA	NA.	035485217
(C1)	Shares underlying DRs	1	0	0	384534	384534	 	384534	0	384534	0.06	0	NA	0	0.00	NA.	NA	384534
	Shares held by Employee Trusts	1	600000	0	364334	600000			0	600000	_		0.07	0	0.00		NA NA	600000
(C2)	Shares held by Employee Husts		000000	-	<u> </u>	000000	0.03	000000	- 0	000000	0.03	ļ ,	0.07	0	0.00	18/	IN/A	000000
	Total:	314999	636086403	0	384534	636470937	100.00	636470937	0	636470937	100.00	255679201	100.00	97365151	15.30	0	0.00	636469751

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)	PAN	Sharehol	paid up equity	Partly paid- up equity	No. of Shares Underlying Depository Receipts		Shareholding % calculated as per SCRR, 1957, As a % of (A+B+C2)					Underlying Outstanding convertible securities (Including Warrants)		Shares		pledged encumbe	ered	Number of equity shares held in dematerialized form
										No. of V	oting R		Total as a % of (A+B+C)			No.	As a % of total Shares held	No.	As a % of total Shares held	
										Equity shares with voting rights		Total								
	(1)		(II)	(III)	(IV)	(V)	(VI)	(VII)	(VIII)			(IX)		(X)	(XI)		(XII)		(XIII)	(XIV)
	Indian																			
	Individuals/Hindu undivided Family			0	0	0	(0	0.00	0	0	0	0.00	0	0.00		0.00		0.00	
	Central Government/State Government(s)			0	0	0	(0	0.00	0	0	0	0.00	0	0.00		0.00		0.00	
	Financial Institutions/Banks			0	0	0	(0	0.00	0	0	0	0.00	0	0.00		0.00		0.00	
	Any Other			0	0	0	(0	0.00	0	0	0	0.00	0	0.00		0.00		0.00	
	Sub-Total (A)(1)			0	0	0	(0	0.00	0	0	0	0.00	0	0.00		0.00	0	0.00	0
	Foreign																			_
	Individuals (Non-Resident Individuals/Foreign Individuals			0	0	0		0	0.00	0	0	0	0.00	0	0.00		0.00		0.00	
	Government			0	0	0		0	0.00	0	0	0	0.00	0	0.00		0.00		0.00	
	Institutions			0	0	0		0	0.00	U	0	0	0.00	0	0.00	-	0.00		0.00	
	Foreign Portfolio Investor			0	0	0		0	0.00	0	0	0	0.00	0	0.00	-	0.00		0.00	
	Any Other			0	0	0			0.00	0	0	0	0.00	0	0.00		0.00		0.00	
	Sub-Total (A)(2)			0	0	- 0		1 0	0.00	0	0	0	0.00	0	0.00	<u> </u>	0.00	0	0.00	1 0
	Total Shareholding of Promoter and Promoter Group (A)=(A)(1)+(A)(2)			0	0	0	C	0	0.00	0	0	0	0.00	0	0.00		0.00	0	0.00	0

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

				shares held	up equity shares held	Shares Underlying Depository Receipts	Shares Held (IV+V+VI)	% calculated as per SCRR, 1957, As a % of (A+B+C2)				Underlying Outstanding converttible securities (Including Warrants)	conversion of convertible Securities (as a percentage of diluted share capital)	ple end		ertible rities (as a entage of ed share		or otherwise ered	Number of Sub-categorization of shi equity shares held in dematerialize d form		
									No. of Voti	ing Rights	Total as a % of (A+B+C)		No.	As a % of total Shares held	No.	As a % of total Shares held		holding (No. of shar	res) under		
									Equity shares with voting rights	- Total								Sub category (ii)			
	(1)	(11)	(111)	(IV)	(V)	(VI)	(VII)	(VIII)	Total grights	(IX)		(X)	(XI)	(XII)		(XIII)	(XIV)		-		
	stitutions (Domestic) utual Funds		4	21024511	0	0	21024511	3.31	21024511	0 21024511	3.30	0	2.36 20000000	95.13	NΛ	NA	21024511	0) (
	uant Mutual Fund - Quant Active Fund		1	20000000	0	0	20000000	3.14		0 20000000	3.14		2.24 20000000	100.00		NA		0 0) (
	enture Capital Funds		0	0	0	0	0	0.00		0 0	0.00		0.00	0.00		NA	0 (0		
	ternate Investment Funds		2	502500		0	502500	0.08		0 502500	0.08			0.00		NA	502500 () 0		
(d) Ba	surance Companies		0	386		0	386			0 386	0.00			0.00		NA NA		0 0) (
	ovident Funds/Pension Funds		0	0	-	0	0	0.00		0 0	0.00			0.00		NA NA		0 0) (
(g) As	set Reconstruction Companies		0	· ·		0	0	0.00	0	0 0	0.00	0	0.00 0	0.00	NA	NA	0 (, ,		
	veregin Wealth Funds		0				0			0 0	0.00			0.00		NA	0 (
	BFCs Registered with RBI ponawalla Finance Private Ltd		12		0	0	10385961 10000000	1.63 1.57		0 10385961 0 10000000	1.63 1.57		1.42 10000000 1.12 10000000	96.28		NA NA	10385961 (10000000 (1 0		
	ther Financial Institutions		1	250	0	0	250	0.00		0 250	0.00		0.00 0	0.00		NA NA	250		5 0		
	ny Other																				
	b Total (B)(1)		21	31913608	0	0	31913608	5.02	31913608	0 31913608	5.01	2241951	3.83 30000000	94.00	NA	NA	31913608	0 0) 0		
B (2) Ins	stitutions (Foreign) reign Direct Investment		1	33629271	0	0	33629271	5.29	33629271	0 33629271	5.28	77123128	12.42 33629271	100.00	NA	NA	33629271	0 0			
	CL SG Holdings Pte Ltd		1	33629271	0	0		5.29		0 33629271	5.28			100.00		NA NA	33629271) (
	reign Venture Capital		0		0	0	0	0.00		0 0	0.00		0.00 0	0.00		NA	0 () (
(c) So	veregin Wealth Funds		0	0	0	0	0	0.00	0	0 0	0.00	0	0.00	0.00	NA	NA	0	0	0		
	reign Portfolio Investors (Category I)		115			0	152963673			0 152963673	24.03			13.94		NA	152963673) 0		
	ANGUARD EMERGING MARKETS STOCK INDEX FUND, A SERI		1	6638849 7682545		0	6638849 7682545	1.04 1.21		0 6638849 0 7682545	1.04		0.74 0 0.86 0	0.00		NA NA	6638849 7682545) 0		
	AILLIE GIFFORD PACIFIC FUND A SUB FUND OF BAILLIE		1			0		5.35		0 34034076	5.35			0.00		NA	34034076) (
PA	CIFIC HORIZON INVESTMENT TRUST PLC		1	18332673	0	0		2.88	18332673	0 18332673	2.88	0	2.00	0.00		NA	18332673		0		
	SA GLOBAL MARKETS PTE. LTD-ODI		1	21011830				3.30		0 21011830	3.30		2.00 2.000000	96.09		NA		0 0	, ,		
	DFA SECURITIES EUROPE SA - ODI Preign Portfolio Investors (Category II)		1	8829184 5105827	0	0	8829184 5105827	1.39		0 8829184 0 5105827	1.39			0.00		NA NA	8829184 0 5105827 0	0 0	1 0		
	verseas Depositories (holding DRs) (balancing figure)		0			-				0 3103627	0.00			0.00		NA NA	0 0		5 0		
	y Other																				
	b Total (B)(2)		124	191698771	0	0	191698771	30.14	191698771	0 191698771	30.12	87123128	31.27 54944855	28.66	NA	NA	191698771	0 0	0		
	entral Government/State Government(s)/ President of India							0.00	0	0 0	0.00		0.00	0.00		NA		0 0			
	entral Government / President of India ate Government / Governor		0	0	0	0	0	0.00		0 0	0.00		0.00 0	0.00		NA NA	0 0) (
	areholding by Companies or Bodies Corporate where Central / State			-	_											1		,	† - ·		
	overnment is a promoter		0	0	0	0	0	0.00	0	0 0	0.00	0	0.00	0.00	NA	NA	0	0 0) с		
	b Total (B)(3)		0	0	0	0	0	0	0	0 0	0	0	0.00 0	0	NA	NA	0 (0 0) 0		
	on-Institutions		0	0	0	0	0	0.00		0 0	0.00	0	0.00 0	0.00	NΛ	NA	0 0	0 0	+		
	sociate companies / Subsidiaries rectors and their relatives (excluding independent directors and		1	88300	-	0	88300			0 88300	0.00		0.00 0	0.00		NA NA	88300		<u>;</u>		
	ominee directors)			30300	_	<u> </u>		5.01			0.01	`	0.01	5.00	L.			<u> </u>			
(c) Ke	y Managerial Personnel		2	3962	0	0	3962			0 3962	0.00		0.01 3961			NA	3962	0 0	0		
	elatives of promoters (other than 'immediate relatives' of promoters		0	0	0	0	0	0.00	0	0 0	0.00	0	0	0.00	NA	NA	0	0	1 0		
	sclosed under 'Promoter and Promoter Group' category)												0.00			1			+		
	usts where any person belonging to 'Promoter and Promoter Group' tegory is 'trustee', 'beneficiary', or 'author of the trust'		0	0	0	0	n	0.00	0	0 0	0.00	0	0.00 0	0.00	NA	NA	0 4	,	,		
	vestor Education and Protection Fund (I E P F)		1	255778	0	0	255778		255778	0 255778	0.04	0	0.03 0	0.00		NA NA	255778	0 0	1 (
(g) Re	sident Individual shareholders holding nominal share capital up to		303435	200269732		0	200269732			0 200269732	31.47	100000		0.00		NA		0 0) C		
	.2 lakhs																200268546				
	sident Individual shareholders holding nominal share capital in cess of Rs. 2 Lakhs		227	74497882	0	0	74497882	11.71	74497882	0 74497882	11.70	3793561	8.78 1540000	2.07	NA	NA	74497882	0	' °		
	on-Resident Indians (NRI)		3346	12380404	0	0	12380404	1.95	12380404	0 12380404	1.95	0	1.39 0	0.00	NA	NA	12380404	0 0	, ,		
(j) Fo	reign Nationals		0	0	0	0	0	0.00	0	0 0	0.00		0.00	0.00		NA	0 () C		
(k) Fo	reign Companies		2	2004836		0		0.32		0 2004836	0.31			99.76		NA	2004836) 0		
(I) Bo	odies Corporates MBASSY REALTY VENTURES PRIVATE LIMITED		1686	107199847 63095240		0		16.85 9.92		0 107199847 0 63095240	16.84 9.91		30.13 8876335 7.08 0	8.28 0.00		NA NA	107199847 63095240	0 0	0		
	NBASSY REALITY VENTURES PRIVATE LIMITED NY Other		6152							0 15173283	9.91 2.38			0.00		NA NA	15173283		-		
	earing Members		11		0	0	19906	0.00		0 19906	0.00			0.00	NA	NA NA	19906	-	1 (
	UF		6138	15140852	0	0	15140852	2.38	15140852	0 15140852	2.38	0	1.70 0	0.00	NA	NA	15140852	0 0) (
							12525	0.00	12525	0 12525	0.00	0	0.00 0	0.00	NA	NA	12525	1	1		
Tri	usts b Total (B)(4)		314852	12525 411874024	0	0		64.75		0 411874024	64.71			3.02		NA	411872838	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	9.91								

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

Cat	-	Category & Name of the Shareholder		Shareholders	equity	paid-up equity	No of Shares Underlying Depository Receipts	Shares Held	-	securities		No. of Shares Underlying Outstanding convertible securities (Including Warrants) Total shareholding, as a % assuming full conversion of convertible securities (as a percentage of diluted share capital)		as a % assuming full Conversion of Convertible securities (as a percentage of diluted share capital)		Number of Shares pledged or otherwise encumbered		Number of equity shares held in dematerialized form		
										No. of	Voting Ri	ghts	Total as a % of (A+B+C)			No.	As a % of total Shares held	No.	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	0	384534		0	NA	0	0.00	NA	NA	384534
	_	DEUTSCHE BANK TRUST COMPANY AMERICAS*		1	0	0	384534			384534	0	384534		0	NA	0	0.00	NA	NA	384534
C(2	S	Employee Benefit Trust / Employee Welfare Trust under SEBI (Share Based Employee Benefits and Sweat Equity) Regulations, 2021		1	600000	0	0	600000	0.09	600000	0	600000	0.09	0	0.07	O	0.00	NA	NA	600000
		NDIABULLS REAL ESTATE LIMITED - EMPLOYEES NELFARE TRUST		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 Shareholding (C) = C)(1)+(C)(2)		2	600000	0	384534	984534	0.09	984534	0	984534	0.15	0	0.07	0	0.00		NA	984534

^{*}Equity shares underlying Global Depository Receipts (GDRs) held by the Depositary

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

Sr. No		the SBO	Details of the registered	owner		Details repo	Date of creation / acquisition of significant beneficial interest #				
	(1))	(II)					(III)			(IV)
	Name	PAN / Passport		PAN/ Passport	-	Whether by virtue of:					
		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	9.91	9.91	9.91	No	No	08-Aug-24
2	Jitendra Virwani	AAVPV0738P	Bellanza Developers Private Limited		Indian Company	0.14	0.14	0.14	No	No	08-Aug-24

^{*} 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	32.46	30.09.2024
As on the end of previous 1st quarter	100	31.17	30.06.2024
As on the end of previous 2nd quarter	100	26.18	31.03.2024
As on the end of previous 3rd quarter	100	24.81	31.12.2023
As on the end of previous 4th quarter	100	25.28	30.09.2023