

Format of Holding of Specified securities

Equinox India Developments Limited

BSE: 532832 / NSE: EMBDL

31(1)(b)

31-Dec-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?		NO
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 paid	No. of	No. of Shares	Total No. of	Shareholding	Number of Vot	ng Rights	held in each cl	lass of	No. of Shares	Shareholding as a	Number of L	Locked in	Number o	f Shares	Number of equity
		Shareholders		Partly paid-	Underlying		as a % of total	securities				Underlying	% assuming full	Shares				shares held in
					Depository	(VII) = (IV)+(V)+						Outstanding	conversion of			encumber	ed	dematerialized form
				shares held	Receipts	(VI)	(calculated as					convertible	convertible					
							per SCRR,						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 %						As a % of	
											of (A+B+C)				total Shares		total Shares held	
								For the observe		T-1-1					held		neia	
								Equity shares with voting		Total								
								rights										
(1)	(11)	(III)	(IV)	(V)	(VI)	(VII)	(VIII)			(IX)		(X)	(XI)	()	XII)	(XIII)	(XIV)
. ,	Promoter & Promoter Group	0	0	0	0	0	0.00		0	0	0.00		0.00		0.00		0.00	
(B)	Public	295332	635870937	0	0	635870937	99.91	635870937	0	635870937	99.91	255679201	99.93	1540000	0.24	NA	NA	635869751
(C)	Non Promoter-Non Public																	
	Shares underlying DRs	0	0	0	0	0		0	0	0	0.00		0	0	#DIV/0!	NA	NA	0
(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
	T-4-1	205222	626470027		<u> </u>	626470027	400.00	626470027		626470027	100.00	255570204	400.00	4540000	0.24	<u> </u>	0.00	535450754
	Total:	295333	636470937	0	0	636470937	100.00	636470937	0	636470937	100.00	255679201	100.00	1540000	0.24	0	0.00	636469751

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

		PAN						Shareholding		ting Kig	gnts neid in eac	n class of		Shareholding as a				of Shares	Number of
	promoter			paid up equity			Shares Held		securities*				, .		Shares				equity shares
	OR		ders			Underlying		as per SCRR,						conversion of			encumbe	ered	held in
																			dematerialized
						Receipts		of (A+B+C2)											form
	promoter)																		
													Warrants)						
														A+B+C2				1	
									No. of	voting	•				No.		No.		
												of (A+B+C)							
			1						F	1	T-4-1					neia		neia	
											Total								
(1)		(11)	(111)	(1)/)	(V)	(VI)	(VII)	(VIII)	rigits	<u> </u>	(IX)		(X)	(XI)		(XIII)		(XIII)	(XIV)
17		(11)	(1117	(10)	(*)	(*1)	(*,	(*,		1	(IA)		(//)	(///		(All)		(XIII)	(2017)
			0	0	0	0	0	0.00) (0	0.00	0	0.00	0	0.00		0.00	0
			0	0	0	0	0) (0 0		0		0				
			0	0	0	0	0) (0				0				
) Any Other			0	0	0	0	0) 0	0				0	0.00			
Sub-Total (A)(1)			0	0	0	0	0	0.00	0) (0	0.00	0	0.00	0	0.00	0	0.00	0
Foreign																		1	
) Individuals (Non-Resident Individuals/Foreign Individuals			0	0	0	0	0	0.00	C) (0	0.00	0	0.00	0	0.00	C	0.00	0
Government			0	0	0	0	0	0.00	C) (0	0.00	0	0.00	0	0.00	C	0.00	0
Institutions			0	0	0	0	0	0.00	C	0	0	0.00	0	0.00	0	0.00	C	0.00	0
Foreign Portfolio Investor			0	0	0	0	0	0.00	C	0	0 0	0.00	0	0.00	0	0.00	C	0.00	0
Any Other			0	0	0	0	0	0.00	C	0	0	0.00	0	0.00	0	0.00	C	0.00	0
Sub-Total (A)(2)			0	0	0	0	0	0.00	0) (0 0	0.00	0	0.00	0	0.00	0	0.00	0
Total Shareholding of Promoter and Promoter Group																			
(A)=(A)(1)+(A)(2)			0	0	0	0	0	0.00	l o	0	0	0.00	0	0.00	0	0.00	0	0.00	0
)	Sub-Total (A)(1) Foreign Individuals (Non-Resident Individuals/Foreign Individuals Government Institutions Foreign Portfolio Investor Any Other Sub-Total (A)(2) Total Shareholding of Promoter and Promoter Group	Indian Individuals/Hindu undivided Family Central Government/State Government(s) Financial Institutions/Banks Any Other Sub-Total (A)(1) Foreign Individuals (Non-Resident Individuals/Foreign Individuals Government Institutions Foreign Portfolio Investor Any Other Sub-Total (A)(2) Total Shareholding of Promoter and Promoter Group	entity (except promoter) (I) (II) Indian Individuals/Hindu undivided Family Central Government/State Government(s) Financial Institutions/Banks Any Other Sub-Total (A)(1) Foreign Individuals (Non-Resident Individuals/Foreign Individuals) Government Institutions Foreign Portfolio Investor Any Other Sub-Total (A)(2) Total Shareholding of Promoter and Promoter Group	Indian (II) (III) (III	Indian (I) (III) (III) (IV) Indian Individuals/Hindu undivided Family 0 0 0 0 0 0 0 0 0	Individuals Individuals	Contral Government Contral (A)(1)	entity (except promoter) Receipts Rece	entity (except promoter)	Receipts Of (A+B+C2)	entity (except promoter) Receipts Of (A+B+C2)	entity (except promoter)	Receipts Receipts	Receipts Receipts	Control (No. of Voting Rights Control (A-B+C2) Control (A-B+C2)	Participate Participate	Contract Comment Com	Receipts Promoter Receipts Receipts	Receipts Promoter Promoter

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 PAN		Shareholders p	aid up equity	No. of Partly paid up equity shares held		Shares Held (IV+V+VI)		securities		its held in eac	L C S S (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	otherwise e		Number of equity shares held in dematerialize d form	Sub	-categorization of shares	s
									No.	of Voting R	Rights	Total as a % of (A+B+C)			No.	As a % of total No. Shares held	As a % of total Shares held		Sharel	olding (No. of shares) und	nder
									Equity shares with		Total								Sub category (i)	Sub category (ii) Sub ca	category (iii)
		(II)	(111)	(IV)	(V)	(VI)	(VII)	(VIII)	voting rights		(IX)		(X)	(XI)		(XII)	(XIII)	(XIV)			
	Institutions (Domestic) Mutual Funds			26547540			26547540	4.17	26547540		26547540	4.17		2.98	0 4	0.00 NA	NA	26547540	-	0	
	Quant Mutual Fund - Quant Active Fund		1	25342388) (3.98	25342388		25342388		0				NA NA	25342388	0	0	
(b)	Venture Capital Funds		0	0	C) (0	0.00	C	0	0	0.00	0	0.00	0 (0.00 NA	NA	0	0	0	
	Alternate Investment Funds		2	52500	C) (0.01	52500		52500		0				NA	52500		0	
	Banks		0	386 0) (386	0.00	386		386	0.00	0			0.00 NA 0 0.00 NA	NA	386	0	0	(
	Insurance Companies Provident Funds/Pension Funds		0	0) (0.00			0	0.00	0				NA NA	0	0	U	
	Asset Reconstruction Companies		0	0) (0	0.00	0		0	0.00	0			0.00 NA	NA NA	0	0		
(h)	Soveregin Wealth Funds		0	0	C) (0	0.00	C		0	0.00	0	0.00		0.00 NA	NA	0	0	0	
	NBFCs Registered with RBI		12	7656469	C	,		1.20	7656469		7656469	1.20	2241951				NA	7656469	0	-	(
	Poonawalla Finance Private Ltd Other Financial Institutions		1	7303582 250	0	0	7303582 250	1.15 0.00	7303582 250		7303582 250	1.15 0.00	0				NA NA	7303582 250	0	0	0
	Other Financial Institutions Any Other		1	250		, ,	250	0.00	250	, 0	250	0.00	- 0	0.00		U.UU NA	NA	250	0	- 0	
	Sub Total (B)(1)		22	34257145	C) (34257145	5.38	34257145	0	34257145	5.38	2241951	4.09	9 (0.00 NA	NA	34257145	0	0	(
B (2)	Institutions (Foreign)																				
(a)	Foreign Direct Investment		1	33629271	- 0) (33629271	5.28	33629271		33629271	5.28	77123128			0.00 NA	NA	33629271	0	-	
	NCL SG Holdings Pte Ltd		1	33629271	0	-		5.28			33629271	5.28	77123128				NA NA	33629271	0	-	0
	Foreign Venture Capital Soveregin Wealth Funds		0	0) (0	0.00		0	0	0.00	0	0.00		0.00 NA 0 0.00 NA	NA NA	0	0	0	(
	Foreign Portfolio Investors (Category I)		115	154039098) (154039098	24.20	154039098	8 0	154039098	24.20	10000000			0.00 NA	NA NA	154039098	0	0	
l !	VANGUARD EMERGING MARKETS STOCK INDEX FUND, A SERI		1	7145645) (7145645	1.12	7145645	0	7145645	1.12	0	0.80	0 (0.00 NA	NA	7145645	0	· ·	
	VANGUARD TOTAL INTERNATIONAL STOCK INDEX FUND		1	7857169	C	,	7857169	1.21	7857169	0	7857169	1.21	0	0.88	8 (0.00 NA	NA	7857169	0	-	(
	BAILLIE GIFFORD PACIFIC FUND A SUB FUND OF BAILLIE		1	32924807	C) (5.17	32924807			5.17	0			0.00 NA	NA	32924807	0	-	
	PACIFIC HORIZON INVESTMENT TRUST PLC CLSA GLOBAL MARKETS PTE. LTD-ODI		1	15608754 20976475) (2.45 3.30	15608754 20976475			2.45 3.30	0			0.00 NA 0 0.00 NA	NA NA	15608754 20976475	0	-	
	BOFA SECURITIES EUROPE SA - ODI		1	12351138) (1.94	12351138			1.94	0				NA NA	12351138	0	-	
	Foreign Portfolio Investors (Category II)		9	1937268) (0.30	1937268		1937268	0.30	0				NA NA	1937268	0	0	
(f)	Overseas Depositories (holding DRs) (balancing figure)		0	0	c) (0	0.00	c	0	0	0.00	0	0.00		0.00 NA	NA	0	0	0	
	Any Other						 			\perp											
	Sub Total (B)(2)		125	189605637) (189605637	29.79	189605637	0	189605637	29.79	87123128	31.02	2 (0.00 NA	NA	189605637	0	0	
	Central Government/State Government(s)/ President of India Central Government / President of India	+	n	n) (0.00	1) 0	n	0.00	n	0.00	0 1	0.00 NA	NA	0	0	0	
	State Government / Governor		0	0) (0	0.00	C	0	0	0.00	0				NA NA	0	0	0	
	Shareholding by Companies or Bodies Corporate where Central / State		1	1500	Č) (1500	0.00	1500		1500	0.00	0	0.00		0.00 NA	NA	1500	0	0	- 1
	Government is a promoter																				
	Sub Total (B)(3)		1	1500	C) (1500	0.000235675	1500	0	1500	0.00023567	0	0.00	0 (0 NA	NA	1500	0	0	
	Non-Institutions Associate companies / Subsidiaries	-	0	0) .		0.00		0	^	0.00	0	0.00	0 (0.00 NA	NA	-	0	0	
	Directors and their relatives (excluding independent directors and		1	88300) (88300	0.00	88300		88300		0			0.00 NA	NA NA	88300	Ů	0	
	nominee directors)				`	<u> </u>								0.01		0.00					
	Key Managerial Personnel		2	3962	C) (3962	0.00	3962	2 0	3962	0.00	60000	0.0:	1 (0.00 NA	NA	3962	0	0	
	Relatives of promoters (other than 'immediate relatives' of promoters		0	0	C	0	0	0.00	C	0	0	0.00	0)		0.00 NA	NA	0	0	0	(
	disclosed under 'Promoter and Promoter Group' category)					1	1			1 1		-		0.00	D		+	 			
	Trusts where any person belonging to 'Promoter and Promoter Group' category is 'trustee', 'beneficiary', or 'author of the trust'		n	n) (ا ا	0.00		0	n	0.00	n	0.00	0 4	0.00 NA	NA	n	0	0	
	Investor Education and Protection Fund (I E P F)		1	255778) (255778	0.04	255778	3 0	255778	0.04	0				NA NA	255778	0	0	
(g)	Resident Individual shareholders holding nominal share capital up to		284174	193111730	C) (193111730	30.34	193111730		193111730	30.34	100000			0.00 NA	NA		0	0	
	Rs.2 lakhs					1	L										1	193110544			
	Resident Individual shareholders holding nominal share capital in		226	77245100	C) (77245100	12.14	77245100	0	77245100	12.14	3793561	9.08	8 154000	0 1.99 NA	NA	77245100	0	0	(
	excess of Rs. 2 Lakhs Non-Resident Indians (NRI)	+	3262	12459892) (12459892	1.96	12459892	0	12459892	1.96	0	1.40	n (0.00 NA	NA	12459892	0	0	
	Foreign Nationals		0	0) (0	0.00	11-133332	0	0	0.00	0	0.00			NA NA	0	0	-	
(k)	Foreign Companies		2	2004836	C) (0.31	2004836			0.31	850000	0.32	2 (0.00 0.00	NA	2004836	0		
	Bodies Corporates		1629	111053008	C	,		17.45				17.45	161510561				0.00	111053008	0	Ü	(
	EMBASSY REALTY VENTURES PRIVATE LIMITED Any Other		1 5887	63095240 15784049	0	0		9.91 2.48	63095240 15784049		63095240 15784049	9.91 2.48	0				0.00 NA	63095240 15784049	0	_	0
		+	5887 12	15784049 23696		, ,	15784049 23696	0.00	15784049 23696		23696	0.00	0			0.00 NA 0 0.00 NA	NA NA	15784049 23696	0	-	
(m)	Clearing Members							0.00	23030		23030								Ů	· ·	
(m)	Clearing Members H U F		5870	15749828	C) (15749828	2.47	15749828	8 0	15749828	2.47	0	1.77	7 (0.00 NA	NA	15749828	0	0	
(m)	H U F Trusts		5870 5	15749828 10525	C) (10525	0.00	10525	0	10525	0.00	0	0.00	0 (0.00 NA	NA	10525	, and the second		
(m)	HUF			15749828	C C	0 0	10525 412006655	0.00 64.73		0 0	10525	0.00 64.73	0 166314122 255679201	0 0.00		0 0.00 NA 0 0.37 NA			0	0	

Details of the shareholders acting as Persons in Concert including the	ir 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

Categ ory	Categ Category & Name of the Shareholder ory		Shareholders	paid up equity shares	paid-up	Underlying Depository	Shares Held		Number of Vo securities	ting Right	s held in eac		Underlying Outstanding converttible securities	•	Number of Shares		Number pledged encumbe	or otherwise	Number of equity shares held in dematerialized form
									No. of	Voting 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)	(11)	(III)	(IV)	(V)	(VI)	(VII)	(VIII)			(IX)		(X)	(XI)		(XII)		(XIII)	(XIV)
C(1)	Custodian/DR Holder			0	0	0	0	NA	0	0	0	0.00	0	NA	0	0.00	NA	NA	0
C(2)	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	0	0.00	NA	NA	600000
	EMBDL EMPLOYEES WELFARE 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)		1	600000	0	0	600000	0.09	600000	0	600000	0.09	0	0.07	0	0.00		NA	600000

^{*}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	wner			_	/ exercise of rig		lirect*:	Date of creation / acquisition of significant beneficial interest #
	(I)		(II)					(III)			(IV)
		PAN / Passport		PAN/ Passport	•		W	hether by virtue	e of:		
		No. in case of a foreign national		No. in case of a foreign national		Shares (%)	Voting rights (%)	distributable		Exercise of significant influence	
1	Jitendra Virwani		EMBASSY REALTY VENTURES PRIVATE LIMITED		Indian Company	9.91	9.91	9.91	No	No	08-Aug-24
2	Jitendra Virwani		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	32.06	31.12.2024
As on the end of previous 1st quarter	100	32.46	30.09.2024
As on the end of previous 2nd quarter	100	31.17	31.06.2024
As on the end of previous 3rd quarter	100	26.18	31.03.2024
As on the end of previous 4th quarter	100	24.81	30.12.2023