*** Equinox** India

Format of Holding of Specified securities

1. Name of Listed Entity:

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

Equinox India Developments Limited BSE: 532832 / NSE: EMBDL 31(1)(c)

25-Jan-25

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 Voti	ng Rights	held in each c	lass of	No. of Shares	Shareholding as a	Number of I	Locked in	Number o	f Shares	Number of equity
		Shareholders	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			encumber	ed	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. of	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)	(111)	(IV)	(V)	(VI)	(VII)	(VIII)			(IX)		(X)	(XI)	()	XII)	(XIII)	(XIV)
(1)			100000050		-			100000050			<u> </u>				-			100000050
(A)	Promoter & Promoter Group*	8	489999358		0	489999358			0	489999358				0.00				
(B)	Public**	276759	691882338	0	0	691882338	58.51	691882338	0	691882338	8 58.51	L 152549436	58.72	1540000	0.22	NA	NA	691881152
(C)	Non Promoter-Non Public	0	0	0			0.00		0		0.00		0.00			NA	NA	
(C1)	Shares underlying DRs	0	0	0	0	0			0						0			0
(C2)	Shares held by Employee Trusts	1	600000	0	0	600000	0.05	600000	0	600000	0.05		0.04	0	0	0	NA	600000
	Total:	276768	1182481696	0		1182481696	100.00	1182481696		1182481696	5 100.00	255679201	100.00	1540000	0.13	-	0.00	1182480510
	TULAI.	2/0/68	1182481696	0	0	1182481696	100.00	1182481696	0	1182481696	100.00	2550/9201	100.00	1540000	0.13	0	0.00	1182480510

*includes 489088577 equity shares allotted by the Company on January 25, 2025, in dematerialised form, which will be credit to the allottee's demat accounts post receipt of in-principle (post-allotment) from stock exchanges. **includes 120017422 equity shares allotted by the Company on January 25, 2025, in dematerialised form, which will be credit to the allottee's demat accounts post receipt of in-principle (post-allotment) from stock exchanges.

Note: Pursuant to the Scheme of Amalgamation of NAM Estates Private Limited ("Amalgamating Company 1" or "NAM Estates"), with Equinox India Developments Limited, the persons/entities mentioned in the Table-I of this shareholding pattern, are now classified as the new "Promoters and Promoter Group Entities" of the Company w.e.f. January 24, 2025.

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	No. of Sharehol ders	paid up equity shares held*	No. of Partly paid- up equity shares held	No. of Shares Underlying Depository Receipts	Total No. of Shares Held (IV+V+VI)	Shareholding % calculated as per SCRR, 1957, As a % of (A+B+C2)	securities*	Voting Right			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 A+B+C2	Number Shares No.		pledged o	or otherwise ered	Number of equity shares held in dematerialized form
											-	-	of (A+B+C)				total Shares		total Shares	
										F	1 1	Total					held	──	held	───
										Equity shares with voting rights	I	lotal								
	(1)		(11)	(111)	(IV)	(V)	(VI)	(VII)	(VIII)	iigiito		(IX)		(X)	(XI)		(XII)		(XIII)	(XIV)
A (1)	Indian			. ,	. ,	. ,											<u> </u>		1	<u> </u>
(a)	Individuals/Hindu undivided Family			4	21401895	0	0	21401895	1.81	21401895	0	21401895	1.81	0	1.49	(0.00	0	0.00	21401895
	Jitendra Mohandas Virwani	Promoter		1	1034470	0	0	1034470	0.09	1034470	0	1034470	0.09	0	0.07	0	0.00	0	0.00	1034470
	Aditya Virwani	Promoter		1	6784475	0	0	6784475	0.57	6784475	0	6784475	0.57	0	0.47	(0.00	0	0.00	6784475
	Karan Virwani	Promoter Group		1	6784475	0	0	6784475	0.57	6784475	0	6784475	0.57	0	0.47	0			0.00	6784475
	Neel Virwani	Promoter Group		1	6798475	0	0	6798475	0.57	6798475	0	6798475	0.57	0	0.47	0	0.00		0.00	
(b)	Central Government/State Government(s)			0	0	0	0	0	0.00	C	0	0	0.00	0	0.00				0.00	
	Financial Institutions/Banks			0	0	0	0	0	0.00	C	0	0	0.00	0	0.00	(0.00	
(d)	Any Other			4	468597463	0	0	468597463		468597463		468597463	39.63	103129765		0				
	JV Holding Private Limited	Promoter		1	243200930	0	0	243200930	20.57	243200930		243200930	20.57	0	16.91	0			0.00	
	Embassy Property Developments Private Limited	Promoter Group		1	193792592	0	0	193792592	16.39	193792592		193792592	16.39	0	13.48				0.00	
	OMR Investments LLP	Promoter Group		1	30707160	0	0	30707160		30707160		30707160	2.60	0	2.14				0.00	
	Bellanza Developers Private Limited	Promoter Group		1	896781	0	0	896781	0.08	896781		896781	0.08	103129765			0.00		0.00	
	Sub-Total (A)(1)			8	489999358	0	0	489999358	41.44	489999358	0	489999358	41.44	103129765	41.24	0	0.00	0	0.00	489999358
	Foreign																'	<u> </u>	'	
()	Individuals (Non-Resident Individuals/Foreign Individuals			0	0	0	0	0		C	-	0	0.00	0	0.00					
1.7	Government			0	0	0	0	0	0.00	C	· ·	0	0.00	0	0.00					
	Institutions			0	0	0	0	0	0.00	C		0	0.00	0	0.00					
	Foreign Portfolio Investor			0	0	0	0	0	0.00	C	-	0	0.00	0	0.00					
(e)	Any Other			0	0	0	0	0	0.00	0	· · ·	0	0.00	0	0.00		0.00		0.00	
	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)				489999358	0		489999358	41.44	489999358		489999358	41.44	103129765	41.24		0.00		0.00	489999358

Table III - Statement showing shareholding pattern of the Public shareholder

Categ ory	Category & Name of the Shareholder	PAN	No. of Shareholders	No. of fully paid up equity shares held	No. of Partly paid up equity shares held		Total No. of Shares Held (IV+V+VI)	Shareholding % calculated as per SCRR, 1957, As a % of (A+B+C2)	Number of Vo securities				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)	Number of Locked in Shares		ise encumbered equity share held in dematerializ d form		therwise encumbered		Sub-categorization o	f shares
									No. of	f Voting Rig		otal as a % f (A+B+C)			No. As a % of tot Shares held	al No.	As a % of total Shares held		Charachertelling (No. of she	1		
									Equity		Total	(4.5.6)			Shares held		Shares hera		Shareholding (No. of sha Sub category (i) Sub category (ii)			
									shares with voting rights													
	(1)	(11)	(111)	(IV)	(V)	(VI)	(VII)	(VIII)	voting rights	([IX]		(X)	(XI)	(XII)		(XIII)	(XIV)				
	Institutions (Domestic)			32777230								0.77					NA	0033330000				
	Mutual Funds Quant Mutual Fund - Quant Active Fund	AAATE0120D	5	32///230		0 0	32777230			0	32777230 31506209	2.77	0	2.28 2.19		00 NA 00 NA	NA	32777230 31506209	0	0 0		
	Venture Capital Funds	///////////////////////////////////////	0			0 0	(0.00		0	0	0.00	0	0.00		00 NA	NA	0	-	0 0		
	Alternate Investment Funds		2	22500			22500				22500	0.00		0.00		00 NA	NA	22500		0 (
	Banks		2				386				386	0.00		0.00		00 NA	NA	386		0 0		
	Insurance Companies Provident Funds/Pension Funds		0			0 0	(0	0.00		0.00		00 NA 00 NA	NA	0		0 0		
	Asset Reconstruction Companies		0			0 0	(0	0.00		0.00		00 NA	NA	0		0 0		
(h)	Soveregin Wealth Funds		0			°		0.00	0	0	0	0.00	0	0.00	0 0.	NA NA	NA	0		0 (
(i)	NBFCs Registered with RBI		11				7560597			0	7560597	0.64				00 NA	NA	7560597		0 (
	Other Financial Institutions		1	. 250	(0 0	250	0.00	250	0	250	0.00	0	0.00	0 0.	00 NA	NA	250	0	0 0		
	Any Other Sub Total (B)(1)		21	40360963		0 0	40360963	3 3.41	40360963	0	40360963	3.41	2241951	2.96	0	0 NA	Na	40360963	0	0		
	Institutions (Foreign)							-		-									-	-		
(a)	Foreign Direct Investment		1	33629271	(0 0	33629271			0	33629271	2.84		7.70		00 NA	NA	33629271	0	0 (
	NCL SG Holdings Pte Ltd		1			0 0	33629271	2.84		0	33629271	2.84	77123128	7.70		0 NA	NA	33629271		0 0		
	Foreign Venture Capital Soveregin Wealth Funds		0	0	((0.00		0	0	0.00	0	0.00		0 NA 10 NA	NA	0	0	0 0		
(d)	Foreign Portfolio Investors (Category I)		119	174190243		0 0	174190243			0	174190243	14.73	10000000			0 NA	NA	174190243		0 0		
	BAILLIE GIFFORD PACIFIC FUND A SUB FUND OF BAILLIE		1		(0 0				0	50993659	4.31		3.55		00 NA	NA	50993659		0 (
	PACIFIC HORIZON INVESTMENT TRUST PLC		1	15608754	(0 0	15608754			0	15608754	1.32	0	1.09		NA 00	NA	15608754		0 (
	BOFA SECURITIES EUROPE SA - ODI		1	16270511 2406066	(16270511			0	16270511 2406066	1.38	0	1.13		00 NA	NA NA	16270511 2406066		0 0		
	Foreign Portfolio Investors (Category II) Overseas Depositories (holding DRs) (balancing figure)		10				2406066	5 0.20 0 0.00		0	2406066	0.20		0.17		00 NA 00 NA	NA	2406066		0 0		
	Any Other		1	18606364		°	18606364			0	18606364	1.57		1.29		0 NA	NA	18606364		0 0		
	WWD PEARL LTD		1	18606364		0 0		1.57	18606364	0	18606364	1.57		1.29		0 NA	NA	18606364		0 0		
	Sub Total (B)(2)		131	228831944		0 0	228831944	19.35	228831944	0	228831944	19.35	87123128	21.97	0	0 NA	NA	228831944	0	0 0		
	Central Government/State Government(s)/ President of India Central Government / President of India		0	0		0 0	(0.00	0	0	0	0.00	0	0.00	0 0.	0 NA	NA	0	0	0 0		
	State Government / Governor		0	0		0 0	(0.00		0	0	0.00	0	0.00		0 NA	NA	0	0	0 0		
	Shareholding by Companies or Bodies Corporate where Central / State		1	1500	(0 0	1500			0	1500	0.00	0			00 NA	NA	1500	0	0 0		
_	Government is a promoter													0.00								
	Sub Total (B)(3) Non-Institutions		1	. 1500		0 0	1500	0.00	1500	0	1500	0.00	0	0.00	0	0 NA	NA	1500	0	0 0		
	Non-Institutions Associate companies / Subsidiaries		0			0 0	(0.00	0	0	0	0.00	0	0.00	0 0.	0 NA	NA	0	0	0		
	Directors and their relatives (excluding independent directors and		1	. 88300		0 0	88300			0	88300	0.00		0.00	0 0.	NA	NA	88300		0 0		
	nominee directors)													0.01	0.							
	Key Managerial Personnel		2	3962	(0 0	3962		3962	0	3962	0.00	60000	0.00		NA 00	NA	3962	0	0 (
(d)	Relatives of promoters (other than 'immediate relatives' of promoters		0	0	0	0	(0.00	0	0	0	0.00	0		0 0.	00 NA	NA	0	0	0		
(0)	disclosed under 'Promoter and Promoter Group' category) Trusts where any person belonging to 'Promoter and Promoter Group'		+	-				-						0.00		-	+					
	category is 'trustee', 'beneficiary', or 'author of the trust'		0	0	0	0 0		0.00	0	0	o	0.00	0	0.00	0 0.	00 NA	NA	0	0	0		
	Investor Education and Protection Fund (I E P F)		1	235110		0 0		3 0.02			255778	0.02		0.02	0 0.	00 NA	NA	255778	0	0 (
	Resident Individual shareholders holding nominal share capital up to		265903	176129624	(0 0	176129624	14.89	176129624	0	176129624	14.89	100000		0 0.	NA 00	NA		0	0 0		
(h)	Rs.2 lakhs Resident Individual shareholders holding nominal share capital in excess of Rs. 2 Lakhs		208	79677760	(0 0	79677760	6.74	79677760	0	79677760	6.74	3793561	12.25	1540000 1.	93 NA	NA	176128438 79677760	0	0		
	Non-Resident Indians (NRI)		3259	12846847	0	0 0	12846847	7 1.09	12846847	0	12846847	1.09	0	0.89	0 0.	0 NA	NA	12846847	0	0		
(i)	Foreign Nationals		0	0 0	((0.00		0	0	0.00	0	0.00	0 0.	NA NA	NA	0		0 0		
(k)	Foreign Companies		4	85260165	(0 0	85260165			0	85260165	7.21	850000			00.00	NA	85260165		0 0		
	Florence Investment Limited Bodies Corporates		1615	05255525	· · · · · ·	0 0	0525552			0	83255329 52996010	7.04		5.85	° 0.	0.00	NA 0.00	83255329 52996010	-	0 0		
	Any Other		5613			0 0					15429485	1.30		1.07		00 NA	NA	15429485		0		
	Clearing Members		8	9455	(9455	5 0.00	9455	0	9455	0.00	0	0.00	0 0.	NA 00	NA	9455	0	0 0		
	HUF		5602				15417705			0	15417705	1.30		1.07		00 NA	NA	15417705	0	0 (
	Trusts Sub Total (B)(4)		276606	2325 422687931		0 0 0 0	2325 422687931			0	2325 422687931	0.00		0.00 33.78		00 NA 33 NA	NA NA	2325 422686745	0	0		
_	Total Public Shareholding (B) = (B)(1)+(B)(2)+(B)(3)+(B)(4)		276759			0 0					691882338	58.51				2 NA	NA	691881152		0 0		
	Details of the shareholders acting as Persons in Concert including the	ir Shareholding													. , .				· · · · · · · · · · · · · · · · · · ·			
		Name of PAC	,		No. of Sha	ires	holding%	-	-													

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

Cate	g Category & Name of the Shareholder	PAN	No of	No of fully	No of Partly	No of Shares	Total No of	Shareholding	Number of Vo	ting Rights	s held in eac	h class of	No. of Shares	Total shareholding,	Number o	of Locked in	Number	of Shares	Number of
ory			Shareholders	paid up	paid-up	Underlying		% calculated	securities				Underlying		Shares		pledged	or otherwise	equity shares
				equity shares	equity	Depository	(IV+V+VI)	as per SCRR,					Outstanding	conversion of			encumbe	ered	held in
				held	shares held	Receipts		1957,					converttible	convertible securities					dematerialized
								As a % of					securities	(as a percentage of					form
								(A+B+C2)					(Including	diluted share capital)					
													Warrants)						
									No. of	Voting Ri	ghts	Total as a %			No.	As a % of total	No.	As a % of total	
												of (A+B+C)				Shares held		Shares held	
									Equity shares		Total								
									with voting										
									rights										
	(1)	(11)	(111)	(IV)	(V)	(VI)	(VII)	(VIII)			IX)		(X)	(XI)		(XII)		(XIII)	(XIV)
C(1)	Custodian/DR Holder			0	0	C	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		1	600000	0	C	600000	0.05	600000	0	600000	0.05	C	0.04	0	0.00	NA	NA	600000
	SEBI (Share Based Employee Benefits and Sweat Equity)																		
	Regulations, 2021																		
	EMBDL EMPLOYEES WELFARE TRUST		1	600000	0	0	600000	0.05	600000	0	600000	0.05	0	0.04	0	0.00	NA	NA	600000
	Total Non-Promoter-Non Public Shareholding (C) =		1	600000	0	C	600000	0.05	600000	0	600000	0.05	0	0.04	0	0.00		NA	600000
	(C)(1)+(C)(2)											1							

*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 S	BO	Details of the registered ow	vner				/ exercise of rigl any, whether di		irect*:	Date of creation / acquisition of significant beneficial interest [#]
	(I) Name	PAN / Passport	(II) Name	PAN/ Passport	Nationality		w	(III) hether by virtue	of:		(IV)
		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 Mohandas Virwani		Bellanza Developers Private Limited	AAMCB0049B	Indian Company	0.08	0.08	0.08	No	No	8-Aug-24
2	Jitendra Mohandas Virwani		JV Holding Private Limited	AABCJ9763F	Indian Company	20.57	20.57	20.57	No	No	25-Jan-25
3	Jitendra Mohandas Virwani		Embassy Property Developments Private Limited	AAACD6927A	Indian Company	16.39	16.39	16.39	No	No	25-Jan-25
4	Jitendra Mohandas Virwani		OMR Investments LLP	AACFO8864E	Indian Company	2.60	2.60	2.60	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			
	Board approved limits	Limits utilized	Date
As on shareholding date	100	27.65	25.01.2025
As on the end of previous 1st quarter	100	32.06	31.12.2024
As on the end of previous 2nd quarter	100	32.46	30.09.2024
As on the end of previous 3rd quarter	100	31.17	31.06.2024
As on the end of previous 4th quarter	100	26.18	31.03.2024