

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) **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 **22-05-2025**
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)

Vikas Khandelwal

Company Secretary

Table I - Summary Statement holding of specified securities

| 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) | 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 of Locked in Shares | | Number of Shares pledged or otherwise encumbered | | Number of equity shares held in dematerialized form | |
|----------|--------------------------------|---------------------|---|--|--|---|--|--|------|-------------------------|--|--|----------------------------|-----------------------------|--|-----------------------------|---|------------|
| | | | | | | | | No. of Voting Rights | | 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 | | | | | | | | |
| (I) | (II) | (III) | (IV) | (V) | (VI) | (VII) | (VIII) | (IX) | | | (X) | (XI) | (XII) | | (XIII) | | (XIV) | |
| (A) | Promoter & Promoter Group | 8 | 579652556 | 0 | 0 | 579652556 | 42.96 | 579652556 | 0 | 579652556 | 42.96 | 13476567 | 41.24 | 89653198 | 15.47 | 196428640 | 33.89 | 579652556 |
| (B) | Public | 275614 | 769005466 | 0 | 0 | 769005466 | 56.99 | 769005466 | 0 | 769005466 | 56.99 | 75426308 | 58.72 | 77123128 | 10.03 | 0 | NA | 769004305 |
| (C) | Non Promoter-Non Public | | | | | | | | | | | | | | | | | |
| (C1) | Shares underlying DRs | 0 | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0.00 | 0 | 0 | 0 | NA | 0 |
| (C2) | Shares held by Employee Trusts | 1 | 600000 | 0 | 0 | 600000 | 0.04 | 600000 | 0 | 600000 | 0.04 | 0 | 0.04 | 0 | 0 | 0 | NA | 600000 |
| | Total: | 275623 | 1349258022 | 0 | 0 | 1349258022 | 100.00 | 1349258022 | 0 | 1349258022 | 100.00 | 88902875 | 100.00 | 166776326 | 12.36 | 196428640 | 14.56 | 1349256861 |

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 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 (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) | 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 of Locked in Shares | | Number of Shares pledged or otherwise encumbered | | Number of equity shares held in dematerialized form | |
|--|---|--|------|---------------------|--|--|--|------------------------------------|---|---|------|-------------------------|--|---|----------------------------|-----------------------------|--|-----------------------------|---|-----------|
| | | | | | | | | | | No. of Voting Rights | | 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 | | | | | | | | |
| | (I) | | (II) | (III) | (IV) | (V) | (VI) | (VII) | (VIII) | (IX) | | | (X) | (XI) | (XII) | | (XIII) | | (XIV) | |
| A (1) | Indian | | | | | | | | | | | | | | | | | | | |
| (a) | Individuals/Hindu undivided Family | | | 4 | 21401895 | 0 | 0 | 21401895 | 1.59 | 21401895 | 0 | 21401895 | 1.59 | 0 | 1.49 | 0 | 0.00 | 0 | 0.00 | 21401895 |
| | Jitendra Mohandas Virwani | Promoter | | 1 | 1034470 | 0 | 0 | 1034470 | 0.08 | 1034470 | 0 | 1034470 | 0.08 | 0 | 0.07 | 0 | 0.00 | 0 | 0.00 | 1034470 |
| | Aditya Virwani | Promoter | | 1 | 6784475 | 0 | 0 | 6784475 | 0.50 | 6784475 | 0 | 6784475 | 0.50 | 0 | 0.47 | 0 | 0.00 | 0 | 0.00 | 6784475 |
| | Karan Virwani | Promoter Group | | 1 | 6784475 | 0 | 0 | 6784475 | 0.50 | 6784475 | 0 | 6784475 | 0.50 | 0 | 0.47 | 0 | 0.00 | 0 | 0.00 | 6784475 |
| | Neel Virwani | Promoter Group | | 1 | 6798475 | 0 | 0 | 6798475 | 0.50 | 6798475 | 0 | 6798475 | 0.50 | 0 | 0.47 | 0 | 0.00 | 0 | 0.00 | 6798475 |
| (b) | Central Government/State Government(s) | | | 0 | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 |
| (c) | Financial Institutions/Banks | | | 0 | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 |
| (d) | Any Other | | | 4 | 558250661 | 0 | 0 | 558250661 | 41.37 | 558250661 | 0 | 558250661 | 41.37 | 13476567 | 39.75 | 89653198 | 16.06 | 196428640 | 35.19 | 558250661 |
| | JV Holding Private Limited | Promoter | | 1 | 243200930 | 0 | 0 | 243200930 | 18.02 | 243200930 | 0 | 243200930 | 18.02 | 0 | 16.91 | 0 | 0.00 | 196428640 | 80.77 | 243200930 |
| | Embassy Property Developments Private Limited | Promoter Group | | 1 | 193792592 | 0 | 0 | 193792592 | 14.36 | 193792592 | 0 | 193792592 | 14.36 | 0 | 13.48 | 0 | 0.00 | 0 | 0.00 | 193792592 |
| | OMR Investments LLP | Promoter Group | | 1 | 30707160 | 0 | 0 | 30707160 | 2.28 | 30707160 | 0 | 30707160 | 2.28 | 0 | 2.14 | 0 | 0.00 | 0 | 0.00 | 30707160 |
| | Bellanza Developers Private Limited* | Promoter Group | | 1 | 90549979 | 0 | 0 | 90549979 | 6.71 | 90549979 | 0 | 90549979 | 6.71 | 13476567 | 7.23 | 89653198 | 99.01 | 0 | 0.00 | 90549979 |
| | Sub-Total (A)(1) | | | 8 | 579652556 | 0 | 0 | 579652556 | 42.96 | 579652556 | 0 | 579652556 | 42.96 | 13476567 | 41.24 | 89653198 | 15.47 | 196428640 | 33.89 | 579652556 |
| A (2) | Foreign | | | | | | | | | | | | | | | | | | | |
| (a) | Individuals (Non-Resident Individuals/Foreign Individuals) | | | 0 | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 |
| (b) | Government | | | 0 | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 |
| (c) | Institutions | | | 0 | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 |
| (d) | Foreign Portfolio Investor | | | 0 | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0.00 | 0 | 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 | 0.00 | 0 | 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) | | | 8 | 579652556 | 0 | 0 | 579652556 | 42.96 | 579652556 | 0 | 579652556 | 42.96 | 13476567 | 41.24 | 89653198 | 15.47 | 196428640 | 33.89 | 579652556 |
| 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 2,09,00,000 and 2,86,97,000 equity shares allotted to Bellanza Developers Private Limited (Bellanza), on May 15, 2025 and May 22, 2025 respectively, pursuant to the conversion of equivalent warrants, in dematerialised form, which will be credited to Bellanza's demat account post receipt of in-principle (post-allotment) approvals from stock exchanges.

Table III - Statement showing shareholding pattern of the Public shareholder

| 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 | 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) | Number of Voting Rights held in each class of securities | 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) | Number of Locked in Shares | Number of Shares pledged or otherwise encumbered | Number of equity shares held in dematerialize d form | Sub-categorization of shares | | | | | | | | |
|---|---|------------------------|---|---|---|--|--|---|--|--|-------------------------------|---|---|--------------------------------|------------------------------------|-------------------|--------------------|----|-----------|---|---|---|
| | | | | | | | | No. of Voting Rights | Total as a % of (A+B+C) | | No. | As a % of total Shares held | No. | As a % of total Shares held | 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) | | | | | | | | | |
| B (1) | Institutions (Domestic) | | | | | | | | | | | | | | | | | | | | | |
| (a) | Mutual Funds | | 6 | 38014466 | 0 | 0 | 38014466 | 2.82 | 38014466 | 0 | 38014466 | 2.82 | 0 | 2.64 | 0 | 0.00 | NA | NA | 38014466 | 0 | 0 | 0 |
| | QUANT MUTUAL FUND-QUANT ELSS TAX SAVER FUND | | 1 | 36004162 | 0 | 0 | 36004162 | 2.67 | 36004162 | 0 | 36004162 | 2.67 | 0 | 2.50 | 0 | 0.00 | NA | NA | 36004162 | 0 | 0 | 0 |
| (b) | Venture Capital Funds | | 0 | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | NA | NA | 0 | 0 | 0 | 0 |
| (c) | Alternate Investment Funds | | 1 | 2500 | 0 | 0 | 2500 | 0.00 | 2500 | 0 | 2500 | 0.00 | 0 | 0.00 | 0 | 0.00 | NA | NA | 2500 | 0 | 0 | 0 |
| (d) | Banks | | 2 | 386 | 0 | 0 | 386 | 0.00 | 386 | 0 | 386 | 0.00 | 0 | 0.00 | 0 | 0.00 | NA | NA | 386 | 0 | 0 | 0 |
| (e) | Insurance Companies | | 0 | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | NA | NA | 0 | 0 | 0 | 0 |
| (f) | Provident Funds/Pension Funds | | 0 | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | NA | NA | 0 | 0 | 0 | 0 |
| (g) | Asset Reconstruction Companies | | 0 | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | NA | NA | 0 | 0 | 0 | 0 |
| (h) | Sovereign Wealth Funds | | 0 | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | NA | NA | 0 | 0 | 0 | 0 |
| (i) | NBFCs Registered with RBI | | 9 | 7625669 | 0 | 0 | 7625669 | 0.57 | 7625669 | 0 | 7625669 | 0.57 | 2241951 | 0.69 | 0 | 0.00 | NA | NA | 7625669 | 0 | 0 | 0 |
| (j) | 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 |
| (k) | Any Other | | 0 | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | NA | NA | 0 | 0 | 0 | 0 |
| | Sub Total (B)(1) | | 19 | 45643271 | 0 | 0 | 45643271 | 3.38 | 45643271 | 0 | 45643271 | 3.38 | 2241951 | 3.33 | 0 | 0 | NA | NA | 45643271 | 0 | 0 | 0 |
| B (2) | Institutions (Foreign) | | | | | | | | | | | | | | | | | | | | | |
| (a) | Foreign Direct Investment | | 6 | 147514492 | 0 | 0 | 147514492 | 10.93 | 147514492 | 0 | 147514492 | 10.93 | 0 | 10.26 | 77123128 | 52.28 | NA | NA | 147514492 | 0 | 0 | 0 |
| | NCL SG Holdings Pte Ltd* | | 1 | 110752399 | 0 | 0 | 110752399 | 8.21 | 110752399 | 0 | 110752399 | 8.21 | 0 | 7.70 | 77123128 | 69.64 | NA | NA | 110752399 | 0 | 0 | 0 |
| | WWD PEARL LTD | | 1 | 18606364 | 0 | 0 | 18606364 | 1.38 | 18606364 | 0 | 18606364 | 1.38 | 0 | 1.29 | 0 | 0.00 | NA | NA | 18606364 | 0 | 0 | 0 |
| | BREP ASIA SG CITY VIEW HOLDING (NQ) PTE. LTD. | | 1 | 14383446 | 0 | 0 | 14383446 | 1.07 | 14383446 | 0 | 14383446 | 1.07 | 0 | 1.00 | 0 | 0.00 | NA | NA | 14383446 | 0 | 0 | 0 |
| (b) | Foreign Venture Capital | | 0 | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | NA | NA | 0 | 0 | 0 | 0 |
| (c) | Sovereign Wealth Funds | | 0 | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | NA | NA | 0 | 0 | 0 | 0 |
| (d) | Foreign Portfolio Investors (Category I) | | 121 | 150731608 | 0 | 0 | 150731608 | 11.17 | 150731608 | 0 | 150731608 | 11.17 | 10000000 | 11.18 | 0 | 0.00 | NA | NA | 150731608 | 0 | 0 | 0 |
| | BAILLIE GIFFORD PACIFIC FUND A SUB FUND OF BAILLIE | | 1 | 43151752 | 0 | 0 | 43151752 | 3.20 | 43151752 | 0 | 43151752 | 3.20 | 0 | 3.00 | 0 | 0.00 | NA | NA | 43151752 | 0 | 0 | 0 |
| | PACIFIC HORIZON INVESTMENT TRUST PLC | | 1 | 13571465 | 0 | 0 | 13571465 | 1.01 | 13571465 | 0 | 13571465 | 1.01 | 0 | 0.94 | 0 | 0.00 | NA | NA | 13571465 | 0 | 0 | 0 |
| | BOFA SECURITIES EUROPE SA - ODI | | 1 | 17788828 | 0 | 0 | 17788828 | 1.32 | 17788828 | 0 | 17788828 | 1.32 | 0 | 1.24 | 0 | 0.00 | NA | NA | 17788828 | 0 | 0 | 0 |
| (e) | Foreign Portfolio Investors (Category II) | | 11 | 2906126 | 0 | 0 | 2906126 | 0.22 | 2906126 | 0 | 2906126 | 0.22 | 0 | 0.20 | 0 | 0.00 | NA | NA | 2906126 | 0 | 0 | 0 |
| (f) | Overseas Depositories (holding DRs) (balancing figure) | | 0 | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | NA | NA | 0 | 0 | 0 | 0 |
| (i) | Any Other | | 0 | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | NA | NA | 0 | 0 | 0 | 0 |
| | Sub Total (B)(2) | | 138 | 301152226 | 0 | 0 | 301152226 | 22.32 | 301152226 | 0 | 301152226 | 22.32 | 10000000 | 21.64 | 77123128 | 25.61 | NA | NA | 301152226 | 0 | 0 | 0 |
| B (3) | Central Government/State Government(s)/ President of India | | | | | | | | | | | | | | | | | | | | | |
| (a) | Central Government / President of India | | 0 | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | NA | NA | 0 | 0 | 0 | 0 |
| (b) | State Government / Governor | | 0 | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | NA | NA | 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 | 0.00 | 0 | 0.00 | NA | NA | 1500 | 0 | 0 | 0 |
| | Sub Total (B)(3) | | 1 | 1500 | 0 | 0 | 1500 | 0.00 | 1500 | 0 | 1500 | 0.00 | 0 | 0.00 | 0 | 0 | NA | NA | 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 | 0.00 | 0 | 0.00 | NA | NA | 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 | 0.01 | 0 | 0.00 | NA | NA | 88300 | 0 | 0 | 0 |
| (c) | Key Managerial Personnel** | | 1 | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 100000 | 0.01 | 0 | 0.00 | NA | NA | 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 | 0.00 | 0 | 0.00 | NA | NA | 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 | 0.00 | 0 | 0.00 | NA | NA | 0 | 0 | 0 | 0 |
| (f) | Investor Education and Protection Fund (I E P F) | | 1 | 255678 | 0 | 0 | 255678 | 0.02 | 255678 | 0 | 255678 | 0.02 | 0 | 0.02 | 0 | 0.00 | NA | NA | 255678 | 0 | 0 | 0 |
| (g) | Resident Individual shareholders holding nominal share capital up to Rs.2 lakhs | | 264744 | 182780491 | 0 | 0 | 182780491 | 13.55 | 182780491 | 0 | 182780491 | 13.55 | 60000 | 12.71 | 0 | 0.00 | NA | NA | 182779330 | 0 | 0 | 0 |
| (h) | Resident Individual shareholders holding nominal share capital in excess of Rs. 2 Lakhs | | 235 | 78967569 | 0 | 0 | 78967569 | 5.85 | 78967569 | 0 | 78967569 | 5.85 | 3793561 | 5.75 | 0 | 0.00 | NA | NA | 78967569 | 0 | 0 | 0 |
| (i) | Non-Resident Indians (NRI) | | 3299 | 12137067 | 0 | 0 | 12137067 | 0.90 | 12137067 | 0 | 12137067 | 0.90 | 0 | 0.84 | 0 | 0.00 | NA | NA | 12137067 | 0 | 0 | 0 |
| (j) | Foreign Nationals | | 0 | 0 | 0 | 0 | 0 | 0.00 | 0 | 0 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | NA | NA | 0 | 0 | 0 | 0 |
| (k) | Foreign Companies | | 3 | 85260165 | 0 | 0 | 85260165 | 6.32 | 85260165 | 0 | 85260165 | 6.32 | 850000 | 5.99 | 0 | 0.00 | 0.00 | NA | 85260165 | 0 | 0 | 0 |
| | FLORENCE INVESTMENT LTD | | 1 | 83255329 | 0 | 0 | 83255329 | 6.17 | 83255329 | 0 | 83255329 | 6.17 | 0 | 5.79 | 0 | 0.00 | 0.00 | NA | 83255329 | 0 | 0 | 0 |
| (l) | Bodies Corporates | | 1569 | 47503777 | 0 | 0 | 47503777 | 3.52 | 47503777 | 0 | 47503777 | 3.52 | 58380796 | 7.36 | 0 | 0.00 | 0.00 | NA | 47503777 | 0 | 0 | 0 |
| (m) | Any Other | | 5603 | 15215422 | 0 | 0 | 15215422 | 1.13 | 15215422 | 0 | 15215422 | 1.13 | 0 | 1.06 | 0 | 0.00 | NA | NA | 15215422 | 0 | 0 | 0 |
| | CLEARING MEMBERS | | 5 | 8254 | 0 | 0 | 8254 | 0.00 | 8254 | 0 | 8254 | 0.00 | 0 | 0.00 | 0 | 0.00 | NA | NA | 8254 | 0 | 0 | 0 |
| | H U F | | 5595 | 15204743 | 0 | 0 | 15204743 | 1.13 | 15204743 | 0 | 15204743 | 1.13 | 0 | 1.06 | 0 | 0.00 | NA | NA | 15204743 | 0 | 0 | 0 |
| | TRUSTS | | 3 | 2425 | 0 | 0 | 2425 | 0.00 | 2425 | 0 | 2425 | 0.00 | 0 | 0.00 | 0 | 0.00 | NA | NA | 2425 | 0 | 0 | 0 |
| | Sub Total (B)(4) | | 275456 | 422208469 | 0 | 0 | 422208469 | 31.29 | 422208469 | 0 | 422208469 | 31.29 | 63184357 | 33.75 | 0 | 0.00 | NA | NA | 422207308 | 0 | 0 | 0 |
| | Total Public Shareholding (B) = (B)(1)+(B)(2)+(B)(3)+(B)(4) | | 275614 | 769005466 | 0 | 0 | 769005466 | 56.99 | 769005466 | 0 | 769005466 | 56.99 | 75426308 | 58.72 | 77123128 | 10.03 | NA | NA | 769004305 | 0 | 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% |
|---------------------|-------------|---------------|----------|
| | | | |
| | | | |

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 7,71,23,128 equity shares allotted to NCL SG Holdings Pte Ltd (NCL), on May 15, 2025, pursuant to the conversion of equivalent warrants, in dematerialised form, which will be credited to NCL's demat account post receipt of in-principle (post-allotment) approvals from stock exchanges.

**A Key Managerial Personnels (KMP) holds an aggregate of 1,00,000 convertible warrants, whereas his equity shareholding is NIL, as on May 15, 2025. For the purpose of validating XBRL template, 1 is added in the number of shareholder count under the head Key Managerial Personnel.

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

| Category | 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 | 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) | Number of Voting Rights held in each class of 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) | Number of Locked in Shares | | Number of Shares pledged or otherwise encumbered | | Number of equity shares held in dematerialized form |
|----------|---|------|--------------------|--|---|---|-----------------------------------|---|--|------|--------|-------------------------|--|---|----------------------------|-----------------------------|--|-----------------------------|---|
| | | | | | | | | | No. of Voting Rights | | | 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 | | | | | | | | |
| | (I) | (II) | (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 | 0.04 | 600000 | 0 | 600000 | 0.04 | 0 | 0.04 | 0 | 0.00 | NA | NA | 600000 |
| | EMBDL EMPLOYEES WELFARE TRUST | | 1 | 600000 | 0 | 0 | 600000 | 0.04 | 600000 | 0 | 600000 | 0.04 | 0 | 0.04 | 0 | 0.00 | NA | NA | 600000 |
| | Total Non-Promoter-Non Public Shareholding (C) = (C)(1)+(C)(2) | | 1 | 600000 | 0 | 0 | 600000 | 0.04 | 600000 | 0 | 600000 | 0.04 | 0 | 0.04 | 0 | 0.00 | | NA | 600000 |

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 | 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 | | Bellanza Developers Private Limited | | Indian Company | 6.71 | 6.71 | 6.71 | No | No | 21-May-24 |
| 2 | Jitendra Mohandas Virwani | | JV Holding Private Limited | | Indian Company | 18.02 | 18.02 | 18.02 | No | No | 25-Jan-25 |
| 3 | Jitendra Mohandas Virwani | | Embassy Property Developments Private Limited | | Indian Company | 14.36 | 14.36 | 14.36 | No | No | 25-Jan-25 |
| 4 | Jitendra Mohandas Virwani | | OMR Investments LLP | | Indian Company | 2.28 | 2.28 | 2.28 | 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 | 29.54 | 22.05.2025 |
| As on the end of previous 1st quarter | 100 | 26.89 | 31.03.2025 |
| As on the end of previous 2nd quarter | 100 | 32.06 | 31.12.2024 |
| As on the end of previous 3rd quarter | 100 | 32.46 | 30.09.2024 |
| As on the end of previous 4th quarter | 100 | 31.17 | 31.06.2024 |