



Format of Holding of Specified securities

1. Name of Listed Entity: **Equinox India 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)  
a. if under 31(1)(b) then indicate the report for quarter ending **31(1)(b)**  
b. if under 31(1)(c) then indicate date of allotment/extinguishment **30-Sep-24**
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?	YES	
d	Whether the Listed Entity has any shares in locked-in?	YES	
e	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 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	0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0
(B)	Public	314997	635486403	0	0	635486403	99.91	635486403	0	635486403	99.85	255679201	99.93	97365151	15.32	NA	NA	635485217
(C)	Non Promoter-Non Public																	
(C1)	Shares underlying DRs	1	0	0	384534	384534		384534	0	384534	0.06	0	NA	0	0.00	NA	NA	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:	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

[illegible]

Table III - Statement showing shareholding pattern of the Public shareholder

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)	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	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		4	21024511	0	0	21024511	3.31	21024511	0	21024511	3.30	0	2.36	20000000	95.13	NA	NA	21024511	0	0	0
	Quant Mutual Fund - Quant Active Fund		1	20000000	0	0	20000000	3.14	20000000	0	20000000	3.14	0	2.24	20000000	100.00	NA	NA	20000000	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		2	502500	0	0	502500	0.08	502500	0	502500	0.08	0	0.06	0	0.00	NA	NA	502500	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		12	10385961	0	0	10385961	1.63	10385961	0	10385961	1.63	2241951	1.42	10000000	96.28	NA	NA	10385961	0	0	0
	Poonawalla Finance Private Ltd		1	10000000	0	0	10000000	1.57	10000000	0	10000000	1.57	0	1.12	10000000	100.00	NA	NA	10000000	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																					
	Sub 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)	Institutions (Foreign)																					
(a)	Foreign 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	0
	NCL SG Holdings Pte Ltd		1	33629271	0	0	33629271	5.29	33629271	0	33629271	5.31	77123128	12.42	33629271	100.00	NA	NA	33629271	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)		115	152963673	0	0	152963673	24.05	152963673	0	152963673	24.03	10000000	18.27	21315584	13.94	NA	NA	152963673	0	0	0
	VANGUARD EMERGING MARKETS STOCK INDEX FUND, A SERI		1	6638849	0	0	6638849	1.04	6638849	0	6638849	1.04	0	0.74	0	0.00	NA	NA	6638849	0	0	0
	VANGUARD TOTAL INTERNATIONAL STOCK INDEX FUND		1	7682545	0	0	7682545	1.21	7682545	0	7682545	1.21	0	0.86	0	0.00	NA	NA	7682545	0	0	0
	BAILLIE GIFFORD PACIFIC FUND A SUB FUND OF BAILLIE		1	34034076	0	0	34034076	5.35	34034076	0	34034076	5.35	0	3.82	0	0.00	NA	NA	34034076	0	0	0
	PACIFIC HORIZON INVESTMENT TRUST PLC		1	18332673	0	0	18332673	2.88	18332673	0	18332673	2.88	0	2.06	0	0.00	NA	NA	18332673	0	0	0
	CLSA GLOBAL MARKETS PTE. LTD-ODI		1	21011830	0	0	21011830	3.30	21011830	0	21011830	3.30	0	2.36	20189509	96.09	NA	NA	21011830	0	0	0
	BOFA SECURITIES EUROPE SA - ODI		1	8829184	0	0	8829184	1.39	8829184	0	8829184	1.39	0	0.99	0	0.00	NA	NA	8829184	0	0	0
(e)	Foreign Portfolio Investors (Category II)		8	5105827	0	0	5105827	0.80	5105827	0	5105827	0.80	0	0.57	0	0.00	NA	NA	5105827	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																					
	Sub 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
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		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)(3)		0	0	0	0	0	0	0	0	0	0	0	0.00	0	0	NA	NA	0	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		2	3962	0	0	3962	0.00	3962	0	3962	0.00	60000	0.01	3961	99.97	NA	NA	3962	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
														0.00								
(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	255778	0	0	255778	0.04	255778	0	255778	0.04	0	0.03	0	0.00	NA	NA	255778	0	0	0
(g)	Resident individual shareholders holding nominal share capital up to Rs.2 lakhs	303435	200269732	0	0	0	200269732	31.48	200269732	0	200269732	31.47	100000	22.47	0	0.00	NA	NA	200268546	0	0	0
(h)	Resident individual shareholders holding nominal share capital in excess 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	0	0
(i)	Non-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	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		2	2004836	0	0	2004836	0.32	2004836	0	2004836	0.31	850000	0.32	2000000	99.76	NA	NA	2004836	0	0	0
(l)	Bodies Corporates		1686	107199847	0	0	107199847	16.85	107199847	0	107199847	16.84	161510561	30.13	8876335	8.28	NA	NA	107199847	0	0	0
	EMBASSY REALTY VENTURES PRIVATE LIMITED		1	63095240	0	0	63095240	9.92	63095240	0	63095240	9.91	0	7.08	0	0.00	NA	NA	63095240	0	0	0
(m)	Any Other		6152	15173283	0	0	15173283	2.39	15173283	0	15173283	2.38	0	1.70	0	0.00	NA	NA	15173283	0	0	0
	Clearing Members		11	19906	0	0	19906	0.00	19906	0	19906	0.00	0	0.00	0	0.00	NA	NA	19906	0	0	0
	H U F		6138	15140852	0	0	15140852	2.38	15140852	0	15140852	2.38	0	1.70	0	0.00	NA	NA	15140852	0	0	0
	Trusts		3	12525	0	0	12525	0.00	12525	0	12525	0.00	0	0.00	0	0.00	NA	NA	12525			
	Sub Total (B)(4)		314852	411874024	0	0	411874024	64.75	411874024	0	411874024	64.71	166314122	64.84	12420296	3.02	NA	NA	411872838	0	0	0
	Total Public Shareholding (B) = (B)(1)+(B)(2)+(B)(3)+(B)(4)		314997	635486403	0	0	635486403	99.91	635486403	0	635486403	99.85	255679201	99.93	97365151	15.32	NA	NA	635485217	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%
EMBASSY REALTY VENTURES PRIVATE LIMITED	Bellanza Developers Private Limited	896781	0.14
Bellanza Developers Private Limited	EMBASSY REALTY VENTURES PRIVATE LIMITED	63095240	9.91

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

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		1	0	0	384534	384534	NA	384534	0	384534	0.06	0	NA	0	0.00	NA	NA	384534
	DEUTSCHE BANK TRUST COMPANY AMERICAS*		1	0	0	384534	384534	NA	384534	0	384534	0.06	0	NA	0	0.00	NA	NA	384534
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
	INDIABULLS REAL ESTATE LIMITED - 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)		2	600000	0	384534	984534	0.09	984534	0	984534	0.15	0	0.07	0	0.00	NA	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.	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 <sup>#</sup>  (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 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.

<b>Table VI - Statement showing foreign ownership limits</b>			
	<b><i>Board approved limits</i></b>	<b><i>Limits utilized</i></b>	<b><i>Date</i></b>
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