

General information about company	
Scrip code	532832
NSE Symbol	EMBDL
MSEI Symbol	NOTLISTED
ISIN	INE069I01010
Name of the company	Embassy Developments Limited
Whether company is SME	No
Class of Security	Equity Shares
Type of report	Quarterly
Quarter Ended / Half year ended/Date of Report (For Prelisting / Allotment)	31-12-2025
Date of allotment / extinguishment (in case Capital Restructuring selected) / Listing Date	
Shareholding pattern filed under	Regulation 31 (1) (b)
Whether the listed entity is Public Sector Undertaking (PSU)?	No

Declaration

Sr. No.	Particular	Yes/No	Promoter and Promoter Group	Public shareholder	Non Promoter- Non Public
1	Whether the Listed Entity has issued any partly paid up shares?	No	No	No	No
2	Whether the Listed Entity has issued any Convertible Securities ?	No	No	No	No
3	Whether the Listed Entity has issued any Warrants ?	No	No	No	No
4	Whether Listed Entity has granted any ESOPs, which are outstanding?	Yes	No	Yes	No
5	Whether the Listed Entity has any shares against which depository receipts are issued?	No	No	No	No
6	Whether the Listed Entity has any shares in locked-in?	Yes	Yes	Yes	No
7	Whether any shares held by promoters are encumbered under "Pledged"?	Yes	Yes		
8	Whether any shares held by promoters are encumbered under "Non-Disposal Undertaking"?	No	No		
9	Whether any shares held by promoters are encumbered, other than by way of Pledge or NDU, if any?	No	No		
10	Whether company has equity shares with differential voting rights?	No	No	No	No
11	Whether the listed entity has any significant beneficial owner?	Yes			

Table VI - Statement showing foreign ownership limits

Particular	Approved limits (%)	Limits utilized (%)
As on shareholding date	100	26.51
As on the end of previous 1st quarter	100	26.89
As on the end of previous 2nd quarter	100	32.06
As on the end of previous 3rd quarter	100	32.46
As on the end of previous 4th quarter	100	31.17

Table I - Summary Statement holding of specified securities

Category (I)	Category of shareholder (II)	Nos. Of shareholders (III)	No. of fully paid up equity shares held (IV)	No. Of Partly paid-up equity shares held (V)	No. Of shares underlying Depository Receipts (VI)	Total nos. shares held (VII) = (IV)+(V)+(VI)	Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	Number of Voting Rights held in each class of securities (IX)			No. Of Shares Underlying Outstanding convertible securities (XA)	No. of Shares Underlying Outstanding Warrants (XB)	No. Of Outstanding ESOP Granted (XC)	No. of Shares Underlying Outstanding convertible securities, No. of Warrants and ESOP etc. (X) = (XA+XB+XC)	Total No. of shares on fully diluted basis (including warrants, ESOP, Convertible Securities etc.) (XI) = (VII+X)			
								No of Voting (XIV) Rights										
								Class eg:X	Class eg:Y	Total								
(A)	Promoter & Promoter Group	8	593129123			593129123	42.65	593129123		593129123	42.65			593129123				
(B)	Public	268695	796904310			796904310	57.31	796904310		796904310	57.31		21231584	21231584	818135894			
(C)	Non Promoter- Non Public	1	600000			600000		600000		600000	0.04				600000			
(C1)	Shares underlying DRs																	
(C2)	Shares held by Employee Trusts	1	600000			600000	0.04	600000		600000	0.04				600000			
	Total	268704	1390633433			1390633433	100	1390633433		1390633433	100		21231584	21231584	1411865017			

Table I - Summary Statement holding of specified securities

Category (I)	Category of shareholder (II)	Shareholding , as a % assuming full conversion of convertible securities (as a percentage of diluted share capital) (XII)= (VII)+(X) As a % of (A+B+C2)	Number of Locked in shares (XIII)		Number of Shares pledged (XIV)		Non- Disposal Undertaking (XV)		Other encumbrances, if any (XVI)		Total Number of Shares encumbered (XVII) = (XIV+XV+XVI)		Sub-categorization of shares			
			No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)	Sub- category (i)	Sub- category (ii)	Sub- category (iii)	
(A)	Promoter & Promoter Group	42.01	103129765	17.39	283200930	47.75					283200930	47.75	593129123			
(B)	Public	57.95	27898844	3.5									796903149	0	0	0
(C)	Non Promoter- Non Public												600000			
(C1)	Shares underlying DRs															
(C2)	Shares held by Employee Trusts	0.04											600000			
	Total	100	131028609	9.42	283200930	20.36					283200930	20.36	1390632272	0	0	0

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

Sr. No.	Category & Name of the Shareholders (I)	Nos. Of shareholders (III)	No. of fully paid up equity shares held (IV)	No. Of Partly paid-up equity shares held (V)	No. Of shares underlying Depository Receipts (VI)	Total nos. shares held (VII) = (IV)+(V)+(VI)	Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	Number of Voting Rights held in each class of securities (IX)			No. Of Shares Underlying Outstanding convertible securities (XA)	No. of Shares Underlying Outstanding Warrants (XB)	No. Of Outstanding ESOP Granted (XC)	No. of Shares Underlying Outstanding convertible securities, No. of Warrants and ESOP etc. (X) = (XA+XB+XC) (XI) = (VII+X)	Total No. of shares on fully diluted basis (including warrants, ESOP, Convertible Securities etc.) (XI) = (VII+X)									
								No of Voting (XIV) Rights																
								Class eg: X	Class eg: Y	Total														
A	Table II - Statement showing shareholding pattern of the Promoter and Promoter Group																							
(1)	Indian																							
(a)	Individuals/Hindu undivided Family	4	21401895			21401895	1.54	21401895		21401895	1.54				21401895									
(d)	Any Other (specify)	4	571727228			571727228	41.11	571727228		571727228	41.11				571727228									
Sub-Total (A) (1)		8	593129123			593129123	42.65	593129123		593129123	42.65				593129123									
(2)	Foreign																							
Total Shareholding of Promoter and Promoter Group (A) = (A)(1)+(A)(2)		8	593129123			593129123	42.65	593129123		593129123	42.65				593129123									
B	Table III - Statement showing shareholding pattern of the Public shareholder																							
(1)	Institutions (Domestic)																							
(a)	Mutual Funds	9	39389665			39389665	2.83	39389665		39389665	2.83			0	0	39389665								
(c)	Alternate Investment Funds	2	93800			93800	0.01	93800		93800	0.01			0	0	93800								
(d)	Banks	2	386			386	0	386		386	0			0	0	386								
(i)	NBFCs registered with RBI	9	7520669			7520669	0.54	7520669		7520669	0.54			0	0	7520669								
(j)	Other Financial Institutions	1	250			250	0	250		250	0			0	0	250								
Sub-Total (B) (1)		23	47004770			47004770	3.38	47004770		47004770	3.38			0	0	47004770								
(2)	Institutions (Foreign)																							
(a)	Foreign Direct Investment	7	230769821			230769821	16.59	230769821		230769821	16.59			0	0	230769821								
(d)	Foreign Portfolio Investors Category I	113	118639080			118639080	8.53	118639080		118639080	8.53			0	0	118639080								
(e)	Foreign Portfolio Investors Category II	9	2445600			2445600	0.18	2445600		2445600	0.18			0	0	2445600								
Sub-Total (B) (2)		129	351854501			351854501	25.3	351854501		351854501	25.3			0	0	351854501								
(3)	Central Government / State Government(s)																							
(c)	Shareholding by Companies or Bodies Corporate where Central / State Government is a promoter	1	1500			1500	0	1500		1500	0			0	0	1500								
Sub-Total (B) (3)		1	1500			1500	0	1500		1500	0			0	0	1500								
(4)	Non-institutions																							

(b)	Directors and their relatives (excluding independent directors and nominee directors)	2	93300		93300	0.01	93300		93300	0.01			0	0	93300
(c)	Key Managerial Personnel	1	100000		100000	0.01	100000		100000	0.01			0	0	100000
(f)	Investor Education and Protection Fund (IEPF)	1	254239		254239	0.02	254239		254239	0.02			0	0	254239
(g)	Resident Individuals holding nominal share capital up to Rs. 2 lakhs	257878	201389519		201389519	14.48	201389519		201389519	14.48			0	0	201389519
(h)	Resident Individuals holding nominal share capital in excess of Rs. 2 lakhs	268	86759267		86759267	6.24	86759267		86759267	6.24			0	0	86759267
(i)	Non Resident Indians (NRIs)	3254	14259063		14259063	1.03	14259063		14259063	1.03			0	0	14259063
(k)	Foreign Companies	2	2569336		2569336	0.18	2569336		2569336	0.18			0	0	2569336
(l)	Bodies Corporate	1571	76817325		76817325	5.52	76817325		76817325	5.52			0	0	76817325
(m)	Any Other (specify)	5565	15801490		15801490	1.14	15801490		15801490	1.14			21231584	21231584	37033074
Sub-Total (B) (4)		268542	398043539		398043539	28.62	398043539		398043539	28.62			21231584	21231584	419275123
Total Public Shareholding (B)=(B)(1)+(B)(2)+(B)(3)+(B)(4)		268695	796904310		796904310	57.31	796904310		796904310	57.31			21231584	21231584	818135894
C	Table IV - Statement showing shareholding pattern of the Non Promoter- Non Public shareholder														
(2)	Employee Benefit Trust / Employee Welfare Trust under SEBI (Share Based Employee Benefits and Sweat Equity) Regulations, 2021	1	600000		600000	0.04	600000		600000	0.04					600000
Total NonPromoter- Non Public Shareholding (C)=(C)(1)+(C)(2)		1	600000		600000		600000		600000	0.04					600000
Total (A+B+C2)		268704	1390633433		1390633433	100	1390633433		1390633433	100			21231584	21231584	1411865017
Total (A+B+C)		268704	1390633433		1390633433	100	1390633433		1390633433	100			21231584	21231584	1411865017

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

Sr. No.	Category & Name of the Shareholders (I)	Shareholding , as a % assuming full conversion of convertible securities (as a percentage of diluted share capital) (XII)= (VII)+(X) As a % of (A+B+C2)	Number of Locked in shares (XIII)		Number of Shares pledged (XIV)		Non-Disposal Undertaking (XV)		Other encumbrances, if any (XVI)		Total Number of Shares encumbered (XVII) = (XIV+XV+XVI)		Sub-categorization of shares			
			No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)	Sub-category (i)	Sub-category (ii)	Sub-category (iii)	
A	Table II - Statement showing shareholding pattern of the Promoter and Promoter Group															
(1)	Indian															
(a)	Individuals/Hindu undivided Family	1.52	0	0	0	0					0	0	21401895			
(d)	Any Other (specify)	40.49	103129765	18.04	283200930	49.53					283200930	49.53	571727228			
Sub-Total (A) (1)		42.01	103129765	17.39	283200930	47.75					283200930	47.75	593129123			
(2)	Foreign															
Total Shareholding of Promoter and Promoter Group (A)= (A)(1)+(A)(2)		42.01	103129765	17.39	283200930	47.75					283200930	47.75	593129123			
B	Table III - Statement showing shareholding pattern of the Public shareholder															
(1)	Institutions (Domestic)															
(a)	Mutual Funds	2.79	0	0									39389665	0	0	0
(c)	Alternate Investment Funds	0.01	0	0									93800	0	0	0
(d)	Banks	0	0	0									386	0	0	0
(i)	NBFCs registered with RBI	0.53	0	0									7520669	0	0	0
(j)	Other Financial Institutions	0	0	0									250	0	0	0
Sub-Total (B) (1)		3.33	0	0									47004770	0	0	0
(2)	Institutions (Foreign)															
(a)	Foreign Direct Investment	16.35	0	0									230769821	0	0	0
(d)	Foreign Portfolio Investors Category I	8.4	0	0									118639080	0	0	0
(e)	Foreign Portfolio Investors Category II	0.17	0	0									2445600	0	0	0
Sub-Total (B) (2)		24.92	0	0									351854501	0	0	0
(3)	Central Government / State Government(s)															

(c)	Shareholding by Companies or Bodies Corporate where Central / State Government is a promoter	0	0	0								1500	0	0	0
Sub-Total (B) (3)		0	0	0								1500	0	0	0
(4)	Non-institutions														
(b)	Directors and their relatives (excluding independent directors and nominee directors)	0.01	0	0								93300	0	0	0
(c)	Key Managerial Personnel	0.01	100000	100								100000	0	0	0
(f)	Investor Education and Protection Fund (IEPF)	0.02	0	0								254239	0	0	0
(g)	Resident Individuals holding nominal share capital up to Rs. 2 lakhs	14.26	60000	0.03								201388358	0	0	0
(h)	Resident Individuals holding nominal share capital in excess of Rs. 2 lakhs	6.15	1793561	2.07								86759267	0	0	0
(i)	Non Resident Indians (NRIs)	1.01	0	0								14259063	0	0	0
(k)	Foreign Companies	0.18	850000	33.08								2569336	0	0	0
(l)	Bodies Corporate	5.44	25095283	32.67								76817325	0	0	0
(m)	Any Other (specify)	2.62	0	0								15801490	0	0	0
Sub-Total (B) (4)		29.7	27898844	7.01								398042378	0	0	0
Total Public Shareholding (B)=(B)(1)+(B)(2)+(B)(3)+(B)(4)		57.95	27898844	3.5								796903149	0	0	0
C	Table IV - Statement showing shareholding pattern of the Non Promoter- Non Public shareholder														
(2)	Employee Benefit Trust / Employee Welfare Trust under SEBI (Share Based Employee Benefits and Sweat Equity) Regulations, 2021	0.04										600000			
Total NonPromoter-Non Public Shareholding (C)=(C)(1)+(C)(2)												600000			
Total (A+B+C2)		100	131028609	9.42								1390632272			

Total (A+B+C)		100	131028609	9.42	283200930	20.36				283200930	20.36	1390632272	
Disclosure of notes on shareholding pattern											Textual Information(1)		

Text Block	
Textual Information(1)	Stock Options and/or Performance Stock Units granted by the Company under the "Embassy ESOS 2025", have been separately mentioned under the category "Any Others - Non-Institution".

Individuals/Hindu undivided Family					
Sr. No.	1	2	3	4	
Name of the Shareholders (I)	Jitendra Mohandas Virwani	Aditya Virwani	Karan Virwani	Neel Virwani	Click here to go back
PAN (II)	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	Total
No. of fully paid up equity shares held (IV)	1034470	6784475	6784475	6798475	21401895
Total nos. shares held (VII) = (IV)+(V)+(VI)	1034470	6784475	6784475	6798475	21401895
Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	0.07	0.49	0.49	0.49	1.54
Number of Voting Rights held in each class of securities (IX)					
Class eg:X	1034470	6784475	6784475	6798475	21401895
Total	1034470	6784475	6784475	6798475	21401895
Total as a % of Total Voting rights	0.07	0.49	0.49	0.49	1.54
Total No. of shares on fully diluted basis (including warrants and Convertible Securities etc.) (XI)=(VII+X)	1034470	6784475	6784475	6798475	21401895
Shareholding , as a % assuming full conversion of convertible securities (as a percentage of diluted share capital) (XII)=(VII)+(X) As a % of (A+B+C2)	0.07	0.48	0.48	0.48	1.52
Number of Locked in shares (XIII)					
No. (a)	0	0	0	0	0
As a % of total Shares held (b)	0	0	0	0	0
Number of Shares pledged (XIV)					
No. (a)	0	0	0	0	0
As a % of total Shares held (b)	0	0	0	0	0
Total Number of Shares encumbered (XVII) = (XIV+XV+XVI)					
No. (a)	0	0	0	0	0
As a % of total Shares held (b)	0	0	0	0	0
Number of equity shares held in dematerialized form (XVIII)	1034470	6784475	6784475	6798475	21401895
Reason for not providing PAN					
Reason for not providing PAN					

Shareholder type	Promoter	Promoter	Promoter Group	Promoter Group	
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Any Other (specify)					
Sr. No.	1	2	3	4	
Category	Bodies Corporate	Bodies Corporate	Bodies Corporate	Bodies Corporate	Click here to go back
Name of the Shareholders (I)	JV Holding Private Limited	Embassy Property Developments Private Limited	OMR Investments LLP	Bellanza Developers Private Limited	
PAN (II)	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	Total
No. of the Shareholders (I)	1	1	1	1	4
No. of fully paid up equity shares held (IV)	243200930	193792592	30707160	104026546	571727228
Total nos. shares held (VII) = (IV)+(V)+(VI)	243200930	193792592	30707160	104026546	571727228
Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	17.49	13.94	2.21	7.48	41.11
Number of Voting Rights held in each class of securities (IX)					
Class eg: X	243200930	193792592	30707160	104026546	571727228
Total	243200930	193792592	30707160	104026546	571727228
Total as a % of Total Voting rights	17.49	13.94	2.21	7.48	41.11
Total No. of shares on fully diluted basis (including warrants and Convertible Securities etc.) (XI)=(VII+X)	243200930	193792592	30707160	104026546	571727228
Shareholding , as a % assuming full conversion of convertible securities (as a percentage of diluted share capital) (XII)=(VII)+(X) As a % of (A+B+C2)	17.23	13.73	2.17	7.37	40.49
Number of Locked in shares (XIII)					
No. (a)	0	0	0	103129765	103129765
As a % of total Shares held (b)	0	0	0	99.14	18.04
Number of Shares pledged (XIV)					
No. (a)	243200930	40000000	0	0	283200930
As a % of total Shares held (b)	100	20.64	0	0	49.53
Total Number of Shares encumbered (XVII) = (XIV+XV+XVI)					
No. (a)	243200930	40000000	0	0	283200930
As a % of total Shares held (b)	100	20.64	0	0	49.53
Number of equity shares held in dematerialized form (XVIII)	243200930	193792592	30707160	104026546	571727228

Reason for not providing PAN					
Reason for not providing PAN					
Shareholder type	Promoter	Promoter Group	Promoter Group	Promoter Group	

Mutual Funds		
Sr. No.	1	
Name of the Shareholders (I)	QUANT MUTUAL FUND-QUANT ELSS TAX SAVER FUND	Click here to go back
PAN (II)	[REDACTED]	Total
No. of fully paid up equity shares held (IV)	36004162	36004162
Total nos. shares held (VII) = (IV)+(V)+(VI)	36004162	36004162
Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	2.59	2.59
Number of Voting Rights held in each class of securities (IX)		
Class eg: X	36004162	36004162
Total	36004162	36004162
Total as a % of Total Voting rights	2.59	2.59
No. Of Outstanding ESOP Granted (XC)	0	0
No. of Shares Underlying Outstanding convertible securities, No. of Warrants and ESOP etc. (X) = (XA+XB+XC)	0	0
Total No. of shares on fully diluted basis (including warrants, ESOP, Convertible Securities etc.) (XI)=(VII+X)	36004162	36004162
Shareholding , as a % assuming full conversion of convertible securities (as a percentage of diluted share capital) (XII)= (VII)+(X) As a % of (A+B+C2)	2.55	2.55
Number of Locked in shares (XIII)		
No. (a)	0	0
As a % of total Shares held (b)	0	0
Number of equity shares held in dematerialized form (XIV)	36004162	36004162
Reason for not providing PAN		
Reason for not providing PAN		
Sub-categorization of shares		

Shareholding (No. of shares) under		
Sub-category (i)	0	0
Sub-category (ii)	0	0
Sub-category (iii)	0	0

Foreign Portfolio Investors Category I		
Sr. No.	1	
Name of the Shareholders (I)	BAILLIE GIFFORD PACIFIC FUND A SUB FUND OF BAILLIE	Click here to go back
PAN (II)	[REDACTED]	Total
No. of fully paid up equity shares held (IV)	33499578	33499578
Total nos. shares held (VII) = (IV)+(V)+(VI)	33499578	33499578
Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	2.41	2.41
Number of Voting Rights held in each class of securities (IX)		
Class eg: X	33499578	33499578
Total	33499578	33499578
Total as a % of Total Voting rights	2.41	2.41
No. Of Outstanding ESOP Granted (XC)	0	0
No. of Shares Underlying Outstanding convertible securities, No. of Warrants and ESOP etc. (X) = (XA+XB+XC)	0	0
Total No. of shares on fully diluted basis (including warrants, ESOP, Convertible Securities etc.) (XI)=(VII+X)	33499578	33499578
Shareholding , as a % assuming full conversion of convertible securities (as a percentage of diluted share capital) (XII)= (VII)+(X) As a % of (A+B+C2)	2.37	2.37
Number of Locked in shares (XIII)		
No. (a)	0	0
As a % of total Shares held (b)	0	0
Number of equity shares held in dematerialized form (XIV)	33499578	33499578
Reason for not providing PAN		
Reason for not providing PAN		
Sub-categorization of shares		

Shareholding (No. of shares) under		
Sub-category (i)	0	0
Sub-category (ii)	0	0
Sub-category (iii)	0	0

Bodies Corporate		
Sr. No.	1	
Name of the Shareholders (I)	MICRO LABS LIMITED	Click here to go back
PAN (II)	[REDACTED]	Total
No. of fully paid up equity shares held (IV)	17935612	17935612
Total nos. shares held (VII) = (IV)+(V)+(VI)	17935612	17935612
Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	1.29	1.29
Number of Voting Rights held in each class of securities (IX)		
Class eg: X	17935612	17935612
Total	17935612	17935612
Total as a % of Total Voting rights	1.29	1.29
No. Of Outstanding ESOP Granted (XC)	0	0
No. of Shares Underlying Outstanding convertible securities, No. of Warrants and ESOP etc. (X) = (XA+XB+XC)	0	0
Total No. of shares on fully diluted basis (including warrants, ESOP, Convertible Securities etc.) (XI)=(VII+X)	17935612	17935612
Shareholding , as a % assuming full conversion of convertible securities (as a percentage of diluted share capital) (XII)= (VII)+(X) As a % of (A+B+C2)	1.27	1.27
Number of Locked in shares (XIII)		
No. (a)	16590441	16590441
As a % of total Shares held (b)	92.5	92.5
Number of equity shares held in dematerialized form (XIV)	17935612	17935612
Reason for not providing PAN		
Reason for not providing PAN		
Sub-categorization of shares		

Shareholding (No. of shares) under		
Sub-category (i)	0	0
Sub-category (ii)	0	0
Sub-category (iii)	0	0

Foreign Direct Investment					
Sr. No.	1	2	3	4	
Name of the Shareholders (I)	NCL SG Holdings Pte Ltd	WWD PEARL LTD	BREP ASIA SG CITY VIEW HOLDING (NQ) PTE. LTD.	FLORENCE INVESTMENT LTD	Click here to go back
PAN (II)	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	Total
No. of fully paid up equity shares held (IV)	110752399	18606364	14383446	83255329	226997538
Total nos. shares held (VII) = (IV)+(V)+(VI)	110752399	18606364	14383446	83255329	226997538
Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	7.96	1.34	1.03	5.99	16.32
Number of Voting Rights held in each class of securities (IX)					
Class eg: X	110752399	18606364	14383446	83255329	226997538
Total	110752399	18606364	14383446	83255329	226997538
Total as a % of Total Voting rights	7.96	1.34	1.03	5.99	16.32
No. Of Outstanding ESOP Granted (XC)	0	0	0	0	0
No. of Shares Underlying Outstanding convertible securities, No. of Warrants and ESOP etc. (X) = (XA+XB+XC)	0	0	0	0	0
Total No. of shares on fully diluted basis (including warrants, ESOP, Convertible Securities etc.) (XI)=(VII+X)	110752399	18606364	14383446	83255329	226997538
Shareholding , as a % assuming full conversion of convertible securities (as a percentage of diluted share capital) (XII)= (VII)+(X) As a % of (A+B+C2)	7.84	1.32	1.02	5.9	16.08
Number of Locked in shares (XIII)					
No. (a)	0	0	0	0	0
As a % of total Shares held (b)	0	0	0	0	0
Number of equity shares held in dematerialized form (XIV)	110752399	18606364	14383446	83255329	226997538
Reason for not providing PAN					
Reason for not providing PAN					
Sub-categorization of shares					

Shareholding (No. of shares) under					
Sub-category (i)	0	0	0	0	0
Sub-category (ii)	0	0	0	0	0
Sub-category (iii)	0	0	0	0	0

Any Other (specify)					
Sr. No.	1	2	3	4	
Category	Clearing Members	HUF	Trusts	ESOP or ESOS or ESPS	
Category / More than 1 percentage	Category	Category	Category	Category	
Name of the Shareholders (I)					Click here to go back
PAN (II)					Total
No. of the Shareholders (I)	3	5558	4	0	5565
No. of fully paid up equity shares held (IV)	267051	15482614	51825	0	15801490
Total nos. shares held (VII) = (IV)+(V)+(VI)	267051	15482614	51825	0	15801490
Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	0.02	1.11	0	0	1.13
Number of Voting Rights held in each class of securities (IX)					
Class eg: X	267051	15482614	51825	0	15801490
Total	267051	15482614	51825	0	15801490
Total as a % of Total Voting rights	0.02	1.11	0	0	1.13
No. Of Outstanding ESOP Granted (XC)	0	0	0	21231584	21231584
No. of Shares Underlying Outstanding convertible securities, No. of Warrants and ESOP etc. (X) = (XA+XB+XC)	0	0	0	21231584	21231584
Total No. of shares on fully diluted basis (including warrants, ESOP, Convertible Securities etc.) (XI)=(VII+X)	267051	15482614	51825	21231584	37033074
Shareholding , as a % assuming full conversion of convertible securities (as a percentage of diluted share capital) (XII)= (VII)+(X) As a % of (A+B+C2)	0.02	1.1	0	1.5	2.62
Number of Locked in shares (XIII)					
No. (a)	0	0	0	0	0
As a % of total Shares held (b)	0	0	0	0	0

Number of equity shares held in dematerialized form (XIV)	267051	15482614	51825	0	15801490
Reason for not providing PAN					
Reason for not providing PAN					
Sub-categorization of shares					
Shareholding (No. of shares) under					
Sub-category (i)	0	0	0	0	0
Sub-category (ii)	0	0	0	0	0
Sub-category (iii)	0	0	0	0	0

Significant Beneficial Owners																
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
	Name	PAN	Passport No. in case of a foreign national	Nationality	Nationality (Applicable in case of Any other is selected)	Name	PAN	Passport No. in case of a foreign national	Nationality	Nationality (Applicable in case of Any other is selected)	Shares	Voting rights	Rights on distributable dividend or any other distribution	Exercise of control	Exercise of significant influence	
1	Jitendra Mohandas Virwani	[REDACTED]		India		Bellanza Developers Private Limited	[REDACTED]		India		7.48	7.48	7.48	No	No	21-05-2024
2	Jitendra Mohandas Virwani	[REDACTED]		India		JV Holding Private Limited	[REDACTED]		India		17.49	17.49	17.49	No	No	25-01-2025
3	Jitendra Mohandas Virwani	[REDACTED]		India		Embassy Property Developments Private Limited	[REDACTED]		India		13.94	13.94	13.94	No	No	25-01-2025
4	Jitendra Mohandas Virwani	[REDACTED]		India		OMR Investments LLP	[REDACTED]		India		2.21	2.21	2.21	No	No	25-01-2025
Total:												41.12	41.12	41.12		