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)	30-06-2026
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	No	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	24.56
As on the end of previous 1st quarter	100	25.31
As on the end of previous 2nd quarter	100	26.51
As on the end of previous 3rd quarter	100	27.7
As on the end of previous 4th quarter	100	29.15

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			Total as a % of (A+B+C)					
								Class eg:X	Class eg:Y	Total						
(A)	Promoter & Promoter Group	8	593129123			593129123	42.65	593129123		593129123	42.65					593129123
(B)	Public	257128	796904310			796904310	57.31	796904310		796904310	57.31			19503642	19503642	816407952
(C)	Non Promoter-Non Public	1	600000			600000		600000		600000	0.04					600000
(C1)	Shares underlying DRs	0	0			0		0		0	0					0
(C2)	Shares held by Employee Trusts	1	600000			600000	0.04	600000		600000	0.04					600000
	Total	257137	1390633433			1390633433	100	1390633433		1390633433	100			19503642	19503642	1410137075

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)		Number of equity shares held in dematerialized form (XVIII)	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	42.06	103129765	17.39	384740930	64.87					384740930	64.87	593129123			
(B)	Public	57.9											796903149	0	0	0
(C)	Non Promoter-Non Public												600000			
(C1)	Shares underlying DRs												0			
(C2)	Shares held by Employee Trusts	0.04											600000			
	Total	100	103129765	7.42	384740930	27.67					384740930	27.67	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)	Total No. of shares on fully diluted basis (including warrants, ESOP, Convertible Securities etc.) (XI)= (VII+X)
								No of Voting (XIV) Rights			Total as a % of Total Voting 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	8	37522631			37522631	2.7	37522631		37522631	2.7			0	0	37522631
(b)	Venture Capital Funds	0	0			0	0	0		0	0			0	0	0
(c)	Alternate Investment Funds	3	54948			54948	0	54948		54948	0			0	0	54948
(d)	Banks	2	386			386	0	386		386	0			0	0	386
(e)	Insurance Companies	0	0			0	0	0		0	0			0	0	0
(f)	Provident Funds/ Pension Funds	0	0			0	0	0		0	0			0	0	0
(g)	Asset reconstruction companies	0	0			0	0	0		0	0			0	0	0
(h)	Sovereign Wealth Funds	0	0			0	0	0		0	0			0	0	0
(i)	NBFCs registered with RBI	9	4452642			4452642	0.32	4452642		4452642	0.32			0	0	4452642
(j)	Other Financial Institutions	1	250			250	0	250		250	0			0	0	250
(k)	Any Other (specify)	0	0			0	0	0		0	0			0	0	0
Sub-Total (B) (1)		23	42030857			42030857	3.02	42030857		42030857	3.02			0	0	42030857

(2)	Institutions (Foreign)														
(a)	Foreign Direct Investment	7	230769821			230769821	16.59	230769821		230769821	16.59			0	0	230769821
(b)	Foreign Venture Capital Investors	0	0			0	0	0		0	0			0	0	0
(c)	Sovereign Wealth Funds	0	0			0	0	0		0	0			0	0	0
(d)	Foreign Portfolio Investors Category I	62	94946729			94946729	6.83	94946729		94946729	6.83			0	0	94946729
(e)	Foreign Portfolio Investors Category II	4	114108			114108	0.01	114108		114108	0.01			0	0	114108
(f)	Overseas Depositories (holding DRs) (balancing figure)	0	0			0	0	0		0	0			0	0	0
(g)	Any Other (specify)	0	0			0	0	0		0	0			0	0	0
Sub-Total (B) (2)		73	325830658			325830658	23.43	325830658		325830658	23.43			0	0	325830658
(3)	Central Government / State Government(s)														
(a)	Central Government / President of India	0	0			0	0	0		0	0			0	0	0
(b)	State Government / Governor	0	0			0	0	0		0	0			0	0	0
(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														
(a)	Associate companies / Subsidiaries	0	0			0	0	0		0	0			0	0	0
(b)	Directors and their relatives (excluding independent directors and nominee directors)	2	119800			119800	0.01	119800		119800	0.01			0	0	119800
(c)	Key Managerial Personnel	1	130000			130000	0.01	130000		130000	0.01			0	0	130000
(d)	Relatives of promoters (other than ‘immediate relatives’ of promoters disclosed under ‘Promoter and Promoter Group’ category)	0	0			0	0	0		0	0			0	0	0
(e)	Trusts where any person belonging	0	0			0	0	0		0	0			0	0	0

	to 'Promoter and Promoter Group' category is 'trustee', 'beneficiary', or 'author of the trust'															
(f)	Investor Education and Protection Fund (IEPF)	1	249725			249725	0.02	249725		249725	0.02			0	0	249725
(g)	Resident Individuals holding nominal share capital up to Rs. 2 lakhs	246801	199469478			199469478	14.34	199469478		199469478	14.34			0	0	199469478
(h)	Resident Individuals holding nominal share capital in excess of Rs. 2 lakhs	315	108430571			108430571	7.8	108430571		108430571	7.8			0	0	108430571
(i)	Non Resident Indians (NRIs)	2910	13086885			13086885	0.94	13086885		13086885	0.94			0	0	13086885
(j)	Foreign Nationals	0	0			0	0	0		0	0			0	0	0
(k)	Foreign Companies	2	2569336			2569336	0.18	2569336		2569336	0.18			0	0	2569336
(l)	Bodies Corporate	1534	81771794			81771794	5.88	81771794		81771794	5.88			0	0	81771794
(m)	Any Other (specify)	5465	23213706			23213706	1.67	23213706		23213706	1.67			19503642	19503642	42717348
Sub-Total (B) (4)		257031	429041295			429041295	30.85	429041295		429041295	30.85			19503642	19503642	448544937
Total Public Shareholding (B)=(B)(1)+(B)(2)+(B)(3)+(B)(4)		257128	796904310			796904310	57.31	796904310		796904310	57.31			19503642	19503642	816407952
C	Table IV - Statement showing shareholding pattern of the Non Promoter- Non Public shareholder															
(1)	Custodian/DR Holder - Name of DR Holders (If Available)	0	0			0		0		0	0					0
(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)		257137	1390633433			1390633433	100	1390633433		1390633433	100			19503642	19503642	1410137075
Total (A+B+C)		257137	1390633433			1390633433	100	1390633433		1390633433	100			19503642	19503642	1410137075

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)		Number of equity shares held in dematerialized form (XVIII)	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)	40.54	103129765	18.04	384740930	67.29					384740930	67.29	571727228			
Sub-Total (A) (1)		42.06	103129765	17.39	384740930	64.87					384740930	64.87	593129123			
(2)	Foreign															
Total Shareholding of Promoter and Promoter Group (A)= (A)(1)+(A)(2)		42.06	103129765	17.39	384740930	64.87					384740930	64.87	593129123			
B	Table III - Statement showing shareholding pattern of the Public shareholder															
(1)	Institutions (Domestic)															
(a)	Mutual Funds	2.66											37522631	0	0	0
(b)	Venture Capital Funds	0											0	0	0	0
(c)	Alternate Investment Funds	0											54948	0	0	0
(d)	Banks	0											386	0	0	0
(e)	Insurance Companies	0											0	0	0	0
(f)	Provident Funds/ Pension Funds	0											0	0	0	0
(g)	Asset reconstruction companies	0											0	0	0	0
(h)	Sovereign Wealth Funds	0											0	0	0	0
(i)	NBFCs registered with RBI	0.32											4452642	0	0	0

(j)	Other Financial Institutions	0											250	0	0	0
(k)	Any Other (specify)	0											0	0	0	0
Sub-Total (B) (1)		2.98											42030857	0	0	0
(2)	Institutions (Foreign)															
(a)	Foreign Direct Investment	16.37											230769821	0	0	0
(b)	Foreign Venture Capital Investors	0											0	0	0	0
(c)	Sovereign Wealth Funds	0											0	0	0	0
(d)	Foreign Portfolio Investors Category I	6.73											94946729	0	0	0
(e)	Foreign Portfolio Investors Category II	0.01											114108	0	0	0
(f)	Overseas Depositories (holding DRs) (balancing figure)	0											0	0	0	0
(g)	Any Other (specify)	0											0	0	0	0
Sub-Total (B) (2)		23.11											325830658	0	0	0
(3)	Central Government / State Government(s)															
(a)	Central Government / President of India	0											0	0	0	0
(b)	State Government / Governor	0											0	0	0	0
(c)	Shareholding by Companies or Bodies Corporate where Central / State Government is a promoter	0											1500	0	0	0
Sub-Total (B) (3)		0											1500	0	0	0
(4)	Non-institutions															
(a)	Associate companies / Subsidiaries	0											0	0	0	0
(b)	Directors and their relatives (excluding independent directors and nominee directors)	0.01											119800	0	0	0
(c)	Key Managerial Personnel	0.01											130000	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
(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
(f)	Investor Education and Protection Fund (IEPF)	0.02											249725	0	0	0
(g)	Resident Individuals holding nominal share capital up to Rs. 2 lakhs	14.15											199468317	0	0	0
(h)	Resident Individuals holding nominal share capital in excess of Rs. 2 lakhs	7.69											108430571	0	0	0
(i)	Non Resident Indians (NRIs)	0.93											13086885	0	0	0
(j)	Foreign Nationals	0											0	0	0	0
(k)	Foreign Companies	0.18											2569336	0	0	0
(l)	Bodies Corporate	5.8											81771794	0	0	0
(m)	Any Other (specify)	3.03											23213706	0	0	0
Sub-Total (B) (4)		31.81											429040134	0	0	0
Total Public Shareholding (B)=(B)(1)+(B)(2)+(B)(3)+(B)(4)		57.9											796903149	0	0	0
C	Table IV - Statement showing shareholding pattern of the Non Promoter- Non Public shareholder															
(1)	Custodian/DR Holder - Name of DR Holders (If Available)												0			
(2)	Employee Benefit Trust / Employee Welfare Trust under SEBI (Share Based Employee	0.04											600000			

	Benefits and Sweat Equity) Regulations, 2021													
Total NonPromoter-Non Public Shareholding (C)= (C)(1)+ (C)(2)													600000	
Total (A+B+C2)		100	103129765	7.42									1390632272	
Total (A+B+C)		100	103129765	7.42	384740930	27.67					384740930	27.67	1390632272	

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)	AAVPV0738P	AEDPV9640L	AEDPV8612G	AEDPV8613H	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	1034470	6784475	6784475	6798475	21401895

dematerialized form (XVIII)					
Reason for not providing PAN					
Reason for not providing PAN					
Shareholder type	Promoter	Promoter	Promoter Group	Promoter Group	

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)	AABCJ9763F	AAACD6927A	AACFO8864E	AAMCB0049B	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)	17.25	13.74	2.18	7.38	40.54
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	141540000	0	0	384740930
As a % of total Shares held (b)	100	73.04	0	0	67.29
Total Number of Shares encumbered (XVII) = (XIV+XV+XVI)					

No. (a)	243200930	141540000	0	0	384740930
As a % of total Shares held (b)	100	73.04	0	0	67.29
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	Click here to go back
PAN (II)	AAATE0120D	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 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)	AADCR4909B	Total
No. of fully paid up equity shares held (IV)	36687814	36687814
Total nos. shares held (VII) = (IV)+ (V)+ (VI)	36687814	36687814
Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	2.64	2.64
Number of Voting Rights held in each class of securities (IX)		
Class eg: X	36687814	36687814
Total	36687814	36687814
Total as a % of Total Voting rights	2.64	2.64
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)	36687814	36687814
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)	2.6	2.6
Number of equity shares held in dematerialized form (XIV)	36687814	36687814
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)	AABCM2131N	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 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)	AAJCN4468R	AAACW9793M	AAGCB0262L	AAECF1113A	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)	7.85	1.32	1.02	5.9	16.1
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	5459	3	0	5465
No. of fully paid up equity shares held (IV)	7851	23155030	50825	0	23213706
Total nos. shares held (VII) = (IV)+ (V)+ (VI)	7851	23155030	50825	0	23213706
Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	0	1.67	0	0	1.67
Number of Voting Rights held in each class of securities (IX)					
Class eg: X	7851	23155030	50825	0	23213706
Total	7851	23155030	50825	0	23213706
Total as a % of Total Voting rights	0	1.67	0	0	1.67
No. Of Outstanding ESOP Granted (XC)	0	0	0	19503642	19503642
No. of Shares Underlying Outstanding convertible securities, No. of Warrants and ESOP etc. (X) = (XA+XB+XC)	0	0	0	19503642	19503642
Total No. of shares on fully diluted basis (including warrants, ESOP, Convertible Securities etc.) (XI)=(VII+X)	7851	23155030	50825	19503642	42717348
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	1.64	0	1.38	3.02

Number of equity shares held in dematerialized form (XIV)	7851	23155030	50825	0	23213706
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
											Whether by virtue of:					
	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	AAVPV0738P		India		Bellanza Developers Private Limited	AAMCB0049B		India		7.48	7.48	7.48	No	No	21-05-2024
2	Jitendra Mohandas Virwani	AAVPV0738P		India		JV Holding Private Limited	AABCJ9763F		India		17.49	17.49	17.49	No	No	25-01-2025
3	Jitendra Mohandas Virwani	AAVPV0738P		India		Embassy Property Developments Private Limited	AAACD6927A		India		13.94	13.94	13.94	No	No	25-01-2025
4	Jitendra Mohandas Virwani	AAVPV0738P		India		OMR Investments LLP	AACFO8864E		India		2.21	2.21	2.21	No	No	25-01-2025
										Total:	**41.12**	**41.12**	**41.12**			