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)	30-09-2026
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	25.12
As on the end of previous 1st quarter	100	24.56
As on the end of previous 2nd quarter	100	25.31
As on the end of previous 3rd quarter	100	26.51
As on the end of previous 4th quarter	100	27.7

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	593477623			593477623	42.68	593477623		593477623	42.68					593477623
(B)	Public	251043	796555810			796555810	57.28	796555810		796555810	57.28			19079748	19079748	815635558
(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	251052	1390633433			1390633433	100	1390633433		1390633433	100			19079748	19079748	1409713181

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	42.1	296922357	50.03	341106370	57.48					341106370	57.48	593477623			
(B)	Public	57.86											796555810	0	0	0
(C)	Non Promoter-Non Public												600000			
(C1)	Shares underlying DRs															
(C2)	Shares held by Employee Trusts	0.04											600000			
	Total	100	296922357	21.35	341106370	24.53					341106370	24.53	1390633433	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	21750395			21750395	1.56	21750395		21750395	1.56					21750395
(d)	Any Other (specify)	4	571727228			571727228	41.11	571727228		571727228	41.11					571727228
Sub-Total (A) (1)		8	593477623			593477623	42.68	593477623		593477623	42.68					593477623
(2)	Foreign															
Total Shareholding of Promoter and Promoter Group (A)= (A)(1)+(A)(2)		8	593477623			593477623	42.68	593477623		593477623	42.68					593477623
B	Table III - Statement showing shareholding pattern of the Public shareholder															
(1)	Institutions (Domestic)															
(a)	Mutual Funds	8	37573423			37573423	2.7	37573423		37573423	2.7			0	0	37573423
(b)	Venture Capital Funds	0	0			0	0	0		0	0			0	0	0
(c)	Alternate Investment Funds	3	34898			34898	0	34898		34898	0			0	0	34898
(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	4497642			4497642	0.32	4497642		4497642	0.32			0	0	4497642
(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	42106599			42106599	3.03	42106599		42106599	3.03			0	0	42106599

(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	75	102784926			102784926	7.39	102784926		102784926	7.39			0	0	102784926
(e)	Foreign Portfolio Investors Category II	5	275650			275650	0.02	275650		275650	0.02			0	0	275650
(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)		87	333830397			333830397	24.01	333830397		333830397	24.01			0	0	333830397
(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	248600			248600	0.02	248600		248600	0.02			0	0	248600
(g)	Resident Individuals holding nominal share capital up to Rs. 2 lakhs	240861	193811645			193811645	13.94	193811645		193811645	13.94			0	0	193811645
(h)	Resident Individuals holding nominal share capital in excess of Rs. 2 lakhs	317	108006804			108006804	7.77	108006804		108006804	7.77			0	0	108006804
(i)	Non Resident Indians (NRIs)	2897	12905963			12905963	0.93	12905963		12905963	0.93			0	0	12905963
(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	1497	80346970			80346970	5.78	80346970		80346970	5.78			0	0	80346970
(m)	Any Other (specify)	5354	22478196			22478196	1.62	22478196		22478196	1.62			19079748	19079748	41557944
Sub-Total (B) (4)		250932	420617314			420617314	30.25	420617314		420617314	30.25			19079748	19079748	439697062
Total Public Shareholding (B)=(B)(1)+(B)(2)+(B)(3)+(B)(4)		251043	796555810			796555810	57.28	796555810		796555810	57.28			19079748	19079748	815635558
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)		251052	1390633433			1390633433	100	1390633433		1390633433	100			19079748	19079748	1409713181
Total (A+B+C)		251052	1390633433			1390633433	100	1390633433		1390633433	100			19079748	19079748	1409713181

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	1.54	0	0	0	0					0	0	21750395			
(d)	Any Other (specify)	40.56	296922357	51.93	341106370	59.66					341106370	59.66	571727228			
Sub-Total (A) (1)		42.1	296922357	50.03	341106370	57.48					341106370	57.48	593477623			
(2)	Foreign															
Total Shareholding of Promoter and Promoter Group (A)= (A)(1)+(A)(2)		42.1	296922357	50.03	341106370	57.48					341106370	57.48	593477623			
B	Table III - Statement showing shareholding pattern of the Public shareholder															
(1)	Institutions (Domestic)															
(a)	Mutual Funds	2.67											37573423	0	0	0
(b)	Venture Capital Funds	0											0	0	0	0
(c)	Alternate Investment Funds	0											34898	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											4497642	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)		2.99											42106599	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	7.29											102784926	0	0	0
(e)	Foreign Portfolio Investors Category II	0.02											275650	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)		23.68											333830397	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											248600	0	0	0
(g)	Resident Individuals holding nominal share capital up to Rs. 2 lakhs	13.75											193811645	0	0	0
(h)	Resident Individuals holding nominal share capital in excess of Rs. 2 lakhs	7.66											108006804	0	0	0
(i)	Non Resident Indians (NRIs)	0.92											12905963	0	0	0
(j)	Foreign Nationals	0											0	0	0	0
(k)	Foreign Companies	0.18											2569336	0	0	0
(l)	Bodies Corporate	5.7											80346970	0	0	0
(m)	Any Other (specify)	2.95											22478196	0	0	0
Sub-Total (B) (4)		31.19											420617314	0	0	0
Total Public Shareholding (B)=(B)(1)+(B)(2)+(B)(3)+(B)(4)		57.86											796555810	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	296922357	21.35									1390633433
Total (A+B+C)		100	296922357	21.35	341106370	24.53					341106370	24.53	1390633433

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)	1382970	6784475	6784475	6798475	21750395
Total nos. shares held (VII) = (IV)+ (V)+ (VI)	1382970	6784475	6784475	6798475	21750395
Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	0.1	0.49	0.49	0.49	1.56
Number of Voting Rights held in each class of securities (IX)					
Class eg:X	1382970	6784475	6784475	6798475	21750395
Total	1382970	6784475	6784475	6798475	21750395
Total as a % of Total Voting rights	0.1	0.49	0.49	0.49	1.56
Total No. of shares on fully diluted basis (including warrants and Convertible Securities etc.) (XI)=(VII+X)	1382970	6784475	6784475	6798475	21750395
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	0.48	0.48	0.48	1.54
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	1382970	6784475	6784475	6798475	21750395

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	BELLANZA DEVELOPERS PRIVATE LIMITED	OMR INVESTMENTS LLP	
PAN (II)	AABCJ9763F	AAACD6927A	AAMCB0049B	AACFO8864E	Total
No. of the Shareholders (I)	1	1	1	1	4
No. of fully paid up equity shares held (IV)	243200930	193792592	104026546	30707160	571727228
Total nos. shares held (VII) = (IV)+ (V)+ (VI)	243200930	193792592	104026546	30707160	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	7.48	2.21	41.11
Number of Voting Rights held in each class of securities (IX)					
Class eg: X	243200930	193792592	104026546	30707160	571727228
Total	243200930	193792592	104026546	30707160	571727228
Total as a % of Total Voting rights	17.49	13.94	7.48	2.21	41.11
Total No. of shares on fully diluted basis (including warrants and Convertible Securities etc.) (XI)=(VII+X)	243200930	193792592	104026546	30707160	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	13.75	7.38	2.18	40.56
Number of Locked in shares (XIII)					
No. (a)	0	193792592	103129765	0	296922357
As a % of total Shares held (b)	0	100	99.14	0	51.93
Number of Shares pledged (XIV)					
No. (a)	243200930	97905440	0	0	341106370
As a % of total Shares held (b)	100	50.52	0	0	59.66
Total Number of Shares encumbered (XVII) = (XIV+XV+XVI)					

No. (a)	243200930	97905440	0	0	341106370
As a % of total Shares held (b)	100	50.52	0	0	59.66
Number of equity shares held in dematerialized form (XVIII)	243200930	193792592	104026546	30707160	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)	36068547	36068547
Total nos. shares held (VII) = (IV)+ (V)+ (VI)	36068547	36068547
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	36068547	36068547
Total	36068547	36068547
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)	36068547	36068547
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)	2.56	2.56
Number of equity shares held in dematerialized form (XIV)	36068547	36068547
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)	WWD PEARL LTD	FLORENCE INVESTMENT LTD	BREP ASIA SG CITY VIEW HOLDING (NQ) PTE. LTD.	NCL SG HOLDINGS PTE LTD	Click here to go back
PAN (II)	AAACW9793M	AAECF1113A	AAGCB0262L	AAJCN4468R	Total
No. of fully paid up equity shares held (IV)	18606364	83255329	14383446	110752399	226997538
Total nos. shares held (VII) = (IV)+ (V)+ (VI)	18606364	83255329	14383446	110752399	226997538
Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	1.34	5.99	1.03	7.96	16.32
Number of Voting Rights held in each class of securities (IX)					
Class eg: X	18606364	83255329	14383446	110752399	226997538
Total	18606364	83255329	14383446	110752399	226997538
Total as a % of Total Voting rights	1.34	5.99	1.03	7.96	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)	18606364	83255329	14383446	110752399	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)	1.32	5.91	1.02	7.86	16.1
Number of equity shares held in dematerialized form (XIV)	18606364	83255329	14383446	110752399	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	5348	3	0	5354
No. of fully paid up equity shares held (IV)	7851	22420020	50325	0	22478196
Total nos. shares held (VII) = (IV)+ (V)+ (VI)	7851	22420020	50325	0	22478196
Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	0	1.61	0	0	1.61
Number of Voting Rights held in each class of securities (IX)					
Class eg: X	7851	22420020	50325	0	22478196
Total	7851	22420020	50325	0	22478196
Total as a % of Total Voting rights	0	1.61	0	0	1.61
No. Of Outstanding ESOP Granted (XC)	0	0	0	19079748	19079748
No. of Shares Underlying Outstanding convertible securities, No. of Warrants and ESOP etc. (X) = (XA+XB+XC)	0	0	0	19079748	19079748
Total No. of shares on fully diluted basis (including warrants, ESOP, Convertible Securities etc.) (XI)=(VII+X)	7851	22420020	50325	19079748	41557944
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	1.59	0	1.35	2.94

Number of equity shares held in dematerialized form (XIV)	7851	22420020	50325	0	22478196
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	Yes	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**			