SEBI AUTHORISED MERCHANT BANKER
CODE NO: MB/INM000008365

KISL/IB/MRO-TEK/2016-17/119

August 09, 2016

Securities and Exchange Board of India
Plot No. C4-A, G Block
Bandra Kurla Complex, Bandra East
Mumbai – 400 051

Dear Sir/Madam,

Sub.: Open Offer to acquire up to 48,57,997 Equity Shares representing upto 26% of the Voting Rights of M/s MRO-TEK Realty Limited ("formerly known as "MRO-TEK Limited") ("Target Company") by Mr. Aniruddha Mehta, Mrs. Gauri.A.Mehta and Umiya Holding Private Limited ("Acquirers") at a price of Rs.42/- per fully paid-up equity share of face value of Rs.5/-each.

Ref: Filing of Post Open Offer Report.

In compliance with Regulation 27(7) of SEBI (SAST) Regulations, 2011, we are enclosing herewith the following:

(1) Copy of the Post Open Offer Report
(2) Soft copy of Post Open Offer Report in PDF format in a CD.

Please acknowledge receipt.

Thanking you,

Yours sincerely,
For **Karvy Investor Services Limited**

Bhavin Vakil
Senior Manager
Contact Phone: 022 61491525
Email Id: Bhavin.vakil@karvy.com

Encl.: As above

CC: BSE Limited
National Stock Exchange of India Limited

POST OPEN OFFER REPORT UNDER REGULATION 27(7) OF SEBI (SUBSTANTIAL ACQUISITION OF SHARES AND TAKEOVERS) REGULATIONS, 2011

POST OPEN OFFER REPORT

IN RESPECT OF OPEN OFFER MADE BY MR. ANIRUDDHA MEHTA, MRS. GAURI A MEHTA AND UMIYA HOLDING PRIVATE LIMITED ("**ACQUIRERS**") TO ACQUIRE 48,57,997 EQUITY SHARES OF MRO-TEK REALTY LIMITED ("**TARGET COMPANY**")

A. Names of the Parties Involved

1	Target Company (TC)	MRO-TEK Realty Limited
2	Acquirer(s)	Mr. Aniruddha Mehta, Mrs. Gauri A. Mehta and Umiya Holding Private Limited ("UHPL")
3	Persons acting in concert with Acquirers (PAC(s))	Nil
4	Manager to the Open Offer	Karvy Investor Services limited
5	Registrar to the Open Offer	Karvy Computershare Private Limited

B. Details of the offer

Whether conditional offer : No
Whether voluntary offer : No
Whether competing offer : No

C. Activity Schedule

Sl.No.	Activity	Due dates as specified in the SAST Regulations	Actual Dates **
1	Date of the public announcement (PA)	19th May, 2016	19th May, 2016
2	Date of publication of the Detailed Public Statement (DPS)	26th May, 2016	26th May, 2016
3	Date of filing of draft letter of offer (LOF) with SEBI	02nd June, 2016	02nd June, 2016
4	Date of sending a copy of the draft LOF to the TC and the concerned stock exchanges (SE)	02nd June, 2016	02nd June, 2016
5	Date of receipt of SEBI comments	23rd June, 2016	21st June, 2016
6	Date of dispatch of LOF to the shareholders / custodian in case of Depositary Receipts	30th June, 2016	30th June, 2016

Sl.No.	Activity	Due dates as specified in the SAST Regulations	Actual Dates **
7	Dates of price revisions / offer revisions (if any)	04th July, 2016	04th July, 2016
8	Date of publication of recommendation by the independent directors of the TC	05th July, 2016	05th July, 2016
9	Date of issuing the offer opening advertisement	07th July, 2016	07th July, 2016
10	Date of commencement of the tendering period	08th July, 2016	08th July, 2016
11	Date of expiry of the tendering period	21th July, 2016	21st July, 2016
12	Date of making payments to shareholders / return of rejected shares	04th August, 2016	01st August, 2016

***There were no delays beyond the due dates specified in the SEBI (SAST) Regulations, 2011*

D. Details of the payment consideration in the open offer

Sl. No.	Item	Details
1.	**Offer Price** for fully paid shares of TC (Rs. per share)	42/-
2.	**Offer Price** for partly paid shares of TC, if any	Not Applicable
3.	**Offer Size** (no. of shares x offer price per share)	Rs. 20,40,35,874
4.	**Mode of payment of consideration** (cash or shares or secured listed debt instruments or convertible debt securities or combination)	Cash
5.	**If mode of payment is other than cash, i.e. through shares / debt or convertibles:**	
a.	**Details of offered security** Nature of the security (shares or debt or convertibles) Name of the company whose securities have been offered Salient features of the security	Not Applicable
b.	**Swap Ratio** (ratio indicating the number of securities of the offeree company vis-à-vis shares of TC)	Not Applicable

E. Details of market price of the shares of TC

1. Name of the Stock Exchange where the shares of TC have been most frequently traded during 12 calendar months period prior to PA, and the volume of trading relative to the total outstanding shares of the TC

   The Equity Shares are listed on BSE and NSE. The trading turnover in the Equity Shares based on the trading volumes on the NSE and BSE during the twelve calendar months preceding the month in which the PA was issued is given below:-

Name of Stock Exchange	**Total No. of shares traded during 12 calendar months prior to the month in which PA was made**	**Total Number of Equity Shares listed**	**Total Trading Turnover (as % of total equity shares listed)**
BSE	82,54,588	1,86,84,602	44.18%
NSE	1,40,10,205	1,86,84,602	74.98%

(Source: www.bseindia.com and www.nseindia.com)

2. Details of Market Price of the shares of TC are the aforesaid Stock Exchange in the following format:

Sl. No.	**Particulars**	**Date**	**Rs. per share**
1.	1 trading day prior to the PA date	18th May, 2016	BSE: Opening Price: 40.00 Closing Price: 40.30 NSE: Opening Price: 39.45 Closing Price: 40.70
2.	On the date of PA	19th May, 2016	BSE: Opening Price: 39.50 Closing Price: 40.00 NSE: Opening Price: 40.05 Closing Price: 40.00
3.	On the date of commencement of the tendering period.	8th July, 2016	BSE: Opening Price: 44.10 Closing Price: 43.40 NSE: Opening Price: 44.80 Closing Price: 43.60
4.	On the date of expiry of the tendering period	21st July, 2016	BSE: Opening Price: 47.80 Closing Price: 48.00 NSE: Opening Price: 47.20 Closing Price: 48.00
5.	10 working days after the last date of the tendering period.	4th August, 2016	BSE: Opening Price: 43.45 Closing Price: 44.10 NSE: Opening Price: 43.95 Closing Price: 44.45

Sl. No.	Particulars	Date	Rs. per share
6.	Average market price during the tendering period (*viz. Average of the volume weighted market prices for all the days)*	8th July, 2016 to 21st July, 2016	BSE: 46.02 NSE: 46.13

F. Details of escrow arrangements

1. Details of creation of Escrow account, as under

	Date(s) of creation	Amount (Rs.Lakhs)	Form of escrow account (Cash or Bank guarantee (BG) or Securities). (In case escrow consists of BG or securities, at least 1% consideration is to be deposited in cash; the same may be indicated separately.)
Escrow account	21st May, 2016	515.00	Cash

2. For such part of escrow account, which is in the form of cash, give following details:

   i. Name of the bank where cash is deposited: Kotak Mahindra Bank Limited
   ii. Details of release of Escrow account:

Release of escrow account		
Purpose	Date	Amount in Rs
Transfer to Special Escrow Account, if any	26th July, 2016 & 30th July, 2016	Rs.1,24,74,252 & Rs.40,368 (Towards consideration and Brokerage)
Balance Amount released to acquirer	Not yet released	

3. Details about escrow account which consists of of Bank Guarantee (BG) / Deposit of Securities,

For Bank Guarantee

Name of Bank	Amount of Bank Guarantee	Date of creation/ revalidation of guarantee	Validity period of Bank Guarantee	Date of Release if applicable	Purpose of release
Not Applicable					

For Securities

Name of company whose security is deposited	Type of security	Value of securities as on date of creation of escrow account	Margin considered while depositing the securities	Date of Release if applicable	Purpose of release
Not Applicable					

G. Details of response to the open offer

Shares proposed to be acquired		**Shares tendered****		**Response level**	**Shares accepted****		**Shares rejected**	
No	**% to total diluted share capital of TC**	**No.**	**% w.r.t. (A)**	**(C) / (A)**	**No.**	**% w.r.t (C)**	**No = (C) - (E)**	**Reasons**
(A)	**(B)**	**(C)**	**(D)**	**(E)**	**(F)**	**(G)**	**(H)**	**(I)**
48,57,997	26%	2,97,006	6.11%	0.061	2,97,006	6.11%	Nil	N.A

**All the shares of the TC are fully paid-up and there are no outstanding partly paid-up shares, shares with differential voting rights or any other category.

H. Payment of Consideration

Due date for paying consideration to shareholders whose shares have been accepted	**Actual Date of payment of consideration**	**Reason for delay beyond the due date**
04th August, 2016	01st August, 2016	Not Applicable

Details of special escrow account where it has been created for the purpose of payment to shareholders -

"MRO-TK REALTY LIMITED – OPEN OFFER – SPECIAL A/C"

- Name of the concerned Bank : Kotak Mahindra Bank Limited
- Details of the manner in which consideration (where consideration has been paid in cash), has been paid to shareholders whose shares have been accepted*:

Mode of paying the consideration	**No. of Shareholders**	**Amount of Consideration (Rs lakhs)**
Physical mode	Not Applicable	
Electronic mode (NECS/ direct transfer, etc.)		

* The payment of consideration of Rs.1,24,74,252 /- to shareholders, corresponding to 16 bids, whose shares have been accepted in the Offer was made through Stock Exchange Mechanism of BSE on August 01, 2016.

I. Pre and post offer Shareholding of the Acquirer / PAC in TC

	Shareholding of acquirer and PACs	**No of shares**	**% of total share capital of TC as on closure of tendering period**
1	Shareholding before PA	Nil	Nil
2	Shares acquired by way of an agreement, if Applicable	74,10,056	39.66%
3	Shares acquired after the PA but before 3 working days prior to commencement of tendering period. - Through market purchases - Through negotiated deals/ off market deals	Nil	Nil
4	Shares acquired in the open offer	2,97,006	1.59%
5	Shares acquired during exempted 21-day period after offer (if applicable)	N.A	N.A
6	Post – offer shareholding	77,07,062	41.25%

J. Give further details, as under, regarding the acquisitions mentioned at points 3, 4 & 5 of the above table -

1	Name(s) of the entity who acquired the shares	Mr. Aniruddha Mehta, Mrs. Gauri A. Mehta and Umiya Holding Private Limited ("UHPL")
2	Whether disclosure about the above entity(s) was given in the LOF as either	Yes, as the Acquirers.
3	No of shares acquired per entity	Mr. Aniruddha Mehta, - 12,223 Shares Mrs. Gauri A. Mehta - 86,064 Shares Umiya Holding Private Limited - 1,98,719 Shares
4	Purchase price per share	Rs.42
5	Mode of acquisition	Open Offer
6	Date of acquisition	August 03, 2016
7	Name of the Seller in case identifiable	All the shareholders of Target Company which have validly tendered in the Open Offer.

K. Pre and post offer Shareholding Pattern of the Target Company

	Class of entities	Shareholding in a TC			
		Pre- offer		Post offer (actuals)	
		No.	%	No.	%
1	Acquirers	Nil	Nil	77,07,062	41.25
2	Erstwhile Promoters (persons who cease to be promoters pursuant to the Offer)	74,10,056	39.66	Nil	Nil
3	Continuing Promoters	Nil	Nil	Nil	Nil
4	Sellers if not in 1 and 2				
5	Other Public Shareholders	1,12,74,546	60.34	1,09,77,540	58.75
TOTAL		**1,86,84,602**	**100**	**1,86,84,602**	**100**

L. Details of Public Shareholding in TC

1.	Indicate the minimum public shareholding the TC is required to maintain for continuous listing	25%
2.	Indicate the actual public shareholding and if it has fallen below the minimum public shareholding limit, delineate the steps which will taken in accordance with the disclosures given in the LOF	58.75%

M. Other relevant information, if any – Not Applicable

For Karvy Investor Services Limited

Bhavin Vakil
Senior Manager

Date : August 09, 2016
Place: Mumbai