

Date: 26th August, 2026

To,

The Manager,
Dept. of Corporate Services
BSE Limited
P. J. Towers, Dalal Street,
Mumbai - 400 001

The Manager,
National Stock Exchange of India Limited
Exchange Plaza, Bandra Kurla Complex,
Bandra (East),
Mumbai - 400 051

SCRIP CODE: 544446

SCRIP SYMBOL: ADVENTHTL
SERIES: EQ

Dear Sir/Madam,

Sub: Disclosure under Regulation 31(2) of the SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 – Release of encumbrance over equity shares of Advent Hotels International Limited

I wish to inform you that 10,90,529 (Ten Lakhs Ninety Thousand Five Hundred Twenty Nine) equity shares of Advent Hotels International Limited (formerly known as Shiva Realtors Suburban Private Limited) ("Company" / "Resulting Company") held by me have been released from pledge.

At the outset, I wish to inform that I held equity shares in Valor Estate Limited (formerly known as D B Realty Limited) ("Amalgamated Company" / "Demerged Company"), which shares were pledged in favour of IDBI Trusteeship Services Limited, acting as the Share Pledge Trustee on behalf of the lender, in connection with the facility sanctioned by HDFC Limited ("Lender/ HDFC Limited now merged with HDFC Bank Limited") to MIG (Bandra) Realtors & Builders Private Limited ("Borrower"), a wholly owned subsidiary of the Demerged Company.

Pursuant to the Composite Scheme of Amalgamation and Arrangement amongst Valor Estate Limited (Amalgamated Company / Demerged Company), Esteem Properties Private Limited ("Amalgamating Company") and Advent Hotels International Limited (Resulting Company), and their respective shareholders and creditors ("Scheme"), as sanctioned by the Hon'ble National Company Law Tribunal, the shareholders of the Demerged Company were allotted equity shares of the Resulting Company in the prescribed share entitlement ratio. In terms of the Scheme, the pledge subsisting over the equity shares of the Demerged Company stood automatically extended to, and was correspondingly created over, the equity shares of the Resulting Company so allotted.

The Borrower has since fully repaid the facility sanctioned by the Lender. Consequently, the pledge created over the aforesaid 10,90,529 equity shares of the Company has been released by the Share Pledge Trustee, and the said shares now stand free of encumbrance.

Kindly take the same on record.

Thanking You,

Yours faithfully,



Aseela Vinod Goenka
(Promoter Group of Advent Hotels International Limited)

CC to : Advent Hotels International Limited

Format for disclosure by the Promoter(s) to the stock exchanges and to the Target Company for release of encumbrance, in terms of Regulation 31(1) and 31(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Name of the Target Company		Advent Hotels International Limited (formerly known as Shiva Realtors Suburban Private Limited ("the Company")									
Names of the stock exchanges where the shares of the target company are listed		BSE Limited and National Stock Exchange of India Limited									
Date of reporting		26.08.2026									
Name of the Promoter or PAC on whose shares encumbrance has been created/ invoked/ released		Aseela Vinod Goenka									
Details of the creation / invocation / release of encumbrance:											
Name of the Promoter/Promoter Group (s) or PACs with him		Details of events pertaining to encumbrance (3)									
No. of Shares	Promoter/Promoter Group holding in the target company (1)	Promoter/Promoter Group holding already encumbered (2)	Type of event (creation / release / invocation)	Date of creation / invocation / release of encumbrance	Type of encumbrance (pledge / non-pledge / disposal / others)	Reasons for Encumbrance	No. of shares	% of total share capital	Name of the entity in whose favor shares encumbered	Post event holding of encumbered shares (creation [(2)+(3)] / release [(2)-(3)] / invocation [(2)-(3)]	% of total share capital
Aseela Vinod Goenka	16,10,478	2.99	10,90,529	67.71	19/08/2026	As details mentioned in covering letter	10,90,529	2.02	IDBI Trusteeship Services Limited (Share Pledge Trustee) on behalf of HDFC Limited (Lender)	-	-
Vinod Goenka	2,53,211	0.47	-	-	-	-	-	-	-	-	-
Vinod Goenka HUF	1,03,608	0.19	-	-	-	-	-	-	-	-	-
Sanjana Vinod Goenka	23,38,211	4.33	-	-	-	-	-	-	-	-	-
Jayvardhan Goenka	13,63,211	2.53	-	-	-	-	-	-	-	-	-
Goenka Family Trust (represented through its Trustee/representatives Mrs. Aseela Goenka, Ms. Sunita Goenka and Mr. Alok Agarwal)	70,75,000	13.12	-	-	-	-	-	-	-	-	-
Top Notch Buildcon LLP	27,321	0.05	-	-	-	-	-	-	-	-	-
Shravan Kumar Bali	1,00,121	0.19	-	-	-	-	-	-	-	-	-
Shanita Deepak Jain	11,082	0.02	-	-	-	-	-	-	-	-	-
Karim Gulamali Morani	19,965	0.04	-	-	-	-	-	-	-	-	-
Shruti Ahuja	22,500	0.04	-	-	-	-	-	-	-	-	-
V S Erectors and Builders Private Limited	1,81,475	0.34	-	-	-	-	-	-	-	-	-
TOTAL	1,31,06,183	24.31	10,90,529	67.71	-	-	10,90,529	2.02	-	-	-

Aseela Vinod Goenka
(Promoter Group of Advent Hotels International Limited)