

NEELKAMAL TOWER CONSTRUCTION LLP

LLPIN - AAA -2602

265-E, Bellasis Road, Opp. BEST Bus Depot, Mumbai Central (E), Mumbai - 400008

Date: 19th 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

We wish to inform you that 31,80,433 (Thirty One Lakh Eighty Thousand Four Hundred and Thirty Three) equity shares of Advent Hotels International Limited (formerly known as Shiva Realtors Suburban Private Limited) (“Company” / “Resulting Company”) held by us have been released from pledge.

At the outset, we wish to inform that we 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 31,80,433 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,

**For Neelkamal Tower Construction LLP
(Promoter Group of Advent Hotels International Limited)**

SALIM
USMAN
BALWA
Designated Partner

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SALIM USMAN BALWA
Date: 2026.08.19
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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						19.08.2026							
Name of the Promoter or PAC on whose shares encumbrance has been created/ invoked/ released						Neelkamal Tower Construction LLP							
Details of the creation / invocation / release of encumbrance:													
Name of the Promoter/Promoter Group (s) or PACs with him	Promoter/Promoter Group holding in the target company (1)		Promoter/Promoter Group holding already encumbered (2)		Details of events pertaining to encumbrance (3)							Post event holding of encumbered shares (creation [(2)+(3)] / release [(2)-(3)] / invocation [(2)-(3)]}	
	No. of Shares	% of total share capital	Number	% of total share capital	Type of event (creation / release / invocation)	Date of creation / invocation release of encumbrance	Type of encumbrance (pledge / lien/ non disposal undertaking / others)	Reasons for Encumbrance	No. of shares	% of total share capital	Name of the entity in whose favor shares encumbered	Number	% of total share capital
Neelkamal Tower Construction LLP	66,82,140	12.39	41,80,433	62.56	Release	18/08/2026	Pledge	As details mentioned in covering letter	31,80,433	5.90	IDBI Trusteeship Services Limited (Share Pledge Trustee) on behalf of HDFC Limited (Lender)	10,00,000	1.85
Shabana Balwa	15,309	0.03	-	-	-	-	-	-	-	-	-	-	-
Mohammad Salim Balwa	10,589	0.02	-	-	-	-	-	-	-	-	-	-	-
Wahida Asif Balwa	6,850	0.01	-	-	-	-	-	-	-	-	-	-	-
Usman Balwa	7,445	0.01	-	-	-	-	-	-	-	-	-	-	-
Ishaq Balwa	7,434	0.01	-	-	-	-	-	-	-	-	-	-	-
Salim Balwa	7,434	0.01	-	-	-	-	-	-	-	-	-	-	-
Mohammed Yusuf Balwa	6,984	0.01	-	-	-	-	-	-	-	-	-	-	-
Abdul Hafeez Salim Balwa	700	0.00	-	-	-	-	-	-	-	-	-	-	-
SB Fortune Realty Pvt Ltd	58,75,000	10.89	-	-	-	-	-	-	-	-	-	-	-
TOTAL	126,19,885	23.38	41,80,433	62.56	-	-	-	-	31,80,433	5.90		10,00,000	1.85

**For Neelkamal Tower Construction LLP
(Promoter Group of Advent Hotels International Limited)**

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USMAN
BALWA

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SALIM USMAN
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Date: 2026.08.19
19:40:00 +05'30'

Designated Partner

Place: Mumbai

Date: 19/08/2026