

NEELKAMAL TOWER CONSTRUCTION LLP

LLPIN - AAA -2602

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

Date: 9th September, 2025

To

The Manager,	The Manager,
Dept. of Corporate Services	National Stock Exchange of India Limited
BSE Limited,	Exchange Plaza, Bandra Kurla Complex
P J Towers, Dalal Street ,	Bandra (East),
Mumbai - 400 001	Mumbai 400051
SCRIP CODE: 533160 SCRIP ID: DBREALTY	SCRIP SYMBOL: DBREALTY SERIES: EQ
FAX No. 022-2272 2037/39	FAX No. 022-26598237/38

Dear Sir/Madam,

Sub : Disclosure under Regulation 31 (2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

In continuation of our earlier disclosure dated 21st June, 2024, under Regulations 31(1) of the SEBI (Substantial Acquisition of Shares and Takeovers) Regulation 2011, we have to intimate that 1,50,00,000 nos. of equity shares (which were pledged by us in favour of Catalyst Trusteeship Ltd (through its DP Axis Bank Ltd.) in connection with the financial facility availed from Capri Global Capital Ltd.) has been released, as the financial facility is fully repaid..

Kindly acknowledge the receipt of the same and take on records.

Thanking You,

Yours faithfully,

**For Neelkamal Tower Construction LLP
(Promoter of Valor Estate Limited)**

SALIM
USMAN
BALWA
Salim Balwa
Designated Partner

Digitally signed by
SALIM USMAN
BALWA
Date: 2025.09.09
14:53:07 +05'30'

CC to : Valor Estate Limited

Format for disclosure by the Promoter(s) to the stock exchanges and to the Target Company for encumbrance of shares / invocation of encumbrance/ 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						Valor Estate Limited (formerly known as D B Realty Limited)								
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						09.09.2025								
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 (s) or PACs with him	Promoter holding in the target company (1)		Promoter 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	66821391	12.39	56804338	10.53	Release	03.09.2025	Pledge	Release of Shares from Capri Global Capital Ltd	15000000	2.78	Catalyst Trusteeship Ltd. (through its DP Axis Bank Ltd)	41804338	7.75	
Shabana Balwa	153090	0.03	-	-	-	-	-	-	-	-	-	-	-	
Mohammad Salim Balwa	105886	0.02	-	-	-	-	-	-	-	-	-	-	-	
Wahida Asif Balwa	68500	0.01	-	-	-	-	-	-	-	-	-	-	-	
Usman Balwa	74445	0.01	-	-	-	-	-	-	-	-	-	-	-	
Ishaq Balwa	74340	0.01	-	-	-	-	-	-	-	-	-	-	-	
Salim Balwa	74340	0.01	-	-	-	-	-	-	-	-	-	-	-	
Mohammed Yusuf Balwa	69840	0.01	-	-	-	-	-	-	-	-	-	-	-	
Abdul Hafeez Salim Balwa	7000	0.00	-	-	-	-	-	-	-	-	-	-	-	
SB Fortune Realty Pvt Ltd	58750000	10.90	-	-	-	-	-	-	-	-	-	-	-	
TOTAL	126198832	23.39	56804338	10.53	-	-	-	-	15000000	2.78	-	41804338	7.75	

Note:

% of total share capital calculated as per the latest shareholding pattern filed by the company to the Stock Exchange.

**For Neelkamal Tower Construction LLP
(Promoter of Valor Estate Limited)**

SALIM USMAN BALWA
Digitally signed by
SALIM USMAN BALWA
Date: 2025.09.09
15:17:41 +05'30'

Salim Balwa
Designated Partner

Place: Mumbai

Date: 09.09.2025