

Date: 30<sup>th</sup> April, 2025

<b>The General Manager, Listing Department BSE Limited ("BSE"), Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001</b>	<b>The Vice President, Listing Department National Stock Exchange of India Limited ("NSE"), "Exchange Plaza", Bandra – Kurla Complex, Bandra (East), Mumbai – 400 051</b>
Scrip Code: 533160	Scrip Symbol: DBREALTY
Fax No.: 022 – 2272 3121 / 2039	Fax No.: 022 – 2659 8237 / 38

Dear Sir/ Madam,

**Sub: Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.**

In continuation of our earlier disclosure dated 19<sup>th</sup> March, 2025, we wish to inform you that Sahyadri Agro and Dairy Private Limited ("SADPL"), a subsidiary of Horizontal Ventures Private Limited (a step-subsiary of the Company) ("Horizontal Ventures"), has on 30<sup>th</sup> April, 2025, executed an Asset Transfer Agreement ("ATA") with Schreiber Dynamix Dairies Private Limited ("Schreiber Dynamix" or the "Purchaser") for sale of identified assets and contracts and assignment of bulk cooler facilitator agreements and other identified rights in favour of Schreiber Dynamix on such terms and conditions as contained in the ATA.

Simultaneously, a Non-Compete and Non-Solicitation Agreement has been executed among Horizontal Ventures, SADPL, and Schreiber Dynamix, under which Horizontal Ventures has agreed not to engage in a competing business for a period of seven (7) years.

The transaction is consistent with the Company's strategy to monetize non-core assets and enhance its financial position. Proceeds will contribute towards debt recovery by group entities.

The requisite details under SEBI Circular SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated 13<sup>th</sup> July, 2023 are enclosed as **Annexure A**.

Thanking you,

Yours faithfully,

**For Valor Estate Limited  
(Formerly known as D B Realty Limited)**

**Shahid Balwa  
Vice- Chairman & Managing Director  
DIN: 00016839**

**VALOR ESTATE LIMITED  
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**Annexure A**

<p><b>The amount and percentage of the turnover or revenue or income and net worth contributed by such unit or division or undertaking or subsidiary or associate company of the listed entity during the last financial year</b></p>	<p>Not Applicable. The assets of Sahyadri Agro and Dairy Private Limited (“SADPL”) were classified as non-core and held for sale. Accordingly, no revenue or income from SADPL was recognised or is recognisable in the consolidated financial statements of the Company during the relevant financial year. Hence, contribution to turnover, income, or net worth is not applicable.</p>
<p><b>Date on which the agreement for sale has been entered into</b></p>	<p>The Asset Transfer Agreement (“ATA”) is executed on 30<sup>th</sup> April, 2025 between Schreiber Dynamix Dairies Private Limited (“Purchaser”), SADPL (“Seller”) and Nine Paradise Erectors Private Limited.</p>
<p><b>The expected date of completion of sale/disposal</b></p>	<p>Within 30 days from the date of execution, or such extended period as may be mutually agreed between the parties, subject to customary closing conditions.</p>
<p><b>Consideration received from such sale/disposal</b></p>	<p>1. Rs. 88,60,60,000/- to be received by SADPL from Purchaser upon fulfilment of conditions as per ATA on Closing Date consisting of</p> <p>(a) for sale of identified assets and contracts (“Assets”) for a consideration of approx. Rs. 31,73,60,292 /-; and</p> <p>(b) assignment of bulk cooler facilitator agreements and other identified rights (“Rights”) for consideration of Rs. 56,86,99,708 /-.</p> <p>2. Rs. 16,97,62,593/- to be received by Horizontal Ventures under Non-Compete and Non-Solicitation Agreement on Closing Date as per ATA.</p>
<p><b>Brief details of buyers and whether any of the buyers belong to the promoter/ promoter group/group companies. If yes, details thereof;</b></p>	<p>Schreiber Dynamix is engaged in the production, processing, storage, refrigeration, and distribution of dairy products The Purchaser is not related to the promoter, promoter group, or group companies of the Company.</p>
<p><b>Whether the transaction would fall within related party transactions? If yes, whether the same is done at “arm’s length”;</b></p>	<p>No, the transaction does not constitute a related party transaction.</p>
<p><b>Whether the sale, lease or disposal of the undertaking is outside Scheme of Arrangement? If</b></p>	<p>Not Applicable</p>

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<b>yes, details of the same including compliance with regulation 37A of LODR Regulations.</b>	
<b>Additionally, in case of a slump sale, indicative disclosures provided for amalgamation/merger, shall be disclosed by the listed entity with respect to such slump sale.</b>	Not applicable

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Regd. Office: 7<sup>th</sup> Floor, Resham Bhavan, Veer Nariman Road, Churchgate, Mumbai-400 020 Tel: 91-22-4974270

Correspondence Add.: 4<sup>th</sup> Floor, Wing 15, Gate No.2, Ten BKC, off. N. Dharmadhikari Marg, Kalanagar, Bandra (East), Mumbai – 400 051, T: +91-22-35201670

Website: [www.dbrealty.co.in](http://www.dbrealty.co.in) Email: [info@dbg.co.in](mailto:info@dbg.co.in) Tel: 91-22-35201670

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