

Date: 04th November, 2025

The General Manager, Listing Department BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai 400 001	The Vice-President, Listing Department National Stock Exchange of India Limited “Exchange Plaza”, Bandra Kurla Complex, Bandra (E), Mumbai – 400 051
Scrip Code : 533160	Scrip Symbol : DBREALTY
Fax No.: 022 – 2272 3121/ 2039	Fax No.: 022 – 26598237/38

Dear Sir/ Madam,

Ref: Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 (“SEBI Listing Regulations”)

Sub : Intimation for Incorporation of Step-down subsidiary Company.

Pursuant to the provisions of Regulation 30 of SEBI Listing Regulations, we wish to inform you that Nine Paradise Erectors Private Limited, a wholly owned subsidiary of the Company, has incorporated a new wholly-owned subsidiary company and accordingly the said company has become a step down wholly owned subsidiary of the Company. The Government of India, Ministry of Corporate Affairs, has issued the Certificate of Incorporation on 03rd November, 2025.

The requisite disclosure as required under Regulation 30 of the Listing Regulations read with SEBI Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11th November, 2024, is enclosed herewith as **Annexure – A.**

Kindly take the same on your records.

Thanking you,

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

**Jignesh Shah
Company Secretary**

**VALOR ESTATE LIMITED
(Formerly known as D B Realty Limited)**

Regd. Office: 7th Floor, Resham Bhavan, Veer Nariman Road, Churchgate, Mumbai-400 020 Tel: 91-22-49742706

Website: www.dbrealty.co.in Email: info@dbg.co.in

CIN: L70200MH2007PLC166818

Annexure A

Name of the target entity, details in brief such as size, turnover etc	BLUE CREST REALTY PRIVATE LIMITED ("BCRPL"), a private limited company incorporated on 03 rd November, 2025 as a wholly owned subsidiary ("WOS") of Nine Paradise Erectors Private Limited ("NPEPL"), which is a wholly owned subsidiary of the Company and thus BCRPL has become step down WOS of the Company i) Authorized Capital- Rs. 1,00,000/- ii) Paid up Share Capital- Rs.1,00,000/- iii) Turnover: NIL (BCRPL is incorporated on 03 rd November, 2025 and is yet to commence business)
Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at "arm's length"	"BCRPL" is incorporated as a WOS of "NPEPL", a WOS of the Company and thus is a related party to the Company.
Industry to which the entity being acquired belongs	"BCRPL" has been incorporated to carry on real estate and construction business
Objects and impact of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity)	Real Estate and Construction.
Brief details of any governmental or regulatory approvals required for the acquisition	Not Applicable
Indicative time period for completion of the acquisition	Not Applicable
Consideration - whether cash consideration or share swap or any other form and details of the same	Cash
Cost of acquisition and/or the price at which the shares are acquired	Rs. 1,00,000/- (10,000 Equity Shares of Rs. 10/- each)
Percentage of shareholding / control acquired and / or number of shares acquired.	100%
Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief)	"BCRPL", is a private limited company incorporated in India on 03 rd November, 2025 and it is yet to commence business.

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