

Date: May 13, 2025

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| <b>The General Manager,<br/>Listing Department<br/>BSE Limited ("BSE"),<br/>Phiroze Jeejeebhoy Towers,<br/>Dalal Street,<br/>Mumbai – 400 001</b> | <b>The Vice President,<br/>Listing Department<br/>National Stock Exchange of India Limited<br/>("NSE"),<br/>"Exchange Plaza",<br/>Bandra – Kurla Complex,<br/>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.**

M/s Om Metal Consortium ("Om Metal"), a Partnership firm, in which Goregaon Hotel and Realty Private Limited (a wholly owned subsidiary of the Company) holds 50% economic interest, is redeveloping a MHADA property situated in Bandra West Reclamation, Mumbai with a total potential of over 2 mn square feet of sale carpet area.

In the past, Om Metal Consortium commenced arbitration proceedings against MHADA inter-alia for determination of premium payable for additional FSI at 100% of current stamp duty ready reckoner rate instead of 50% of current stamp duty ready reckoner rate as per Development Control and Promotion Regulations 2034 (DCPR 2034). As per the Arbitration Award passed in the past, Om Metal was directed to pay at the rate of 100% of the current stamp duty ready reckoner rate, which was challenged in the Hon'ble High Court.

The Hon'ble High Court by its order dated May 7, 2025 (received on May 13, 2025) has finally disposed off the proceedings with the directions that the premium charged for the additional FSI would be based on DCPR-2034.

The Company considers this Order as the end of all litigations with MHADA and now plans to proceed with the development of the Project. The Project has a GDV of approx. 12,000 crores and is substantially revenue and profit accretive to the Company.

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  
(Formerly known as D B Realty Limited)**

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