

Date: 14th July, 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,

Sub: Material Information about the Composite Scheme of Amalgamation and Arrangement between Valor Estate Limited (“VEL” or the Amalgamated / Demerged Company), Esteem Properties Private Limited (“Esteem” or the Amalgamating Company), and Advent Hotels International Private Limited (the Resulting Company) (to be converted into Advent Hotels International Limited), and their respective shareholders and creditors

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

In furtherance to our earlier intimation dated 01st July, 2025 and pursuant to the Scheme and Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform you that Board of Directors of Advent Hotels International Private Limited (“Resulting Company/AHIPL”) (to be converted into Advent Hotels International Limited), which is to be listed on BSE and NSE platforms, at its meeting held today, has approved the appointment of following Key Managerial Personnel in the Resulting company w.e.f 14th July, 2025:

- a. Mr. Rahul Pandit - Managing Director and Chief Executive Officer (MD & CEO)
- b. Mr. Amit Jain - Chief Financial Officer (CFO)
- c. Mr. Chirag Sojitra - Company Secretary and Compliance Officer

Mr. Rahul Pandit’s appointment as Managing Director and Chief Executive Officer shall be subject to the shareholders’ approval of the Resulting Company.

Communication dated 14th July, 2025 received from the Resulting Company is enclosed as **Annexure A**.

You are requested to take the above on record.

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)

Date: 14th July, 2025

To
The Board of Directors
Valor Estate Limited
(Formerly known as D B Realty Limited)
7th Floor, Resham Bhavan, Veer Nariman Road,
Churchgate, Mumbai-400 020

Dear Sir/ Madam,

Sub: Disclosure of Material Information about the Composite Scheme of Amalgamation and Arrangement between Valor Estate Limited ("VEL" or the Amalgamated / Demerged Company), Esteem Properties Private Limited ("Esteem" or the Amalgamating Company), and Advent Hotels International Private Limited (the Resulting Company) (to be converted into Advent Hotels International Limited), and their respective shareholders and creditors

Ref: Outcome of the Board meeting held on 14th July, 2025

This is to inform you that the Board of Directors of the Company at its meeting held today *inter-alia*, considered and approved the following appointments of Key Managerial Personnel w.e.f 14th July, 2025 :

- | | | |
|-----------------------|---|--|
| a. Mr. Rahul Pandit | - | Managing Director and Chief Executive Officer (MD & CEO) |
| b. Mr. Amit Jain | - | Chief Financial Officer (CFO) |
| c. Mr. Chirag Sojitra | - | Company Secretary and Compliance Officer |

Basis the disclosure received from Mr. Rahul Pandit, it is hereby confirmed that he is debarred from holding the office of a Director by virtue of any order passed by the SEBI or any other such authority. His appointment as MD & CEO shall be subject to the shareholders' approval of the Company.

Brief details of appointments as required under SEBI Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated 11th November, 2024 are enclosed herewith as Annexure 1.

Thanking you,

Yours faithfully,

For Advent Hotels International Private Limited
(Formerly known as Shiva Realtors Suburban Private Limited)


Satish Agarwal
Director
DIN:02099862



Annexure 1

1. Mr. Rahul Pandit- Managing Director and Chief Executive Officer (MD & CEO)

Sr. No.	Particular	Details
1.	Reason for change viz. appointment, reappointment, resignation, removal, death or otherwise	Appointment of Mr. Rahul Pandit as Managing Director and Chief Executive Officer
2.	Date of appointment/ re-appointment/ cessation (as applicable) & term of appointment / re-appointment ;	Appointment of Rahul Pandit as Managing Director and Chief Executive Officer is effective from 14 th July, 2025 for a period of 3 years subject to the approval of the shareholders Company at the ensuing Annual General Meeting of the Company, who was appointed as an Additional Director with effect from 28 th January, 2025
3.	Brief profile (in case of appointment)	<p>Mr. Rahul Pandit has over 30 years of start-up, organization build out, operating and turnaround experience and has worked and trained across India, USA and Singapore. He led as Chief Executive Blackstone's India logistics platform, Horizon Industrial Parks. He was previously the MD & CEO of Hamstede Living, a Warburg Pincus JV for rental housing. Mr. Pandit was earlier the President & ED of Lemon Tree Hotels, and later the MD & CEO of TATA Group's Ginger Hotels. He also serves as an Independent Director on the Board of Le Travenues Technology Ltd. - an online travel agency owning ixigo, ConfirmTkt and Abhibus brands. A member of the 1988 Indian Karate Team, he is also a Member - CII National Committee on Tourism & Member - CII National Committee on Logistics.</p> <p>He is already associated with hospitality vertical of the Company overseeing a portfolio that includes Hyatt, Hilton, and Marriott-flagged assets—highlighted by India's largest integrated hospitality project at Delhi Aerocity since March, 2024</p>
4.	Disclosure of relationships between directors (in case of appointment of a director)	Mr. Rahul Pandit is not related to any of the Directors or Key Managerial Personnel.

2. Mr. Amit Jain – Chief Financial Officer (CFO)

Sr. No.	Particular	Details
1.	Reason for change viz. appointment, reappointment, resignation, removal,	Appointment of Mr. Amit Jain as Chief Financial Officer and Key Managerial Personnel

ADVENT HOTELS INTERNATIONAL PRIVATE LIMITED

(Formerly known as Shiva Realtors Suburban Private Limited)

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

Tel: 91-22-49742706 Email: info@dbg.co.in

CIN: U55101MH2006PTC165577

	death or otherwise	
2.	Date of appointment/ re-appointment/ cessation (as applicable) & term of appointment / re-appointment ;	14 th July, 2025
3.	Brief profile (in case of appointment)	<p>Mr. Amit Kumar Jain is a seasoned Chartered Accountant and Law Graduate with over 16 years of diverse experience in the domains of Direct & Indirect Taxation, International Tax, FEMA compliance, and Corporate Finance. His professional journey spans leadership roles in reputed organizations, including Reliance Infrastructure Ltd and Agio Pharmaceuticals Ltd, where he has successfully managed complex taxation and financial structuring assignments.</p> <p>Mr. Amit has extensive expertise in handling income tax assessments, GST Audits/assessments, litigation, M&A transactions, promoter financing, and IPO processes. He has played a pivotal role in structuring tax-efficient land and hospitality transactions, managing business demergers, and ensuring compliance with regulatory authorities under FEMA, Income Tax, and Corporate Law. He also has specialization in Right to Information Act and has been instrumental in strategic finance and operational leadership, especially in the Infrastructure and Pharma sectors.</p> <p>He is an expert in assessing the asset acquisition through Insolvency and Bankruptcy processes and holds strong credentials in managing both domestic and international tax challenges in line with OECD guidelines and GAAR provisions. Amit combines financial acumen with strategic insight, making him a trusted advisor in high-stakes corporate decisions. He serves as Vice President – Finance at Valor Estate Ltd/ Valor Group from May, 2024</p>
4.	Disclosure of relationships between directors (in case of appointment of a director)	Not Applicable

3. Mr. Chirag Sojitra- Company Secretary and Compliance Officer

Sr. No.	Particular	Details
1.	Reason for change viz. appointment, reappointment, resignation, removal, death or otherwise	Appointment of Mr. Chirag Sojitra as Company Secretary & Compliance Officer and Key Managerial Personnel
2.	Date of appointment/ re-appointment/ cessation (as applicable) & term of appointment / re-appointment ;	14 th July, 2025

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3.	Brief profile (in case of appointment)	<p>Mr. Chirag Sojitra is a member of the Institute of Company Secretaries of India, Post Graduate in Commerce and Law graduate from the Mumbai University.</p> <p>He has over 9 years of experience in field of handling Corporate and secretarial compliances such as Corporate law, SEBI Laws, FEMA, Corporate actions, Legal Compliances of Listed Company, Public and Private Companies as well. He has already been in employment as a Company Secretary in one of the subsidiary companies of the Company since June, 2024.</p>
4.	Disclosure of relationships between directors (in case of appointment of a director)	Not Applicable

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