

ASHDAN TOWNSHIP HOLDINGS PRIVATE LIMITED

Date: 05.04.2024

To,

D S Kulkarni Developers Limited Unit No. 301, 3 rd Floor, Swojas One, Kothrud, Pune 411038 MH	Listing Department, BSE Limited, Floor 25, P. J. Towers, Dalal Street, Mumbai – 400001	Listing & Compliance Department, The National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex, Bandra East, Mumbai – 400051
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Subject: Disclosure pursuant to Regulation 31(4) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 on behalf of Promoter and Promoter group of the Company.

Dear Sir/Madam,

Pursuant to the provisions of 31(4) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, as amended, we hereby declare and confirm that the promoters and members of the promoter group (mentioned in Annexure-A) including person acting in concert have not made any encumbrances of shares directly or indirectly during the Financial year 31st March, 2024.

For, Ashdan Township Holdings Private Limited

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Ashok Dhanraj Chordia

Director

DIN: 00569054

(On behalf of Promoter and Promoter Group/Persons acting in concert)

ASHDAN TOWNSHIP HOLDINGS PRIVATE LIMITED

Annexure - A

Name of the Target Company: D S KULKARNI DEVELOPERS LIMITED

Shareholding details of Promoter, Members of Promoter Group / PAC as on 31st March, 2024

Sr. No.	Name	PAN	No. of Shares	% w.r.t. total share / voting capital wherever applicable
1	Ashdan Township Holding Private Limited#		94,99,994	94.94
2	Classic Promoters and Builders Private Limited		1	0.01
3	Atul Builders		1	0.01
4	AC Realty LLP		1	0.01
5	Astaria Land Developers LLP		1	0.01
6	Hinjewadi Land Developers LLP		1	0.01
7	Eliture Land Developers LLP		1	0.01
	Total		95,00,000	95%

Note

(#) The Ultimate Beneficial Owner is Mr. Ashok Dhanraj Chordia and Mr. Atul Ashok Chordia holding 50-50% Equity Shares of Ashdan Township Holding Private Limited.

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Ashok Dhanraj Chordia
Promoter

(On behalf of Ashdan Township Ventures Private Limited, Promoter and Promoter Group/Persons acting in concert)

Place: Pune

Date: 5th April, 2024

Regd. Off.: S. No. 36/1/1, Office No. 701, 7th Floor, Mumbai Bangalore Highway, Baner, Pune 411045 **CIN:**

U45309MH2019PTC334619 | **Contact No.** 020 6716 6716 | **Email ID:** cs@solitaire.in

ASHDAN TOWNSHIP HOLDINGS PRIVATE LIMITED

Note 1 : We would like to inform you that, M/s. D S Kulkarni Developers Limited (herein after referred to as “the Company”) was under Corporate Insolvency Resolution Process (“CIRP”) pursuant to the provisions of the Insolvency and Bankruptcy Code, 2016 (“IBC”) and the same was acquired by Solitaire group via the resolution plan as approved by the Hon'ble National Company Law Tribunal, Mumbai Bench (NCLT) vide order dated 23rd June, 2023.

Pursuant to the approved Resolution plan the existing capital was extinguished and fresh capital was allotted as under :

1. 95,00,000 (Ninety-Five) Equity Shares of Rs. 10/- each aggregating to Rs. 9,50,00,000/- (Nine Crores Fifty Lakhs) was allotted to the resolution applicant/ affiliated comprising 95% (Ninety-Five) of total equity share capital of the Company in the following manner :

No.	Name of Promoters	No. of Equity Shares	% of Shares
1	Ashdan Properties Private Limited	94,99,994	94.94
2	Classic Promoters and Builders Private Limited	1	0.01
3	Atul Builders	1	0.01
4	AC Realty LLP	1	0.01
5	Astaria Land Developers LLP	1	0.01
6	Hinjewadi Land Developers LLP	1	0.01
7	Eliture Land Developers LLP	1	0.01

2. Allotment of 5,00,000 (Five Lacs) Equity Shares of Rs. 10/- each aggregating to Rs. 50,00,000/- (Rupees Fifty Lacs only) 5% to DSK Shareholders Trust established for the purpose of holding the said Equity Shares of the Company.

The necessary Corporate Action has been initiated and submitted to National Securities Depository Limited and Central Depository Services (India) Limited for Debit of all the existing Share Capital and Credit of New Equity Shares to the Resolution Applicant, its affiliates and DSK Shareholders Trust and the necessary applications to the BSE Ltd and National Stock Exchange of India Limited have been submitted for in-principle approval for listing of equity shares and Extinguishment of entire old share Capital and the same application are in process of approval as on the date of filing this application. Currently the shares are not traded on the exchanges.

Thereafter, on 06th March, 2024, M/s Ashdan Township Holdings Private Limited has entered into Share Purchase Agreement in relation to acquisition of 95,00,000 equity shares (including Nominee Shares) of D S Kulkarni Developers Limited from M/s Ashdan Properties Private Limited under exemption provided in Regulation 10 of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011. The Acquirer and Seller are controlled by same Promoter- Mr. Ashok Dhanraj Chordia and Mr. Atul Ashok Chordia and related to same Promoter Group.

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