

Date : 08.03.2024

To,
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

Reference: SCRIP Code: 523890 ISIN: INE891A01014 Security Symbol: DSKULKARNI

Subject: Disclosure under Regulation 10(6) in respect of the inter se transfer of shares amongst the qualifying persons under Regulation 10(1)(a) of the SEBI (Substantial Acquisition of Shares and takeovers) Regulations, 2011 ("SAST Regulations")

Dear Sir/Madam,

Pursuant to the Regulation 30 read with Schedule III of SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 read with Regulation 3 of SEBI (Prohibition of Insider Regulations) Regulations, 2015, we would like to inform you that the Company has received an information from the following persons for the inter-se transfer of shares as mentioned under:

1. Inter-se Transfer of 95,00,000 (95%) shares, including nominee shares, from Ashdan Properties Private Limited (Current Shareholder are Ashok Dhanraj Chordia and Atul Ashok Chordia holding 50-50% Shares each) to Ashdan Township Holdings Private Limited (Current Shareholder are Ashok Dhanraj Chordia and Atul Ashok Chordia holding 50-50% Shares each). **The Shareholders of the Transferor and Transferee Company are the same.**

This being an inter-se transfer of shares amongst Promoter and other entity controlled by the same person, the transfer falls within the exemption under Regulation 10(1)(a)(iii) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011.

Thanking you, Yours faithfully,

For, D S Kulkarni Developers Limited

SUMIT
RAMESH
DIWANE
Sumit Ramesh Diwane
Director
DIN: 10076052

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SUMIT RAMESH DIWANE
Date: 2024.03.08
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Encl : Disclosures under Regulation 10(6) as received from Ashdan Township Holdings Private Limited

ASHDAN TOWNSHIP HOLDINGS PRIVATE LIMITED

Date : 08th March, 2024

To,

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	Company Secretary and Compliance officer D S Kulkarni Developers Limited Unit No. 301, 3 rd Floor, Swojas One, Kothrud, Pune 411038
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Dear Sir,

Subject: Intimation under Regulations 10(6) of Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 for the acquisition of shares.

In compliance with the provisions of Regulation 10(6) of the SEBI (SAST) Regulations, 2011, the undersigned hereby furnish the Intimation in the specified format under regulation 10(6) in respect of acquisition by way of inter-se transfer of 95,00,000 (95%) shares, including Nominee Shares, of D S Kulkarni Developers Limited being the Target Company ("TC") as mentioned below:

1. Acquisition by way of Inter-se Transfer of 95,00,000 (95%) shares, including nominee shares, **from Ashdan Properties Private Limited** (Current Shareholder are Ashok Dhanraj Chordia and Atul Ashok Chordia holding 50-50% Shares each) **to Ashdan Township Holdings Private Limited** (Current Shareholder are Ashok Dhanraj Chordia and Atul Ashok Chordia holding 50-50% Shares each). **The Shareholders of the Transferor and Transferee Company are the same and also hold the shares in same ratio.**

The shares acquired are pursuant to an exemption provided in Regulation 10(1)(a)(iii) of SEBI (SAST) Regulations, 2011.

Thanking you

For, Ashdan Township Holdings Private Limited

ATUL
ASHOK
CHORDIA
Atul Ashok Chordia
Director

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by ATUL ASHOK
CHORDIA
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Encl : Disclosures under Regulation 10(6)

Disclosures under Regulation 10(6) –Report to Stock Exchanges in respect of any acquisition made in reliance upon exemption provided for in Regulation 10 of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

1.	Name of the Target Company (TC)	D S Kulkarni Developers Limited																	
2.	Name of the acquirer(s)	<p>Ashdan Township Holdings Private Limited Shareholding of Ashdan Township Holdings Private Limited are as follows :</p> <table border="1"> <tr> <th>Sr. No.</th><th>Name of Shareholder</th><th>No of Shares held (Face Value of Rs.10/- each)</th><th>Percentage</th></tr> <tr> <td>1</td><td>Ashok Dhanraj Chordia</td><td>10,000</td><td>50%</td></tr> <tr> <td>2</td><td>Atul Ashok Chordia</td><td>10,000</td><td>50%</td></tr> <tr> <td></td><td>Total</td><td>20,000</td><td>100%</td></tr> </table>		Sr. No.	Name of Shareholder	No of Shares held (Face Value of Rs.10/- each)	Percentage	1	Ashok Dhanraj Chordia	10,000	50%	2	Atul Ashok Chordia	10,000	50%		Total	20,000	100%
Sr. No.	Name of Shareholder	No of Shares held (Face Value of Rs.10/- each)	Percentage																
1	Ashok Dhanraj Chordia	10,000	50%																
2	Atul Ashok Chordia	10,000	50%																
	Total	20,000	100%																
3.	Name of the stock exchange where shares of the TC are listed	<p>BSE Limited National Stock Exchange of India Limited (Please refer Note No. 1)</p>																	
4.	Details of the transaction including rationale, if any, for the transfer/acquisition of shares.	<p>Inter se transfer to other company in which same person holds not less than fifty percent of equity shares and control over such transferor being exclusively held by the same person. The Shareholders of the Transferor and Transferee Company are the same and also hold the shares in same ratio.</p>																	
5.	Relevant regulation under which the acquirer is exempted from making open offer.	Regulation 10(1)(a)(iii) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011																	
6.	Whether disclosure of proposed acquisition was required to be made under regulation 10 (5) and if so, - whether disclosure was made and whether it was made within the timeline specified under the regulations. - date of filing with the stock exchange.	Yes, date of filing with Stock Exchange- 21 st February, 2024 within due timeline.																	
7.	Details of acquisition	Disclosures required to be made under regulation 10(5)	Whether the disclosures under regulation 10(5) are actually made																
	a. Name of the transferor / seller	Ashdan Properties Private Limited	Yes																
	b. Date of acquisition	06 th March, 2024																	
	c. Number of shares/ voting rights in respect of the acquisitions from each person mentioned in 7(a) above	#95,00,000 equity shares (including Nominee Shares)	Please refer Note No.1.																

	d.	Total shares proposed to be acquired /actually acquired as a % of diluted share capital of TC	95% of share capital of TC		Please refer Note No.1.	
	e.	Price at which shares are proposed to be acquired / actually acquired	Face Value of Rs. 10/- per share.			
8.	Shareholding details		Pre-Transaction		Post-Transaction	
			No. of shares held	% w.r.t total share capital of TC	No. of shares held	% w.r.t total share capital of TC
	a	Each Acquirer / Transferee(*)	0	0	95,00,000#	95%
	b	Each Seller / Transferor	95,00,000#	95%	0	0

#Including Nominee Shares as held by Nominee Shareholder.

Note:

- Shareholding of each entity may be shown separately and then collectively in a group.
- The above disclosure shall be signed by the acquirer mentioning date & place. In case, there is more than one acquirer, the report shall be signed either by all the persons or by a person duly authorized to do so on behalf of all the acquirers.

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 Lakhs) 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:

The details of the promoters as per follows:

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.

For, **Ashdan Township Holdings Private Limited**

ATUL
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CHORDIA

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ATUL ASHOK
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Date: 2024.03.08
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Atul Ashok Chordia
Director



Date: 08.03.2024

Place: Pune