

SURAJ FINVEST PRIVATE LIMITED
(Formerly Sneha Gardens Private Limited)

CIN : U65100WB1996PTC081366

Regd. Office :
687, Anandapur, E. M. Bypass, 2nd Floor
Kolkata - 700 107 Phone : 6613 6264
E-mail : panemamics @emamigroup.com

Date: 18.04.2025

The Secretary

National Stock Exchange of India Limited
Exchange Plaza
Plot No. C/1, G Block
Bandra - Kurla Complex
Bandra(E)
Mumbai - 400 051

The Secretary

BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai - 400 001

The Secretary

The Calcutta Stock Exchange Ltd.
7, Lyons Range,
Kolkata- 700001

The Company Secretary

Emami Realty Limited
Acropolis, 13th Floor, 1858/1,
Rajdanga Main Road Kasba,
Kolkata- 700107

Dear Sir,

Sub: Disclosure under Regulation 29(2) of Securities Exchange Board of India (Substantial acquisition of shares & Takeover) Regulations, 2011

We, Suraj Finvest Private Limited, belonging to Promoter & Promoter group of Emami Realty Limited, hereby submit this disclosure under regulation 29(2) of SEBI (Substantial acquisition of shares & Takeover) Regulations, 2011.

This is for your information & record.

Thanking you,

Yours faithfully,

For and on behalf of Promoter and Promoter Group of Emami Realty Limited
For Suraj Finvest Private Limited

SANTINATH PAUL Digitally signed by
SANTINATH PAUL
Date: 2025.04.18
16:39:16 +05'30'

Santinath Paul
Authorised Signatory

Encl: a/a

Disclosure under Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Name of the Target Company (TC)	Emami Realty Limited (The “Company”)		
Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer	Acquirers: Suraj Finvest Private Limited Diwakar Finvest Private Limited PAC: Other Promoter and Promoters’ Group		
Whether the acquirer belongs to Promoter / Promoter group	The Acquirers are part of the Promoter Group of the Company		
Name(s) of the Stock Exchange(s) where the shares of TC are Listed	BSE Limited; National Stock Exchange of India Limited The Calcutta Stock Exchange Limited		
Details of the acquisition / disposal as follows	Number	% w.r.t. total Share / voting capital wherever applicable (*)	% w.r.t. total diluted share / voting capital of the TC (**)
<u>Before the acquisition / disposal under consideration, holding of:</u>			
a) Shares carrying voting rights (Note: Refer Table 1)	2,40,14,150	63.4558%	63.4558%
b) Shares in the nature of encumbrance (pledge / lien / non-disposal undertaking / others)	-	-	-
c) Voting rights (VR) otherwise than by equity shares	-	-	-
d) Warrants / convertible securities / any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category)	-	-	-
e) Total (a+b+c+d)	2,40,14,150	63.4558%	63.4558%
<u>Details of acquisition / sale</u>			
a) Shares carrying voting rights acquired / sold Suraj Finvest Private Limited Diwakar Finvest Private Limited	29,95,000 29,95,000	3.0600% 2.9995%	- -
b) VRs acquired / sold otherwise than by shares	-	-	-
c) Warrants / convertible securities / any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category) after acquisition. Suraj Finvest Private Limited Diwakar Finvest Private Limited	41,00,000 41,00,000	- -	3.0466% 2.9864%
d) Shares encumbered / invoked / released by the acquirer.	-	-	-

e) Total (a+b+c+/-d) Suraj Finvest Private Limited Diwakar Finvest Private Limited	70,95,000 70,95,000	3.0600% 2.9995%	3.0466% 2.9864%
<u>After the acquisition / sale, holding of:</u>			
a) Shares carrying voting rights (Note: Refer Table 1)	3,00,04,150	68.4497%	68.4497%
b) Shares encumbered with the acquirer	-	-	-
c) VRs otherwise than by equity shares	-	-	-
d) Warrants / convertible securities / any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category) after acquisition	82,00,000	6.0330%	6.0330%
e) Total (a+b+c+d)	3,82,04,150	73.4217%	73.4217%
Mode of acquisition / sale (e.g. open market / off-market / public issue / rights issue / preferential issue / inter-se transfer etc.)	Preferential Issue of 59,90,000 equity shares and 82,00,000 Warrants convertible into equivalent number of equity shares		
Date of acquisition / sale of shares / VR or date of receipt of intimation of issue of shares, whichever is applicable	16/04/2025		
Equity share capital / total voting capital of the TC before the said acquisition / sale (*)	Number: 3,78,43,889 equity shares of Rs. 2 each Amount: Rs.7,56,87,778		
Equity share capital / total voting capital of the TC after the said acquisition / sale	Number: 4,38,33,889 equity shares of Rs. 2 each Amount: Rs.8,76,67,778		
Total diluted share / voting capital of the TC after the said acquisition / sale	Number: 5,20,33,889 equity shares of Rs. 2 each Amount: Rs. 10,40,67,778		

Note:

(*) Total share capital / voting capital to be taken as per the latest filing done by the Company to the Stock Exchange under Regulation 31 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – ***The paid-up share capital of the Company is Rs. Rs.7,56,87,778***

(**) Diluted share / voting capital means the total number of shares in the TC assuming full conversion of the outstanding convertible securities/warrants into equity shares of the TC.

**For and on behalf of Promoter and Promoter Group of Emami Realty Limited
Suraj Finvest Private Limited**

SANTINA
TH PAUL
Digitally signed by
SANTINATH PAUL
Date: 2025.04.18
16:39:45 +05'30'

Authorised Signatory

Annexure 1 to Disclosure under Regulation 29(2) of SEBI (Substantial Acquisition of Shares & Takeovers) Regulations, 2011												
		Before the acquisition under consideration, holding of				After the allotment/disposal, holding of						
Sl No	Name of acquirers, transferors and person acting in concert	Pre	Pre%	Allotted		Disposed	Promoter Share capital after allotment of Equity Shares (Refer Note-2)		Promoter Share capital after Conversion of Warrants into Equity Shares (Refer Note-1)		Encumbered	% of Paid Up Capital
		No. of Shares		Equity Shares	Warrants (Refer Note-1)		No. of Shares	%age of Shares	No. of Shares	%age of Shares		
	Acquirer (A)											
1	Diwakar Finvest Private Limited	1,06,15,156	28.0499	29,95,000	41,00,000	-	1,36,10,156	31.0494	1,77,10,156	34.0358	-	-
2	Suraj Finvest Private Limited	1,04,47,850	27.6078	29,95,000	41,00,000	-	1,34,42,850	30.6677	1,75,42,850	33.7143	-	-
	Name of Person Acting in Concert (PAC) (B)											
3	Priti A Sureka	11,67,042	3.0838	-		-	11,67,042	2.6624	11,67,042	2.2428	-	-
4	Radheshyam Goenka	748	0.0020	-		-	748	0.0017	748	0.0014	-	-
5	Rajkumar Goenka	3,97,349	1.0500	-		-	3,97,349	0.9065	3,97,349	0.7636	-	-
6	Sushil Kumar Goenka	40,166	0.1061	-		-	40,166	0.0916	40,166	0.0772	-	-
7	Santosh Goenka	6,96,832	1.8413	-		-	6,96,832	1.5897	6,96,832	1.3392	-	-
8	Saroj Goenka	166	0.0004	-		-	166	0.0004	166	0.0003	-	-
9	Amitabh Goenka	171	0.0005	-		-	171	0.0004	171	0.0003	-	-
10	Indu Goenka	2,97,483	0.7861	-		-	2,97,483	0.6787	2,97,483	0.5717	-	-
11	Mohan Goenka	25,716	0.0680	-		-	25,716	0.0587	25,716	0.0494	-	-
12	Manish Goenka	40,122	0.1060	-		-	40,122	0.0915	40,122	0.0771	-	-
13	Ashish Goenka	40,000	0.1057	-		-	40,000	0.0913	40,000	0.0769	-	-
14	Dhiraj Agarwal	14,269	0.0377	-		-	14,269	0.0326	14,269	0.0274	-	-
15	Aditya Vardhan Agarwal	22,099	0.0584	-		-	22,099	0.0504	22,099	0.0425	-	-
16	Harsha Vardhan Agarwal	8,685	0.0229	-		-	8,685	0.0198	8,685	0.0167	-	-
17	Puja Goenka	111	0.0003	-		-	111	0.0003	111	0.0002	-	-
18	Usha Agarwal	3,942	0.0104	-		-	3,942	0.0090	3,942	0.0076	-	-
19	Radheshyam Agarwal	166	0.0004	-		-	166	0.0004	166	0.0003	-	-
20	Laxmi Devi Bajoria	1,666	0.0044	-		-	1,666	0.0038	1,666	0.0032	-	-
21	Shanti Devi Agarwal	237	0.0006	-		-	237	0.0005	237	0.0005	-	-
22	Richa Agarwal	166	0.0004	-		-	166	0.0004	166	0.0003	-	-
23	Prashant Goenka	40,366	0.1067	-		-	40,366	0.0921	40,366	0.0776	-	-
24	Rohin Raj Sureka	33,333	0.0881	-		-	33,333	0.0760	33,333	0.0641	-	-
25	Vidula Agarwal	26,666	0.0705	-		-	26,666	0.0608	26,666	0.0512	-	-
26	Vidhishree Agarwal	26,666	0.0705	-		-	26,666	0.0608	26,666	0.0512	-	-
27	Shobhana Agarwal	20,000	0.0528	-		-	20,000	0.0456	20,000	0.0384	-	-
28	Abhishek Agarwal	5,266	0.0139	-		-	5,266	0.0120	5,266	0.0101	-	-
29	Kusum Agarwal	2,266	0.0060	-		-	2,266	0.0052	2,266	0.0044	-	-
30	Avishi Sureka	333	0.0009	-		-	333	0.0008	333	0.0006	-	-
31	Jyoti Goenka	333	0.0009	-		-	333	0.0008	333	0.0006	-	-
32	Mansi Agarwal	333	0.0009	-		-	333	0.0008	333	0.0006	-	-
33	Nimisha Goenka	166	0.0004	-		-	166	0.0004	166	0.0003	-	-
34	Rashmi Goenka	166	0.0004	-		-	166	0.0004	166	0.0003	-	-
35	Sashwat Goenka	166	0.0004	-		-	166	0.0004	166	0.0003	-	-
36	Shreya Goenka	166	0.0004	-		-	166	0.0004	166	0.0003	-	-
37	Yogesh Goenka	133	0.0004	-		-	133	0.0003	133	0.0003	-	-
38	Sachin Goenka	133	0.0004	-		-	133	0.0003	133	0.0003	-	-
39	Vibhash Vardhan Agarwal	104	0.0003	-		-	104	0.0002	104	0.0002	-	-
40	Jayant Goenka	103	0.0003	-		-	103	0.0002	103	0.0002	-	-
41	PAN Emami Cosmed Limited (Formerly Midkot Investments Private Limited)	36,143	0.0955	-		-	36,143	0.0825	36,143	0.0695	-	-
42	Emami Paper Mills Limited	833	0.0022	-		-	833	0.0019	833	0.0016	-	-
43	Emami Frank Ross Limited	333	0.0009	-		-	333	0.0008	333	0.0006	-	-
	Total (A+B)	2,40,14,150	63.4558	-		-	3,00,04,150	68.4497	3,82,04,150	73.4217	-	-

Note 1: The Company issued 82,00,000 warrants to Promoter Body Corporates of Emami Realty Limited i.e., Diwakar Finvest Pvt Ltd (41,00,000 warrants) & Suraj Finvst Pvt Ltd (41,00,000 warrants) . These warrants are exercisable at the option of warrantholders at any time on or before 18 month from the date of allotment.

Note 2: The present holding of promoter & promoter group of Emami Realty Limited is 3,00,04,150 Shares (68.4497% of Total Share Capital). After the conversion of above-mentioned warrants into equity shares, the holding of promoter & promoter group will be 3,82,04,150 Shares (73.4217% of Total Share Capital).

for and on behalf of Promoter & Promoter group of Emami Realty Ltd.
for Suraj Finvest Private Limited

SANTINATH
PAUL

Digitally signed by SANTINATH
PAUL
Date: 2025.04.18 16:40:27 +05'30'

Santinath Paul
(Signature)
Date: 18.04.2025
Place: Kolkata