

Vikas Oberoi

Plot No.70, 12th N. S. Road,
J.V.P.D. Scheme, Juhu, Vile Parle, Mumbai – 400 049

May 9, 2025

To:

Oberoi Realty Limited

Commerz, 3rd Floor, International
Business Park, Oberoi Garden City,
Off W.E. Highway, Goregaon (E),
Mumbai 400 063

Email: corporate@oberoierealty.com

BSE Limited,

Phiroze Jeejeebhoy Towers
Dalal Street, Fort
Mumbai 400 001

Email:

corp.relations@bseindia.com

BSE Scrip Code: 533273

**National Stock Exchange
of India Limited**

Exchange Plaza, C-1, Block
G, Bandra Kurla Complex,
Bandra (E),
Mumbai 400 051,

Email: takeover@nse.co.in

NSE Symbol:
OBEROIRLTY

Sub: Disclosure under Regulation 31(1) of the of the SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Dear Sir/ Ma'am,

In compliance of the disclosure requirements under Regulation 31(1) of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 ("**Takeover Code**"), please find enclosed herewith as **Annexure I** the disclosure in the prescribed format with respect to creation of an encumbrance over shares of Oberoi Realty Limited ("**Target Company**") with respect to a contractual transfer restriction which may fall within the definition of "encumbrance" under Chapter V of the Takeover Code. Also find enclosed herewith **Annexure II** in terms of SEBI's master circular dated February 16, 2023 bearing number SEBI/HO/CFD/PoD-1/P/CIR/2023/31.

Kindly take the above on record and oblige.

Thanking you.



Vikas Oberoi

Enc: As above.

Disclosure under Regulation 31(1) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

ANNEXURE - I

Disclosure by the Promoter(s) to the stock exchanges and to the Target Company for creation of encumbrance of shares in terms of Regulation 31(1) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Name of the Target Company (TC):		Oberoi Realty Limited ("Target Company")											
Names of the stock exchanges where the shares of the target company are listed:		BSE Limited and National Stock Exchange of India Limited											
Date of reporting:		May 9, 2025											
Name of the promoter or PAC on whose shares encumbrance has been created/ released / invoked :		Mr. Vikas Oberoi											
Details of the creation of encumbrance: Creation of encumbrance													
Name of the promoter (s) or PACs with him*	Promoter holding in the target company (1)	Promoter holding already encumbered (2)	Details of events pertaining to encumbrance (3)						Post event holding of encumbered shares {creation [(2)+(3)]+ release [(2)-(3)] / invocation [(1)-(3)] }				
	Number	% of total share capital	Number	% of total share capital	Type of event (creation/ release / invocation)	Date of creation/ release / invocation of encumbrance	Type of encumbrance (pledge/ lien / non disposal / undertaking / others)	Reasons for encumbrance **	Number	% of share capital	Name of the entity in whose favor shares encumbered ***	Number	% of total share capital

Mr. Vikas Oberoi	21,28,73,614	58.55 %	-	-	-	Creation	May 9, 2025	Others. Contractual transfer restriction pursuant to the shareholders' agreement entered into by and amongst the Target Company, Mr. Vikas Oberoi, Alpha Wave Ventures II, LP and I-Ven Realty Limited (please refer to Note #I below).	Contractual transfer restriction pursuant to the shareholders' agreement entered into by and amongst the Target Company, Mr. Vikas Oberoi, Alpha Wave Ventures II, LP and I-Ven Realty Limited (please refer to Note #I below).	18,54,37,141	51.00%	Alpha Wave Ventures II, LP	18,54,37,141	51.00%	
Mr. Santosh R Oberoi	1,110	0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-
Ms. Bindu Ranvir Oberoi	111	0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-

