

SHRUTI AHUJA

101/102, Vrindavan, Plot 140,
Kailashpuri, Upper Govind Nagar,
Malad (East), Mumbai- 400 097

Date: 08th September, 2026

The Secretary, BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai 400 001	The Secretary, National Stock Exchange of India Limited "Exchange Plaza", Bandra – Kurla Complex, Bandra (E), Mumbai – 400 051
Scrip Code : 533160	Scrip Symbol : DBREALTY

Sub.: Disclosure of acquisition of Shares under of Regulation 29(2) of SEBI (SAST) Regulations, 2011

Please find enclosed the Disclosure under Regulation 29(2) of the SEBI (SAST) Regulations, 2011 in the respect of acquisition of 10,01,209 Equity Shares of Valor Estate Limited (Formerly known as D B Realty Limited) by me (Promoter Group) from immediate relative, Mr. Shravan Bali (Promoter Group) by way of gift through off market transaction.

Thanking you,

Yours faithfully,



Shruti Ahuja
(Promoter Group)

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

1. Name of the Target Company (TC)	Valor Estate Limited (Formerly known as D B Realty Limited)		
2. Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer	The Disclosure is pursuant to the Inter se transfer by way of gift amongst the Immediate Relatives of the Promoter Group Mr. Shruti Ahuja – Acquirer (Sister) Mr. Shravan Bali – Transferor (Brother) Promoters and PAC as specified in - Annexure A		
3. Whether the acquirer belongs to Promoter/Promoter group	Promoter Group		
4. Name(s) of the Stock Exchange(s) where the shares of TC are Listed	BSE Limited National Stock Exchange of India Limited		
5. Details of the acquisition 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 under consideration, holding of:</u>			
a) Shares carrying voting rights Shruti Ahuja PAC	2,25,000 25,56,35,618	0.04% 47.13%	0.04% 47.13%
b) Shares in the nature of encumbrance (pledge/lien/non-disposal undertaking/ others)	Refer Note (***)	Refer Note (***)	Refer Note (***)
c) Voting rights (VR) otherwise than by shares	0	0	0
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)	0	0	0
Total (a+b+c+d)	25,58,60,618	47.17%	47.17%
<u>Details of acquisition:</u>			
a) Shares carrying voting rights acquired	10,01,209	0.18%	0.18%
b) VRs acquired otherwise than by shares	0	0	0
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) acquired	0	0	0
d) Shares encumbered / invoked / released by the acquirer	0	0	0
Total (a+b+c+d)	10,01,209	0.18%	0.18%

<u>After the acquisition, holding of:</u>			
a) Shares carrying voting rights Shruti Ahuja PAC	12,26,209 25,46,34,409	0.23% 46.94%	0.23% 46.94%
b) Shares encumbered with the transferor	0	0	0
c) VRs otherwise than by shares	0	0	0
d) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the IC (specify holding in each category) after acquisition.	0	0	0
Total (a+b+c+d)	25,58,60,618	47.17%	47.17%
6. Mode of acquisition (c.g. open market / off-market / public issue / rights issue / preferential allotment / inter-se transfer etc)	Off-Market (by way of Gift)		
7. Date of acquisition of shares / VR or date of receipt of intimation of allotment of shares, whichever is applicable	04 th September, 2026		
8. Equity share capital / total voting capital of the TC before the said acquisition	Rs. 542,40,67,610/-		
9. Equity share capital/ total voting capital of the TC after the said acquisition	Rs. 542,40,67,610/-		
10. Total diluted share/voting capital of the TC after the said acquisition	Rs. 542,40,67,610/-		

(*) 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 (LODR) Regulations, 2015.

(**) 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.

(***) The total no of 5,00,00,000 shares are pledged pledged by all Promoter/ Promoter Group and their respective PAC. However, the economic interest and voting rights of the pledged shares lies with the pledge holders

**Shruti Ahuja
(Promoter Group)**

Place: Mumbai
Date: 08th September, 2026

Annexure A

Shareholding of Promoter(s), and Promoter group and Persons Acting in Concert (PAC) with Transferor as on 07th September, 2026

Name of the Transferor and Person Acting in concert with Transferor	No. of Equity Shares held as on 07 th September, 2026	% w.r.t total shares/voting capital wherever applicable
Shravan Kumar Bali (Transferor)	0	0.00
Shruti Ahuja (Acquirer)	1226609	0.23
Vinod K. Goenka	2632108	0.49
Shahid Balwa	0	0.00
Vinod Goenka HUF	536071	0.10
Neelkamal Tower Construction LLP	66821391	12.32
Aseela Goenka Sunita Goenka Alok Agarwal Trustee of Goenka Family Trust (GFT)	70750000	13.04
Sanjana Vinod Goenka	22382108	4.13
Aseela Vinod Goenka	16104769	2.97
Jayvardhan Vinod Goenka	13632108	2.51
Karim Gulamali Morani	199643	0.04
Mohammed Gulamali Morani	0	0.00
Ali Gulamali Morani	0	0.00
Shanita Deepak Jain	110813	0.02
Top Notch Buildcon LLP	273207	0.05
V S Erectors & Builders Pvt. Ltd.	1814750	0.33
Shabana Balwa	153090	0.03
Mohammad Salim Balwa	105886	0.02
Wahida Asif Balwa	68500	0.01
Usman Balwa	74445	0.01
Salim Balwa	74340	0.01
Ishaq Balwa	74340	0.01
Mohammed Yusuf Balwa	69840	0.01
Abdul Hafeez Salim Balwa	7000	0.00
SB Fortune Realty Private Limited	58750000	10.83
TOTAL = >	25,58,60,618	47.17