

Date: 26th August, 2026

To,

The Manager,	The Manager,
Dept. of Corporate Services	National Stock Exchange of India Limited
BSE Limited,	Exchange Plaza, Bandra Kurla Complex
P J Towers, Dalal Street ,	Bandra (East),
Mumbai - 400 001	Mumbai 400051
SCRIP CODE: 533160	SCRIP SYMBOL: DBREALTY
SCRIP ID: DBREALTY	SERIES: EQ

Dear Sir/Madam,

Sub : Disclosure under Regulation 31(2) and 31(3) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Please find enclosed the disclosure under Regulations 31(2) & (3) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulation 2011, We have to intimate that 1,09,05,303 nos. of equity shares of Valor Estate Limited (formerly known as D B Realty Limited) ("the Company"), which were pledged in favour of Lender / IDBI Trusteeship Services Limited (acting as a Share Pledge Trustee on behalf of the Lender) in connection with facility sanctioned by HDFC Limited ("Lender"/HDFC Limited now merged with HDFC Bank Limited) to MIG (Bandra) Realtors & Builders Pvt. Ltd. ("Borrower") (a wholly owned subsidiary of the Company) have been released as the said facility has been fully repaid by the Borrower.

Kindly acknowledge the receipt of the same and take on records.

Thanking You,

Yours faithfully,



Aseela Vinod Goenka

(Promoter Group of Valor Estate Limited)

CC to : Valor Estate Limited

Name of the Target Company		Details of events pertaining to encumbrance (3)										Post event holding of encumbered shares ((2)+(3)) / release ((2)-(3)) / invocation ((2)-(3))	
Names of the stock exchanges where the shares of the target company are listed		Name of the Promoter (s) or PACs with him										Name of the entity in whose favor shares encumbered	
Date of reporting		Promoter holding already encumbered (2)										Number	
Name of the Promoter or PAC on whose shares encumbrance has been created/invoked/ released		Promoter holding in the target company (1)										% of total share capital	
Details of the creation / invocation / release of encumbrance:		Type of event (creation / release / invocation)										No. of shares	
Name of the Promoter (s) or PACs with him		Type of encumbrance (pledge / lien/ non-disposal undertaking/ others)										% of total share capital	
Aseela Vinod Goenka		Reasons for Encumbrance										2.01	
		Date of creation / invocation / release of encumbrance										1,09,05,303	
		Pledge										2.01	
		Release										1,09,05,303	
		Pledge over shares was created in favour of IDBI Trusteeship Services Limited, in connection with facility sanctioned by HDFC Limited (Lender) to wholly owned subsidiary company of the Company. The entire pledged shares have been released upon repayment of the financial facility in full by the Borrower										2.01	
Vinod Goenka		Pledge										2.01	
Vinod Goenka HUF		Pledge										2.01	
Sanjana Vinod Goenka (*)		Pledge										2.01	
Jayvardhan Goenka		Pledge										2.01	
Goenka Family Trust (represented through its Trustee/representatives Mrs. Aseela Goenka, Ms. Sunita Goenka and Mr. Alok Agarwal)		Pledge										2.01	
Top Notch Buildcon LLP		Pledge										2.01	
Shravan Kumar Bali		Pledge										2.01	
Shanita Deepak Jain		Pledge										2.01	
Karim Gulamali Morani		Pledge										2.01	
Shruti Ahuja		Pledge										2.01	
V S Erectors and Builders Private Limited		Pledge										2.01	
Total		Total										2,00,00,000	
												3.69	

(*) Please note that Ms. Sanjana Goenka also pledged 2,17,00,000 no. shares of the Company for the aforesaid financial facility and shares pledged by Ms. Sanjana Goenka were also released fully alongwith release of my shares.

Aseela Vinod Goenka
Aseela Vinod Goenka
(Promoter Group of Valor Estate Limited)