

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 2,17,00,000 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,



Sanjana Goenka
(Promoter Group of Valor Estate Limited)

CC to : Valor Estate Limited

Name of the Target Company		Valor Estate Limited (formerly known as D B Realty Limited) ("the 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		26.08.2026												
Name of the Promoter or PAC on whose shares encumbrance has been created/ invoked/ released		Sanjana Vinod Goenka												
Details of the creation / invocation / release 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 [(2)-(3)]		
		No. of Shares	% of total share capital	Number	% of total share capital	Type of event (creation / release / invocation)	Date of creation / invocation / release of encumbrance	Type of encumbrance (pledge / lien/ non-disposal undertaking/ others)	Reasons for Encumbrance	No. of shares	% of total share capital	Name of the entity in whose favor shares encumbered	Number	% of total share capital
Sanjana Vinod Goenka		2,23,82,108	4.13	2,17,00,000	4.00	Release	18.08.2026 & 19.08.2026	Pledge	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. 1,31,50,000 & 85,50,000 pledged shares have been released on 18.08.2026 & 19.08.2026 respectively upon repayment of the financial facility in full by the Borrower	2,17,00,000	4.00	IDBI Trusteeship Services Limited (Share Pledge Trustee) on behalf of HDFC Limited (Lender)	0	0.00
Vinod Goenka		26,32,108	0.49	-	-	-	-	-	-	-	-	-	-	-
Vinod Goenka HUF		5,36,071	0.10	-	-	-	-	-	-	-	-	-	-	-
Aseela Goenka (*)		1,61,04,769	2.97	-	-	-	-	-	-	-	-	-	-	-
Jayvardhan Goenka		1,36,32,108	2.51	-	-	-	-	-	-	-	-	-	-	-
Goenka Family Trust (represented through its Trustee/representatives Mrs. Aseela Goenka, Ms. Sunita Goenka and Mr. Alok Agarwal)		7,07,50,000	13.04	2,00,00,000	3.69	-	-	-	-	-	-	-	2,00,00,000	3.69
Top Notch Buildcon LLP		2,73,207	0.05	-	-	-	-	-	-	-	-	-	-	-
Shravan Kumar Bali		10,01,209	0.18	-	-	-	-	-	-	-	-	-	-	-
Shanita Deepak Jain		1,10,813	0.02	-	-	-	-	-	-	-	-	-	-	-
Karim Gulamali Morani		1,99,643	0.04	-	-	-	-	-	-	-	-	-	-	-
Shruti Ahuja		2,25,000	0.04	-	-	-	-	-	-	-	-	-	-	-
V S Erectors and Builders Private Limited		18,14,750	0.33	-	-	-	-	-	-	-	-	-	-	-
Total		12,96,61,786	23.90	4,17,00,000	7.69	-	-	-	-	2,17,00,000	4.00	-	2,00,00,000	3.69

(*) Please note that Ms. Aseela Goenka also pledged 1,09,05,303 no. shares of the Company for the aforesaid financial facility and shares pledged by Ms. Aseela Goenka were also released fully alongwith release of my shares.

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