

SURAJ FINVEST PRIVATE LIMITED
(Formerly : Sneha Gardens Private Limited)

CIN : U65100WB1996PTC81366

Regd. Office :
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Date: 10th April, 2026

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 Company Secretary

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

Dear Sirs,

**Sub: Disclosure under regulation 29(2) of Securities and Exchange Board of India
(Substantial Acquisition of Shares and Takeovers) Regulations, 2011**

Please find enclosed herewith disclosure in terms of Regulation 29(2) of Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) 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.
Suraj Finvest Private Limited**

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	<u>Acquirers</u> Suraj Finvest Private Limited Diwakar Finvest Private Limited <u>PAC:</u> Other Promoters and Promoter Group (Refer Table 1)		
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		
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 (Refer Table 1)	3,00,04,150	68.4497%	68.4497%
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)	3,00,04,150	68.4497%	68.4497%
<u>Details of acquisition / sale</u>			
a) Shares carrying voting rights acquired / sold Suraj Finvest Private Limited Diwakar Finvest Private Limited	41,00,000 41,00,000	3.0466% 2.9864%	-
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.	-	-	-

d) Shares encumbered / invoked / released by the acquirer.	-	-	-
e) Total (a+b+c+/-d) Suraj Finvest Private Limited Diwakar Finvest Private Limited	41,00,000 41,00,000	3.0466% 2.9864%	-
<u>After the acquisition / sale, holding of:</u>			
a) Shares carrying voting rights (Refer Table 1)	3,82,04,150	73.4217 %	73.4217 %
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	-	-	-
e) Total (a+b+c+d) (Refer Table 1)	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.)	Conversion of 82,00,000 warrants into an equivalent number of equity shares, i.e., 82,00,000 equity shares, pursuant to preferential allotment.		
Date of acquisition / sale of shares / VR or date of receipt of intimation of issue of shares, whichever is applicable	08-04-2026		
Equity share capital / total voting capital of the TC before the said acquisition / sale (*)	Number: 4,38,33,889 equity shares of Rs. 2 each Amount: Rs. 8,76,67,778		
Equity share capital / total 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		
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.8,76,67,778***

(**) 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**

Authorised Signatory

Annexure 1 to Disclosure under Regulation 29(2) of SEBI (Substantial Acquisition of Shares & Takeovers) Regulations, 2011									
Sl. No.	Name of acquirers, transferors and person acting in concert	Before the acquisition under consideration, holding of		Equity Shares		After the allotment/disposal, holding of Promoter Share capital after allotment of Equity Share		Encumbered	
		No. of shares	%	Allotted	Disposed	No. of shares	%age of shares	No. of shares	% age of paid up capital
	Acquirer (A)								
1	DIWAKAR FINVEST PRIVATE LIMITED	1,36,10,156	31.0494	41,00,000	-	1,77,10,156	34.0358	-	-
2	SURAJ FINVEST PRIVATE LIMITED	1,34,42,850	30.6677	41,00,000	-	1,75,42,850	33.7143	-	-
	Name of person acting in Concert (PAC) (B)								
3	PRITI A SUREKA	11,67,042	2.6624	-	-	11,67,042	2.2428	-	-
4	SANTOSH GOENKA	6,96,832	1.5897	-	-	6,96,832	1.3392	-	-
5	RAJKUMAR GOENKA	3,97,349	0.9065	-	-	3,97,349	0.7636	-	-
6	INDU GOENKA	2,97,483	0.6787	-	-	2,97,483	0.5717	-	-
7	PRASHANT GOENKA	40,366	0.0921	-	-	40,366	0.0776	-	-
8	SUSHIL KUMAR GOENKA	40,166	0.0916	-	-	40,166	0.0772	-	-
9	MANISH GOENKA	40,122	0.0915	-	-	40,122	0.0771	-	-
10	ASHISH GOENKA	40,000	0.0913	-	-	40,000	0.0769	-	-
11	ROHIN RAJ SUREKA	33,333	0.0760	-	-	33,333	0.0641	-	-
12	VIDULA AGARWAL	26,666	0.0608	-	-	26,666	0.0512	-	-
13	VIDHISHREE AGARWAL	26,666	0.0608	-	-	26,666	0.0512	-	-
14	MOHAN GOENKA	25,716	0.0587	-	-	25,716	0.0494	-	-
15	ADITYA VARDHAN AGARWAL	22,099	0.0504	-	-	22,099	0.0425	-	-
16	SHOBHANA AGARWAL	20,000	0.0456	-	-	20,000	0.0384	-	-
17	DHIRAJ AGARWAL	14,269	0.0326	-	-	14,269	0.0274	-	-
18	HARSHA VARDHAN AGARWAL	8,685	0.0198	-	-	8,685	0.0167	-	-
19	ABHISHEK AGARWAL	5,266	0.0120	-	-	5,266	0.0101	-	-
20	USHA AGARWAL	3,942	0.0090	-	-	3,942	0.0076	-	-
21	KUSUM AGARWAL	2,266	0.0052	-	-	2,266	0.0044	-	-
22	LAXMI DEVI BAJORIA	1,666	0.0038	-	-	1,666	0.0032	-	-
23	RADHESHYAM GOENKA	748	0.0017	-	-	748	0.0014	-	-
24	AVISHI SUREKA	333	0.0008	-	-	333	0.0006	-	-
25	JYOTI GOENKA	333	0.0008	-	-	333	0.0006	-	-
26	MANSI AGARWAL	333	0.0008	-	-	333	0.0006	-	-
27	SHANTI DEVI AGARWAL	237	0.0005	-	-	237	0.0005	-	-
28	RADHESHYAM AGARWAL	166	0.0004	-	-	166	0.0003	-	-
29	RICHA AGARWAL	166	0.0004	-	-	166	0.0003	-	-
30	NIMISHA GOENKA	166	0.0004	-	-	166	0.0003	-	-
31	RASHMI GOENKA	166	0.0004	-	-	166	0.0003	-	-
32	SASHWAT GOENKA	166	0.0004	-	-	166	0.0003	-	-
33	SHREYA GOENKA	166	0.0004	-	-	166	0.0003	-	-
34	SAROJ GOENKA	166	0.0004	-	-	166	0.0003	-	-
35	SACHIN GOENKA	133	0.0003	-	-	133	0.0003	-	-
36	PUJA GOENKA	111	0.0003	-	-	111	0.0002	-	-
37	VIBHASH VARDHAN AGARWAL	104	0.0002	-	-	104	0.0002	-	-
38	JAYANT GOENKA	103	0.0002	-	-	103	0.0002	-	-
39	AMITABH GOENKA	171	0.0004	-	-	171	0.0003	-	-
40	YOGESH GOENKA	133	0.0003	-	-	133	0.0003	-	-
41	PAN EMAMI COSMED LIMITED	36,143	0.0825	-	-	36,143	0.0695	-	-
42	EMAMI PAPER MILLS LTD	833	0.0019	-	-	833	0.0016	-	-
43	EMAMI FRANK ROSS LIMITED	333	0.0008	-	-	333	0.0006	-	-
	TOTAL (A+B)	3,00,04,150	68.4497			3,82,04,150	73.4217		

Note: 82,00,000 Fully Paid-up Equity Shares of the face value of Rs. 2/- each at an issue price of Rs.128.50/- per Equity Share (including a premium of Rs.126.50/- per equity share), have been allotted to the warrant holders pursuant to exercise of their right to convert 82,00,000 warrants into equity shares.

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

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