

Annexure - II

Disclosure of reasons for encumbrance

Name of listed company	D B Realty Limited ("Company")	
Name of the recognised stock exchanges where the shares of the company are listed	BSE Limited National Stock Exchange of India Ltd.	
Name of the promoter(s) / PACs whose shares have been encumbered	Neelkamal Tower Construction LLP	
Total promoter shareholding in the listed company	No of Shares	151709527
	% of total share capital	62.367
Encumbered shares as a % of promoter shareholding	71.459 (Including other Promoters / Promoter Group / PACs)	
Whether encumbered share is 50% or more of promoter shareholding	Yes (Including other Promoters / Promoter Group / PACs)	
Whether encumbered share is 20% or more of total share capital	Yes (Including other Promoters / Promoter Group / PACs)	

Details of all the existing events/ agreements pertaining to encumbrance

Type of encumbrance (pledge, lien, negative lien, non-disposal undertaking etc. or any other covenant, transaction, condition or arrangement in the nature of encumbrance)	No. and % of shares encumbered	Name of the entity in whose favour shares encumbered (X)	Specific details about the encumbrance	Whether the encumbrance is relating to any debt instruments viz. debenture, commercial paper, certificate of deposit etc.? If yes, provide details about the instrument, including credit rating	Security Cover / Asset Cover	Amount involved (against which shares have been encumbered) (B)	Ratio of A / B	End use of money
Encumbrance (please refer below note **)	30,00,000 shares 1.233%	Anand Rathi Global Finance Ltd.	YES	No	INR 3,31,50,000	INR 6,00,00,000	0.55	Amount Borrowed- INR 6,00,00,000
Date of creation of encumbrance: 31.12.2019								Purpose of Raising Money- General Corporate Purpose of Neelkamal Tower Construction LLP
Promoter- Neelkamal Tower Construction LLP								Repayment Schedule- Bullet repayment on completion of 365 days from the date of first disbursement To maintain security cover for aforesaid facility, the Promoter i.e. Neelkamal Tower Construction was obligated to pledge additional shares from time to time.

Note-

* Closing price is taken for calculation

** Total 2,40,00,000 shares of D B Realty Ltd. ("the Company") were pledged with Anand Rathi Global Finance Ltd. ("Lender") against total loan facility of Rs. 6,00,00,000/- ("Financial facility"), out of which 50,00,000 shares were released by Lender on 06.08.2019 upon partial repayment of above Financial facility. Since we have again taken disbursement of Rs. 3,00,00,000/- under the said Financial facility, additional 30,00,000 shares of the Company have been pledged by us on 31.12.2019 as security as per agreement with Lender.

Place Mumbai
Date 02.01.2020

Neelkamal Tower Construction LLP
Promoter

