

NEELKAMAL TOWER CONSTRUCTION LLP

LLPIN - AAA -2602

265-E, Bellasis Road, Opp. BEST Bus Depot, Mumbai Central (E), Mumbai - 400008

Date: 11th September, 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 (1) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Please find enclosed the disclosure under Regulations 31(1) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulation 2011, in respect of creation of pledge over 1,66,50,000 equity shares of Valor Estate Limited (formerly known as D B Realty Limited) in favour of Authum Investment & Infrastructure Limited ("Lender") in connection with the financial facility availed by Valor Estate Limited.

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

Thanking You,

Yours faithfully,

For Neelkamal Tower Construction LLP
(Promoter of Valor Estate Limited)

Designated Partner

CC to : Valor Estate Limited

Name of the Target Company (TC)	Valor Estate Limited (formerly known as D B Realty Limited)
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	11-09-2026
Name of the promoter or PAC on whose shares encumbrance has been created/released/invoked	Goenka Family Trust (represented through its Trustee/representatives Mrs. Aseela Goenka, Ms. Sunita Goenka and Mr. Alok Agarwal)

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	% w.r.t diluted share capital (*)	No. of shares	% 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)	No. of shares	% of total share capital	Name of the entity in whose favor shares encumbered	No. of shares	% of total share capital
Goenka Family Trust (Represented Through its Trustee/Representatives Mrs. Aseela Goenka, Ms. Sunita Goenka And Mr. Alok Agarwal)	70750000	13.04%	13.04%	20000000	3.69%	Creation	10-09-2026	Pledge created to secure the loan facility availed by Valor Estate Limited from Authum Investment & Infrastructure Limited	16650000	3.07%	Authum Investment & Infrastructure Limited	36650000	6.76%
Jayvardhan Goenka	13632108	2.51%	2.51%	-	-	-	-	-	-	-	-	-	-
Sanjana Vinod Goenka	22382108	4.13%	4.13%	-	-	-	-	-	-	-	-	-	-
Aseela Vinod Goenka	16104769	2.97%	2.97%	-	-	-	-	-	-	-	-	-	-
Vinod Goenka	2632108	0.49%	0.49%	-	-	-	-	-	-	-	-	-	-
Vinod Goenka - HUF	536071	0.10%	0.10%	-	-	-	-	-	-	-	-	-	-
Top Notch Buildcon	273207	0.05%	0.05%	-	-	-	-	-	-	-	-	-	-
V S Erectors & Builders Pvt Ltd	1814750	0.33%	0.33%	-	-	-	-	-	-	-	-	-	-
Shanita Deepak Jain	110813	0.02%	0.02%	-	-	-	-	-	-	-	-	-	-
Karim Gulamali Morani	199643	0.04%	0.04%	-	-	-	-	-	-	-	-	-	-
Shruti Ahuja	1226209	0.23%	0.23%	-	-	-	-	-	-	-	-	-	-
Neelkamal Tower Construction LLP	66821391	12.32%	12.32%	46650000	8.60%	-	-	-	-	-	-	46650000	8.60%
Shabana Balwa	153090	0.03%	0.03%	-	-	-	-	-	-	-	-	-	-
Mohammad Salim Balwa	105886	0.02%	0.02%	-	-	-	-	-	-	-	-	-	-
Wahida Asif Balwa	68500	0.01%	0.01%	-	-	-	-	-	-	-	-	-	-
Usman Balwa	74445	0.01%	0.01%	-	-	-	-	-	-	-	-	-	-
Salim Balwa	74340	0.01%	0.01%	-	-	-	-	-	-	-	-	-	-
Ishaq Balwa	74340	0.01%	0.01%	-	-	-	-	-	-	-	-	-	-
Mohammed Yusuf Balwa	69840	0.01%	0.01%	-	-	-	-	-	-	-	-	-	-
Abdul Hafeez Salim Balwa	7000	0.00%	0.00%	-	-	-	-	-	-	-	-	-	-
SB Fortune Realty Pvt. Ltd.	58750000	10.83%	10.83%	-	-	-	-	-	-	-	-	-	-
TOTAL	255860618	47.17%	47.17%	66650000	12.29%	-	-	-	16650000	3.07%	-	83300000	15.36%

Signature of the Authorized Signatory:	
Place:	Mumbai
Date:	11-09-2026

(**) The names of all the promoters, their shareholding in the target company and their pledged shareholding as on the reporting date should appear in the table irrespective of whether they are reporting on the date of event or not.

(*) Total share 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.