

GUILD BUILDERS PRIVATE LIMITED

Regd. Office: 7, Local Shopping Centre, Kalkaji, New Delhi

CIN: U45201DL2003PTC451103

Email ID: secretarial_1@omaxe.com Phone No.: 011-41893100

April 17, 2026

To,

BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400001	National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex, Bandra (E), Mumbai - 400051
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Subject: Intimation of disclosure pursuant to Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 (“Takeover Regulations”)

Dear Sir/ Madam,

In accordance with Regulation 29 (2) of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, please find attached the disclosure for providing Non-Disposal Undertaking (NDU) in favor of Catalyst Trusteeship Limited on 3,52,57,799 equity shares of Omaxe Limited held by Guild Builders Private Limited (Holding Company of Omaxe Limited). There is no change in pre & post shareholding of Guild Builders Private Limited & its PACs.

Kindly take the same on your record.

For Guild Builders Private Limited

Shaha Nawaz
Director
DIN: 09266490

Place: New Delhi

Copy to: Omaxe Limited
CIN: L74899HR1989PLC051918
Add: Shop No. 19-B, First Floor, Omaxe Celebration Mall,
Sohna Road, Gurugram, Haryana, 122001

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Disclosure under Regulation 29(2) of Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Name of the Target Company (TC)	Omaxe Limited		
Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer provider	NDU provider: Guild Builders Private Limited PACs: Please refer Annexure A.		
Whether the acquirer belongs to Promoter/Promoter group	Yes. NDU provider is a Promoter.		
Name(s) of the Stock Exchange(s) where the shares of TC are Listed	BSE Limited ("BSE") and National Stock Exchange of India Limited ("NSE")		
Details of the Acquisition/disposal/NDU 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 / Revocation under consideration, holding of acquirer along with PACs of:</u>			
a) Shares carrying voting rights <i>(Please refer Annexure A for the details of individual shareholding of NDU provider and its PACs)</i>	13,56,06,918	74.14%	74.14%
b) Shares in the nature of encumbrance (pledge/ lien/ nondisposal undertaking/ others)	-	-	-
c) Voting rights (VR) otherwise than by 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)	13,56,06,918	74.14%	74.14%
Details of Acquisition/Sale/ NDU			
a) Shares carrying voting rights acquired/	3,52,57,799	19.28%	19.28%

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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) Revoked/Acquired	-	-	-
d) Shares in the nature of encumbrance (pledge/ lien/ nondisposal undertaking/ others)	-	-	-
e) Total (a+b+c+d)	3,52,57,799	19.28%	19.28%
After the Acquisition/sale holding of holding of acquirer along with PACs of :			
a) Shares carrying voting rights <i>(Please refer Annexure A for the details of individual shareholding of NDU provider and its PACs)</i>	13,56,06,918	74.14%	74.14%
b) VRs otherwise than by equity shares	-	-	-
c) Warrants/convertible securities/any other instrument that entitles the acquirer / seller to receive shares carrying voting rights in the TC (specify holding in each category) after acquisition/revocation	-	-	-
d) Shares in the nature of encumbrance (pledge/ lien/ nondisposal undertaking/ others)	-	-	-
e) Total (a+b+c+d)	13,56,06,918	74.14%	74.14%
Mode of Revocation/ acquisition /Sale (e.g. open market / public issue / rights issue / preferential allotment / inter-se transfer/ encumbrance etc).	Off Market creation of NDU on 3,52,57,799 equity shares of Omaxe Limited held by Guild Builders Private Limited.		
Salient features of the securities acquired including time till redemption, ratio at which it can be converted into equity shares, etc.	NA		

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Date of acquisition /Revocation/sale date of receipt of intimation of allotment of shares / VR/ warrants/convertible securities/any other instrument that entitles the acquirer to receive shares in the TC.	Date of creation of NDU: 15.04.2026
Equity share capital / total voting capital of the TC before the said Revocation/acquisition	INR 18,29,00,5400 divided into 182900540 Equity Shares
Equity share capital/ total voting capital of the TC after the said Revocation/ acquisition	INR 18,29,00,5400 divided into 182900540 Equity Shares
Total diluted share/voting capital of the TC after the said Revocation/ acquisition	INR 18,29,00,5400 divided into 182900540 Equity Shares

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Annexure A

Acquirers and PACs:	No. of Shares (Pre & Post)
Acquirers:	
M/s Guild Builders Pvt. Ltd	11,62,73,971
PACs:	
Mr. Rohtaas Goel	45,50,120
Mrs. Sushma Goel	8,79,060
Rohtas Goel (HUF)	13,500
Mr. Mohit Goel	15,33,250
Mr. Jatin Goel	15,33,250
M/s NJS Developers Private Limited	0
M/s Girvardhari Infra Trade Pvt. Ltd. (GITPL) (Formerly known as M/s Ajitesh Consultants Pvt. Ltd.)	0
M/s VSG Builders Private Limited	0
M/s Dream Home Developers Pvt. Ltd.	89,25,117
M/s Annay Realtors Pvt. Ltd.	0
Mr. Jai Bhagwan Goel	9,98,650
Mrs. Rekha Goel	9,00,000
Mr. Nakul Goel	0
Total	13,56,06,918