



V S ERECTORS & BUILDERS PRIVATE LIMITED
Dynamix House, Yashodham, General A. K. Vaidya Marg,
Goregaon (East), Mumbai 400063
Tel: +91 22 4249 0500 | + 91 22 2840 2304
dynamixgroup.co.in
CIN: U45200MH2007PTC166782

Date: 09th September, 2025

The General Manager, Listing Department BSE Limited PhirozeJeejeebhoy Towers, Dalal Street, Mumbai 400 001	The Vice-President, Listing Department National Stock Exchange of India Limited "Exchange Plaza", Bandra – Kurla Complex, Bandra (E), Mumbai – 400 051
Scrip Code : 533160	Scrip Symbol : DBREALTY
Fax No.: 022 – 2272 3121/ 2039	Fax No.: 022 – 26598237/38

Dear Sir/ Madam,

Sub : Disclosure under Regulation 31 (2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

In continuation of our earlier disclosure dated 19th June, 2024 (intimated on 21st June, 2024) under Regulation 31 (1) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, we have to intimate that 18,14,750 nos. of shares (which were pledged by us in favour of Catalyst Trusteeship Ltd (through its DP Axis Bank Ltd) in connection with the Financial Facility availed from Capri Global Capital Ltd.) has been released, as the financial facility is fully repaid by the borrower entity.

Thanking You,

Yours faithfully,

For V S Erectors & Builders Private Limited.
(Promoter of Valor Estate Limited)

Director
CC to : Valor Estate Limited



Format for disclosure by the Promoter(s) to the stock exchanges and to the Target Company for encumbrance of shares / invocation of encumbrance/ release of encumbrance, in terms of Regulation 31(1) and 31(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Name of the Target Company						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 (BSE) and National Stock Exchange of India Limited (NSE)								
Date of reporting						9 th September, 2025								
Name of the Promoter or PAC on whose shares encumbrance has been created/ invoked/ released						V S Erectors & Builders Private Limited								
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	
V S Erectors and Builders Private Limited	18,14,750	0.34	18,14,750	0.34	Release	03-09-2025	Pledge	Release of Pledged shares from Capri Global Capital Ltd	18,14,750	0.34	Catalyst Trustee ship Ltd (through its DP Axis Bank Ltd)	-	-	
Jayvardhan Goenka	1,36,32,108	2.53	41,85,250	0.78	Release	03-09-2025-	Pledge	Release of Pledged shares from Capri Global Capital Ltd	41,85,250	0.78	Catalyst Trustee ship Ltd (through its DP Axis Bank Ltd)	-	-	

Goenka Family Trust (represented through its Trustee/representatives Mrs. Aseela Goenka, Ms. Sunita Goenka and Mr. Alok Agarwal)	7,07,50,000	13.14	-	-	-	-	-	-	-	-	-	-	-
Sanjana Goenka	2,23,82,108	4.15	2,17,00,000	4.03	-	-	-	-	-	-	-	2,17,00,000	4.03
Aseela Goenka	1,61,04,769	2.99	1,09,05,303	2.02	-	-	-	-	-	-	-	1,09,05,303	2.02
Vinod Goenka	25,32,108	0.47	-	-	-	-	-	-	-	-	-	-	-
Vinod Goenka HUF	5,36,071	0.10	-	-	-	-	-	-	-	-	-	-	-
Top Notch Buildcon LLP	2,73,207	0.05	-	-	-	-	-	-	-	-	-	-	-
Shravan Kumar Bali	10,01,209	0.19	-	-	-	-	-	-	-	-	-	-	-
Shanita Deepak Jain	1,10,813	0.02	-	-	-	-	-	-	-	-	-	-	-
Karim Gulamali Morani	1,99,643	0.04	-	-	-	-	-	-	-	-	-	-	-
Mohammed Gulamali Morani	0	0.00	-	-	-	-	-	-	-	-	-	-	-
Ali Gulamali Morani	0	0.00	-	-	-	-	-	-	-	-	-	-	-
Shruti Ahuja	225000	0.04	-	-	-	-	-	-	-	-	-	-	-
TOTAL	12,95,61,786	24.06	3,86,05,303	7.17	-	-	-	-	-	60,00,000	1.12	3,26,05,303	6.05

% of total share capital calculated as per the latest shareholding pattern filed by the company to the Stock Exchange.

For V S Erectors and Builders Private Limited
(Promoter Group of Valor Estate Limited)



Director

Place: Mumbai
Date: 09.09.2025

