



Format of Holding of Specified securities

1. Name of Listed Entity: **Embassy Developments Limited**
2. Scrip Code/Name of Scrip/Class of Security: **BSE: 532832 / NSE: EMBDL**
3. Share Holding Pattern Filed under: Reg. 31(1)(a)/Reg.31(1)(b)/Reg.31(1)(c) **31(1)(b)**
 - a. if under 31(1)(b) then indicate the report for quarter ending **31-Mar-25**
 - b. if under 31(1)(c) then indicate date of allotment/extinguishment
4. **Declaration** : The Listed entity is required to submit the following declaration to the extent of submission of information:

	Particulars	YES*	NO*
a	Whether the Listed Entity has issued any partly paid up shares		NO
b	Whether the Listed Entity has issued any Convertible Securities or Warrants?	YES	
c	Whether the Listed Entity has any shares against which depository receipts are issued?		NO
d	Whether the Listed Entity has any shares in locked-in?	YES	
e	Whether any shares held by promoters are pledge or otherwise encumbered?		NO

*if the Listed Entity selects the option 'NO' for the questions above, the columns for the partly paid up shares, Outstanding Convertible Securities/Warrants, depository receipts, locked-in shares, No. of shares pledged or otherwise encumbered by promoters, as applicable, shall not be displayed at the time of dissemination on the Stock Exchange website. Also wherever there is 'No' declared by Listed entity in above table the values will be considered as 'Zero' by default on submission of the format of holding of specified securities.

5. The tabular format for disclosure of holding of specified securities is as follows:

For Embassy Developments Limited

(Formerly Equinox India Developments Limited and earlier Indiabulls Real Estate Limited)

Sd/-

Vikas Khandelwal

Company Secretary

Table I - Summary Statement holding of specified securities

Category	Category of Shareholder	No. of Shareholders	No. of fully paid up equity shares held	No. of Partly paid-up equity shares held	No. of Shares Underlying Depository Receipts	Total No. of Shares Held (VII) = (IV)+(V)+(VI)	Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) As a % of (A+B+C2)	Number of Voting Rights held in each class of securities				No. of Shares Underlying Outstanding convertible securities (Including Warrants)	Shareholding as a % assuming full conversion of convertible Securities (as a percentage of diluted share capital) (XI)= (VII)+(X) As a % of (A+B+C2)	Number of Locked in Shares		Number of Shares pledged or otherwise encumbered		Number of equity shares held in dematerialized form
								No. of Voting Rights			Total as a % of (A+B+C)			No.	As a % of total Shares held	No.	As a % of total Shares held	
								Equity shares with voting rights	----	Total								
(I)	(II)	(III)	(IV)	(V)	(VI)	(VII)	(VIII)	(IX)				(X)	(XI)	(XII)		(XIII)		(XIV)
(A)	Promoter & Promoter Group	8	530055556	0	0	530055556	43.36	530055556	0	530055556	43.36	63073567	41.24	40056198	7.56	0.00	0.00	530055556
(B)	Public	273959	691882338	0	0	691882338	56.59	691882338	0	691882338	56.59	152549436	58.72	0	0.00	NA	NA	691881177
(C)	Non Promoter-Non Public																	
(C1)	Shares underlying DRs	0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0	NA	NA	0
(C2)	Shares held by Employee Trusts	1	600000	0	0	600000	0.05	600000	0	600000	0.05	0	0.04	0	0	0	NA	600000
	Total:	273968	1222537894	0	0	1222537894	100.00	1222537894	0	1222537894	100.00	215623003	100.00	40056198	3.28	0	0.00	1222536733

Table II - Statement showing shareholding pattern of the Promoter and Promoter Group

Category	Category & Name of the Shareholder*	Entity type i.e. promoter OR promoter group entity (except promoter)	PAN	No. of Shareholders	No. of fully paid up equity shares held*	No. of Partly paid-up equity shares held	No. of Shares Underlying Depository Receipts	Total No. of Shares Held (IV+V+VI)	Shareholding % calculated as per SCRR, 1957, As a % of (A+B+C2)	Number of Voting Rights held in each class of securities*			No. of Shares Underlying Outstanding convertible securities (Including Warrants)	Shareholding as a % assuming full conversion of convertible Securities (as a percentage of diluted share capital) (XI) = (VII)+(X) as a % of A+B+C2	Number of Locked in Shares		Number of Shares pledged or otherwise encumbered		Number of equity shares held in dematerialized form	
										No. of Voting Rights		Total as a % of (A+B+C)			No.	As a % of total Shares held	No.	As a % of total Shares held		
										Equity shares with voting rights	----	Total								
	(I)		(II)	(III)	(IV)	(V)	(VI)	(VII)	(VIII)			(IX)	(X)	(XI)	(XII)		(XIII)		(XIV)	
A (1)	Indian																			
(a)	Individuals/Hindu undivided Family			4	21401895	0	0	21401895	1.75	21401895	0	21401895	1.75	0	1.49	0	0.00	0	0.00	21401895
	Jitendra Mohandas Virwani	Promoter		1	1034470	0	0	1034470	0.08	1034470	0	1034470	0.08	0	0.07	0	0.00	0	0.00	1034470
	Aditya Virwani	Promoter		1	6784475	0	0	6784475	0.55	6784475	0	6784475	0.55	0	0.47	0	0.00	0	0.00	6784475
	Karan Virwani	Promoter Group		1	6784475	0	0	6784475	0.55	6784475	0	6784475	0.55	0	0.47	0	0.00	0	0.00	6784475
	Neel Virwani	Promoter Group		1	6798475	0	0	6798475	0.56	6798475	0	6798475	0.56	0	0.47	0	0.00	0	0.00	6798475
(b)	Central Government/State Government(s)			0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0
(c)	Financial Institutions/Banks			0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0
(d)	Any Other			4	508653661	0	0	508653661	41.61	508653661	0	508653661	41.61	63073567	39.75	40056198	7.87	0	0.00	508653661
	JV Holding Private Limited	Promoter		1	243200930	0	0	243200930	19.89	243200930	0	243200930	19.89	0	16.91	0	0.00	0	0.00	243200930
	Embassy Property Developments Private Limited	Promoter Group		1	193792592	0	0	193792592	15.85	193792592	0	193792592	15.85	0	13.48	0	0.00	0	0.00	193792592
	OMR Investments LLP	Promoter Group		1	30707160	0	0	30707160	2.51	30707160	0	30707160	2.51	0	2.14	0	0.00	0	0.00	30707160
	Bellanza Developers Private Limited*	Promoter Group		1	40952979	0	0	40952979	3.35	40952979	0	40952979	3.35	63073567	7.23	40056198	97.81	0	0.00	40952979
	Sub-Total (A)(1)			8	530055556	0	0	530055556	43.36	530055556	0	530055556	43.36	63073567	41.24	40056198	7.56	0	0.00	530055556
A (2)	Foreign																			
(a)	Individuals (Non-Resident Individuals/Foreign Individuals)			0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0
(b)	Government			0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0
(c)	Institutions			0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0
(d)	Foreign Portfolio Investor			0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0
(e)	Any Other			0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0
	Sub-Total (A)(2)			0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0
	Total Shareholding of Promoter and Promoter Group (A)=(A)(1)+(A)(2)			8	530055556	0	0	530055556	43.36	530055556	0	530055556	43.36	63073567	41.24	40056198	7.56	0	0.00	530055556
Details of Shares which remain unclaimed may be given here along with details such as number of shareholders, outstanding shares held in demat / unclaimed suspense account, voting rights which are frozen etc.: Not Applicable																				

*Includes 40056198 equity shares allotted by the Company on March 26, 2025, pursuant to the conversion of 40056198 warrants into equivalent number of equity shares, in dematerialised form, which will be credit to the allottee's demat accounts post receipt of in-principle (post-allotment) from stock exchanges.

Table III - Statement showing shareholding pattern of the Public shareholder

Category & Name of the Shareholder	PAN	No. of Shareholders	No. of fully paid up equity shares held	No. of Partly paid-up equity shares held	No. of Shares Underlying Depository Receipts	Total No. of Shares Held (IV+V+VI)	Shareholding % calculated as per SCRR, 1957, As a % of (A+B+C2)	Number of Voting Rights held in each class of securities			No. of Shares Underlying Outstanding convertible securities (Including Warrants)	Shareholding as a % assuming full conversion of convertible Securities (as a percentage of diluted share capital)	Number of Locked in Shares		Number of Shares pledged or otherwise encumbered		Number of equity shares held in dematerialized form	Sub-categorization of shares			
								No. of Voting Rights			Total as a % of (A+B+C)		No.	As a % of total Shares held	No.	As a % of total Shares held		Shareholding (No. of shares) under			
								Equity shares with voting rights	----	Total								Sub category (i)	Sub category (ii)	Sub category (iii)	
	(I)	(II)	(III)	(IV)	(V)	(VI)	(VII)	(VIII)	(IX)			(X)	(XI)	(XII)		(XIII)		(XIV)			
B (1)	Institutions (Domestic)																				
(a)	Mutual Funds		6	35507327	0	0	35507327	2.90	35507327	0	35507327	2.90	0	2.47	0	0.00	NA	NA	35507327	0	0
	Quant Mutual Fund - Quant Active Fund		1	33673209	0	0	33673209	2.75	33673209	0	33673209	2.75	0	2.34	0	0.00	NA	NA	33673209	0	0
(b)	Venture Capital Funds		0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	NA	NA	0	0	0
(c)	Alternate Investment Funds		1	2500	0	0	2500	0.00	2500	0	2500	0.00	0	0.00	0	0.00	NA	NA	2500	0	0
(d)	Banks		2	386	0	0	386	0.00	386	0	386	0.00	0	0.00	0	0.00	NA	NA	386	0	0
(e)	Insurance Companies		0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	NA	NA	0	0	0
(f)	Provident Funds/Pension Funds		0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	NA	NA	0	0	0
(g)	Asset Reconstruction Companies		0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	NA	NA	0	0	0
(h)	Sovereign Wealth Funds		0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	NA	NA	0	0	0
(i)	NBFCs Registered with RBI		9	7615669	0	0	7615669	0.62	7615669	0	7615669	0.62	2241951	0.69	0	0.00	NA	NA	7615669	0	0
(j)	Other Financial Institutions		1	250	0	0	250	0.00	250	0	250	0.00	0	0.00	0	0.00	NA	NA	250	0	0
(k)	Any Other																				
	Sub Total (B)(1)		19	43126132	0	0	43126132	3.53	43126132	0	43126132	3.53	2241951	3.15	0	0	NA	NA	43126132	0	0
B (2)	Institutions (Foreign)																				
(a)	Foreign Direct Investment		1	33629271	0	0	33629271	2.75	33629271	0	33629271	2.75	77123128	7.70	0	0.00	NA	NA	33629271	0	0
	NCL SG Holdings Pte Ltd		1	33629271	0	0	33629271	2.75	33629271	0	33629271	2.75	77123128	7.70	0	0.00	NA	NA	33629271	0	0
(b)	Foreign Venture Capital		0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	NA	NA	0	0	0
(c)	Sovereign Wealth Funds		0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	NA	NA	0	0	0
(d)	Foreign Portfolio Investors (Category I)		118	159048731	0	0	159048731	13.01	159048731	0	159048731	13.01	10000000	11.75	0	0.00	NA	NA	159048731	0	0
	BAILLIE GIFFORD PACIFIC FUND A SUB FUND OF BAILLIE		1	47228854	0	0	47228854	3.86	47228854	0	47228854	3.86	0	3.28	0	0.00	NA	NA	47228854	0	0
	PACIFIC HORIZON INVESTMENT TRUST PLC		1	14065088	0	0	14065088	1.15	14065088	0	14065088	1.15	0	0.98	0	0.00	NA	NA	14065088	0	0
	BOFA SECURITIES EUROPE SA - ODI		1	23979569	0	0	23979569	1.96	23979569	0	23979569	1.96	0	1.67	0	0.00	NA	NA	23979569	0	0
(e)	Foreign Portfolio Investors (Category II)		10	2027223	0	0	2027223	0.17	2027223	0	2027223	0.17	0	0.14	0	0.00	NA	NA	2027223	0	0
(f)	Overseas Depositories (holding DRs) (balancing figure)		0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	NA	NA	0	0	0
(i)	Any Other		0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	NA	NA	0	0	0
	Sub Total (B)(2)		129	194705225	0	0	194705225	15.93	194705225	0	194705225	15.93	87123128	19.60	0	0	NA	NA	194705225	0	0
B (3)	Central Government/State Government(s)/ President of India																				
(a)	Central Government / President of India		0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	NA	NA	0	0	0
(b)	State Government / Governor		0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	NA	NA	0	0	0
(c)	Shareholding by Companies or Bodies Corporate where Central / State Government is a promoter		1	1500	0	0	1500	0.00	1500	0	1500	0.00	0	0.00	0	0.00	NA	NA	1500	0	0
	Sub Total (B)(3)		1	1500	0	0	1500	0.00	1500	0	1500	0.00	0	0.00	0	0	NA	NA	1500	0	0
B (4)	Non-Institutions																				
(a)	Associate companies / Subsidiaries		0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	NA	NA	0	0	0
(b)	Directors and their relatives (excluding independent directors and nominee directors)		1	88300	0	0	88300	0.01	88300	0	88300	0.01	0	0.01	0	0.00	NA	NA	88300	0	0
(c)	Key Managerial Personnel		1	0	0	0	0	0.00	0	0	0	0.00	100000	0.01	0	#DIV/0!	NA	NA	0	0	0
(d)	Relatives of promoters (other than 'immediate relatives' of promoters disclosed under 'Promoter and Promoter Group' category)		0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	NA	NA	0	0	0
(e)	Trusts where any person belonging to 'Promoter and Promoter Group' category is 'trustee', 'beneficiary', or 'author of the trust'		0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	NA	NA	0	0	0
(f)	Investor Education and Protection Fund (I E P F)		1	255778	0	0	255778	0.02	255778	0	255778	0.02	0	0.02	0	0.00	NA	NA	255778	0	0
(g)	Resident individual shareholders holding nominal share capital up to Rs.2 lakhs		263256	174472352	0	0	174472352	14.27	174472352	0	174472352	14.27	60000	12.14	0	0.00	NA	NA	174471191	0	0
(h)	Resident individual shareholders holding nominal share capital in excess of Rs. 2 Lakhs		225	77982483	0	0	77982483	6.38	77982483	0	77982483	6.38	3793561	5.69	0	0.00	NA	NA	77982483	0	0
(i)	Non-Resident Indians (NRI)		3244	11970084	0	0	11970084	0.98	11970084	0	11970084	0.98	0	0.83	0	0.00	NA	NA	11970084	0	0
(j)	Foreign Nationals		0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	NA	NA	0	0	0
(k)	Foreign Companies		8	122022258	0	0	122022258	9.98	122022258	0	122022258	9.98	850000	8.54	0	0.00	0.00	NA	122022258	0	0
	WWWD Pearl Ltd		1	18606364	0	0	18606364	1.52	18606364	0	18606364	1.52	0	1.29	0	0.00	0.00	NA	18606364	0	0
	BREP ASIA SG CITY VIEW HOLDING (NQ) PTE. LTD.		1	14383446	0	0	14383446	1.18	14383446	0	14383446	1.18	0	1.00	0	0.00	0.00	NA	14383446	0	0
	Florence Investment Limited		1	83255329	0	0	83255329	6.81	83255329	0	83255329	6.81	850000	5.85	0	0.00	0.00	NA	83255329	0	0
(l)	Bodies Corporates		1559	52722509	0	0	52722509	4.31	52722509	0	52722509	4.31	58380796	7.73	0	0.00	0	0.00	52722509	0	0
(m)	Any Other		5515	14535717	0	0	14535717	1.19	14535717	0	14535717	1.19	0	1.01	0	0.00	NA	NA	14535717	0	0
	Clearing Members		5	7876	0	0	7876	0.00	7876	0	7876	0.00	0	0.00	0	0.00	NA	NA	7876	0	0
	H U F		5507	14525016	0	0	14525016	1.19	14525016	0	14525016	1.19	0	1.01	0	0.00	NA	NA	14525016	0	0
	Trusts		3	2825	0	0	2825	0.00	2825	0	2825	0.00	0	0.00	0	0.00	NA	NA	2825	0	0
	Sub Total (B)(4)		273810	454049481	0	0	454049481	37.14	454049481	0	454049481	37.14	63184357	35.96	0	#DIV/0!	NA	NA	454048320	0	0
	Total Public Shareholding (B) = (B)(1)+(B)(2)+(B)(3)+(B)(4)		273959	691882338	0	0	691882338	56.59	691882338	0	691882338	56.59	152549436	58.72	0	0.00	NA	NA	691881177	0	0

Details of the shareholders acting as Persons in Concert including their Shareholding (No. and %):

Name of shareholder	Name of PAC	No. of Shares	holding%

Details of Shares which remain unclaimed may be given here along with details such as number of shareholders, outstanding shares held in demat / unclaimed suspense account, voting rights which are frozen etc.: Not Applicable

**A Key Managerial Personnels (KMP) holds an aggregate of 1,00,000 convertible warrants, whereas his equity shareholding is "NIL", as on March 31, 2025. For the purpose of validating XBRL template, "1" is added in the number of shareholder count under the head "Key Managerial Personnel - Non-Institutions", which has also resulted into increase in number count of total shareholders to 2,73,968, but actual number of shareholders of the Company under head "Key Managerial Personnel - Non-Institutions" is "0" and total is 2,73,967, as on March 31, 2025.

Table IV - Statement showing shareholding pattern of the Non Promoter - Non Public Shareholder

Category	Category & Name of the Shareholder	PAN	No of Shareholders	No of fully paid up equity shares held	No of Partly paid-up equity shares held	No of Shares Underlying Depository Receipts	Total No of Shares Held (IV+V+VI)	Shareholding % calculated as per SCRR, 1957, As a % of (A+B+C2)	Number of Voting Rights held in each class of securities				No. of Shares Underlying Outstanding convertible securities (Including Warrants)	Total shareholding , as a % assuming full conversion of convertible securities (as a percentage of diluted share capital)	Number of Locked in Shares		Number of Shares pledged or otherwise encumbered		Number of equity shares held in dematerialized form
									No. of Voting Rights			Total as a % of (A+B+C)		No.	As a % of total Shares held	No.	As a % of total Shares held		
									Equity shares with voting rights	----	Total								
	(I)	(II)	(III)	(IV)	(V)	(VI)	(VII)	(VIII)	(IX)				(X)	(XI)	(XII)		(XIII)		(XIV)
C(1)	Custodian/DR Holder			0	0	0	0	NA	0	0	0	0.00	0	NA	0	0.00	NA	NA	0
C(2)	Employee Benefit Trust / Employee Welfare Trust under SEBI (Share Based Employee Benefits and Sweat Equity) Regulations, 2021		1	600000	0	0	600000	0.05	600000	0	600000	0.05	0	0.04	0	0.00	NA	NA	600000
	EMBDL EMPLOYEES WELFARE TRUST		1	600000	0	0	600000	0.05	600000	0	600000	0.05	0	0.04	0	0.00	NA	NA	600000
	Total Non-Promoter-Non Public Shareholding (C) = (C)(1)+(C)(2)		1	600000	0	0	600000	0.05	600000	0	600000	0.05	0	0.04	0	0.00		NA	600000

Table V- Statement showing details of significant beneficial owners (SBOs)

Sr. No.	Details of the SBO		Details of the registered owner			Details of holding/ exercise of right of the SBO in the reporting company, whether direct or indirect*:					Date of creation / acquisition of significant beneficial interest # (IV)
	(I)		(II)			(III)					
	Name	PAN / Passport No. in case of a foreign national	Name	PAN/ Passport No. in case of a foreign national	Nationality	Whether by virtue of:					
Shares (%)						Voting rights (%)	Rights on distributable dividend or any other distribution (%)	Exercise of control	Exercise of significant influence		
1	Jitendra Mohandas Virwani		Bellanza Developers Private Limited		Indian Company	3.35	3.35	3.35	No	No	21-May-24
2	Jitendra Mohandas Virwani		JV Holding Private Limited		Indian Company	19.89	19.89	19.89	No	No	25-Jan-25
3	Jitendra Mohandas Virwani		Embassy Property Developments Private Limited		Indian Company	15.85	15.85	15.85	No	No	25-Jan-25
4	Jitendra Mohandas Virwani		OMR Investments LLP		Indian Company	2.51	2.51	2.51	No	No	25-Jan-25

* In case the nature of the holding/ exercise of the right of a SBO falls under multiple categories specified under (a) to (e) under Column III, multiple rows for the same SBO shall be inserted accordingly for each of the categories

This column shall have the details as specified by the listed entity under Form No. BEN-2 as submitted to the Registrar.

Table VI - Statement showing foreign ownership limits			
	<i>Board approved limits</i>	<i>Limits utilized</i>	<i>Date</i>
As on shareholding date	100	26.89	31.03.2025
As on the end of previous 1st quarter	100	32.06	31.12.2024
As on the end of previous 2nd quarter	100	32.46	30.09.2024
As on the end of previous 3rd quarter	100	31.17	31.06.2024
As on the end of previous 4th quarter	100	26.18	31.03.2024