



EMBASSY DEVELOPMENTS LIMITED
(Formerly known as Equinox India Developments Limited,
and earlier Indiabulls Real Estate Limited)
CIN: L45101HR2006PLC095409

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 **30-06-2025**
 - 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?	YES	

*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 of the listed entity

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, ESOP etc.)	Total No of shares on fully diluted basis (including warrants, ESOP, Convertible e Securities etc.) (XI)=(VII+X)	Shareholding as a % assuming full conversion of convertible Securities (as a percentage of diluted share capital) (XII)= (VII)+(X) As a % of (A+B+C2)	Number of Locked in Shares		Number of Shares pledged		Non-Disposal Undertaking		Other encumbrances, if any		Total Number of Shares encumbered (XVII) = (XIV+XV+XVI)		Number of equity shares held in dematerialized form	
								No. of Voting Rights			Total as a % of (A+B+C)			No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)		
								Equity shares with voting rights	----	Total															
(I)	(II)	(III)	(IV)	(V)	(VI)	(VII)	(VIII)	(IX)			(X)	(XI)	(XII)	(XIII)		(XIV)		(XV)		(XVI)		(XVII)		(XVIII)	
(A)	Promoter & Promoter Group	8	579652556	0	0	579652556	42.44	579652556	0	579652556	42.44	13476567	593129123	41.24	89653198	15.47	196428640	33.89	0.00	0.00	0.00	0.00	196428640.00	33.89	579652556
(B)	Public	270351	785595907	0	0	785595907	57.52	785595907	0	785595907	57.52	58835867	844431774	58.72	93713569	11.93	0	0	0	0	0	0	0	0	785594746
(C)	Non Promoter-Non Public																								
(C1)	Shares underlying DRs	0	0	0	0	0	0.00	0	0	0	0.00	0	0	0.00	0	0	0	0	0	0	0	0	0	0	
(C2)	Shares held by Employee Trusts	1	600000	0	0	600000	0.04	600000	0	600000	0.04	0	600000	0.04	0	0	0	0	0	0	0	0	0	0	600000
Total:		270360	1365848463	0	0	1365848463	100.00	1365848463	0	1365848463	100.00	72312434	1438160897	100.00	183366767	13.43	196428640	14.38	NA	0.00	0.00	0.00	196428640.00	14.38	1365847302

Category	Category & Name of the Shareholder	Entity type i.e. promoter OR promoter group (Promoter group would exclude promoters)	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 (VIII)= V+VI+VII	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, ESOP etc.)	Total No. of shares on fully diluted basis (including warrants, ESOP, Convertible Securities etc.) (XII)=(VIII+ X)	Total Shareholding as a % assuming full conversion of convertible Securities (as a percentage of diluted share capital) (XIII) = (VIII)+(XI) as a % of (A+B+C2)	Number of Locked In Shares		Number of Shares pledged		Non-Disposal Undertaking		Other encumbrances, if any		Total Number of Shares encumbered (XVIII) = (XV+XVI+XVII)		Number of equity shares held in dematerialized form	
										No. of Voting Rights			Total as a % of Total Voting Rights)														
										Equity shares with voting rights	-	Total															
	(i)	(ii)	(iii)	(iv)	(v)	(vi)	(vii)	(viii)	(ix)	(x)	(xi)	(xii)	(xiii)	(xiv)	(xv)	(xvi)	(xvii)	(xviii)	(xix)	(xx)	(xxi)	(xxii)	(xxiii)	(xxiv)	(xxv)	(xxvi)	
A (1)	Indian																										
(a)	Individuals/Hindu undivided Family			4	21401895	0	0	21401895	1.57	21401895	0	21401895	1.57	0	21401895	1.49	0	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	21401895	
	Jitendra Mohandas Virwani	Promoter		1	1034470	0	0	1034470	0.08	1034470	0	1034470	0.08	0	1034470	0.07	0	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	1034470	
	Aditya Virwani	Promoter		1	6784475	0	0	6784475	0.50	6784475	0	6784475	0.50	0	6784475	0.47	0	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	6784475	
	Karan Virwani	Promoter Group		1	6784475	0	0	6784475	0.50	6784475	0	6784475	0.50	0	6784475	0.47	0	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	6784475	
	Nani Virwani	Promoter Group		1	6798475	0	0	6798475	0.50	6798475	0	6798475	0.50	0	6798475	0.47	0	0.00	0	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	0.00	0	
(d)	Any Other			4	558250661.00	0	0	558250661	40.87	558250661	0	558250661	40.87	13476567	571727228	39.75	89653198	16.06	196428640	35.19	0.00	0.00	0.00	0.00	0.00	196428640.00	35.19
	Iv Holding Private Limited	Promoter		1	243200930	0	0	243200930	17.81	243200930	0	243200930	16.91	0	196428640	80.77	0	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	196428640.00	80.77
	Embassy Property Developments Private Limited	Promoter Group		1	193792592	0	0	193792592	14.19	193792592	0	193792592	14.19	0	193792592	13.48	0	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	193792592.00	14.19
	OMR Investments LLP	Promoter Group		1	30707160	0	0	30707160	2.25	30707160	0	30707160	2.25	0	30707160	2.14	0	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	30707160.00	2.25
	Bezzana Developers Private Limited	Promoter Group		1	90549979	0	0	90549979	6.63	90549979	0	90549979	6.63	13476567	104026546	7.23	89653198	99.01	0	0.00	0.00	0.00	0.00	0.00	0.00	90549979.00	6.63
	Sub-Total (A)(1)			8	579652556	0	0	579652556	42.44	579652556	0	579652556	42.44	13476567	593129123	41.24	89653198	15.47	196428640	33.89	0.00	0.00	0.00	0.00	0.00	196428640.00	33.89
A (2)	Foreign			0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	
(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	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	0.00	0	
	Total Shareholding of Promoter and Promoter Group (A)=(A)(1)+(A)(2)			8	579652556	0	0	579652556	42.44	579652556	0	579652556	42.44	13476567	593129123	41.24	89653198	15.47	196428640	33.89	0.00	0.00	0.00	0.00	0.00	196428640.00	33.89
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																											

Category	Category & Name of the Shareholders	PAN	No. of Shareholder	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 % 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, ESOP etc.)	Total No of shares on fully diluted basis (Including warrants (ESOP, Convertible Securities etc.) (X)=(VII+X))	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	Non-Disposal Undertaking		Other encumbrances, if any		Total Number of Shares encumbered (VIII) = (XIV+XV+XVI)		Number of equity shares held in dematerialized form	Sub-categorization of shares					
									No. of Voting Rights		Total as a % of Total Voting Rights														(XIX)				
									Equity shares with voting rights																Shareholding (No. of shares) under				
										---	Total														Sub category (i)	Sub category (ii)	Sub category (iii)		
	(I)	(II)	(III)	(IV)	(V)	(VI)	(VII)	(VIII)	(IX)	(X)	(XI)	(XII)	(XIII)	(XIV)	(XV)	(XVI)	(XVII)	(XVIII)	(XIX)	(XX)	(XXI)	(XXII)	(XXIII)	(XXIV)	(XXV)	(XXVI)	(XXVII)	(XXVIII)	
B (1)	Institutions (Domestic)																												
(a)	Mutual Funds		7	42395781	0	0	42395781	3.10	42395781	0	42395781	3.10	0	42395781	2.95	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	42395781	0	0	0	
(b)	QUANTUM MUTUAL FUND-QUANTUM ELITE TAX SAVER FUND		1	36024162	0	0	36024162	2.64	36024162	0	36024162	2.64	0	36024162	2.50	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	36024162	0	0	0	
(c)	Venture Capital Funds		0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0		
(d)	Alternate Investment Funds		1	2500	0	0	2500	0.00	2500	0	2500	0.00	0	2500	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2500	0	0	0	
(e)	Arbitrage		2	386	0	0	386	0.00	386	0	386	0.00	0	386	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	386	0	0	0	
(f)	Insurance Companies		0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	
(g)	Provident Funds/Pension Funds		0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	
(h)	Asset Reconstruction Companies		0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	
(i)	Sovereign Wealth Funds		0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	
(j)	NBFCs Registered with RBI		8	7605669	0	0	7605669	0.56	7605669	0	7605669	0.56	2241951	9847620	0.88	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7605669	0	0	0	
(k)	Other Financial Institutions		1	250	0	0	250	0.00	250	0	250	0.00	0	250	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	250	0	0	0	
(l)	Any Other		0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	
	Sub Total (B(1))		20	50004586	0	0	50004586	3.66	50004586	0	50004586	3.66	2241951	52246537	3.83	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	50004586	0	0	0	
B (2)	Institutions (Foreign)																												
(a)	Foreign Direct Investment		7	230769821	0	0	230769821	16.90	230769821	0	230769821	16.90	0	230769821	16.05	77223238	33.42	N/A	N/A	N/A	N/A	N/A	N/A	N/A	230769821	0	0	0	
(b)	NCI 30 Holdings Pre Ltd		1	110752399	0	0	110752399	8.11	110752399	0	110752399	8.11	0	110752399	7.70	77223238	69.64	N/A	N/A	N/A	N/A	N/A	N/A	N/A	110752399	0	0	0	
(c)	OWD PEARL LTD		1	18626364	0	0	18626364	1.36	18626364	0	18626364	1.36	0	18626364	1.79	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	18626364	0	0	0	
(d)	PREP ASSOCIATES CITY VIEW HOLDINGS (INDIA) PTE. LTD.		1	141834946	0	0	141834946	1.05	141834946	0	141834946	1.05	0	141834946	1.07	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	141834946	0	0	0	
(e)	FLORENCE INVESTMENT LTD		1	83255329	0	0	83255329	6.19	83255329	0	83255329	6.19	0	83255329	5.79	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	83255329	0	0	0	
(f)	Foreign Venture Capital Investors		0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	
(g)	Sovereign Wealth Funds		0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	
(h)	Foreign Portfolio Investors (Category I)		122	150916894	0	0	150916894	11.05	150916894	0	150916894	11.05	10000000	160916894	11.19	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	150916894	0	0	0	
(i)	BAILLIE GIFFORD PACIFIC FUND A SUB FUND OF BAILLIE		1	40325496	0	0	40325496	2.95	40325496	0	40325496	2.95	0	40325496	2.80	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	40325496	0	0	0	
(j)	ROYAL SECURITIES EUROPE SA - IOD		1	186254517	0	0	186254517	1.36	186254517	0	186254517	1.36	0	186254517	1.80	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	186254517	0	0	0	
(k)	Foreign Portfolio Investors (Category II)		11	2484889	0	0	2484889	0.18	2484889	0	2484889	0.18	0	2484889	0.17	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2484889	0	0	0	
(l)	Overseas Depositories (Holding DRs) (Balancing Figure)		0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	
(m)	Any Other		0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	
	Sub Total (B(2))		140	384171604	0	0	384171604	28.13	384171604	0	384171604	28.13	10000000	394171604	27.41	77223238	25.08	N/A	N/A	N/A	N/A	N/A	N/A	N/A	384171604	0	0	0	
B (3)	Central Government/State Government(s)																												
(a)	Central Government / President of India		0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	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	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	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	1500	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1500	0	0	0	
	Sub Total (B(3))		1	1500	0	0	1500	0.00	1500	0	1500	0.00	0	1500	0.00	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1500	0	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	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	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	88300	0.01	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	88300	0	0	0	
(c)	Key Managerial Personnel*		1	0	0	0	0	0.00	0	0	0	0.00	100000	100000	0.01	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	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	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	
														0	0.00										0	0	0	0	
(e)	Trusts where any person belonging to 'Promoter and Promoter Group' category is 'trustee', 'beneficiary' or 'author of the trust'													0	0.00										0	0	0	0	
(f)	Promoter Education and Protection Fund (I.E.P.F.)		1	255509	0	0	255509	0.00	255509	0	255509	0.02	0	255509	0.02	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	255509	0	0	0	
(g)	Resident individual shareholders holding nominal share capital up to Rs 2 Lakhs		219950	177506232	0	0	177506232	13.00	177506232	0	177506232	13.00	60000	177506232	12.95	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	177505071	0	0	0	
(h)	Resident individual shareholders holding nominal share capital in excess of Rs. 2 Lakhs		224	81134124	0	0	81134124	5.94	81134124	0	81134124	5.94	3793561	84927685	5.91	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	81134124	0	0	0	
(i)	Non-Resident Indians (NRI)		3270	12159123	0	0	12159123	0.89	12159123	0	12159123	0.89	0	12159123	0.85	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12159123	0	0	0	
(j)	Foreign Nationals		0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0	0	0	
(k)	Other Companies		2	1845336	0	0	1845336	0.14	1845336	0	1845336	0.14	850000	2695336	0.19	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1845336	0	0	0	
(l)	Other Corporates		1362	63738107	0	0	63738107	4.67	63738107	0	63738107	4.67	4379035	105128462	7.34	16550441	26.03	N/A	N/A	N/A	N/A	N/A	N/A	N/A	63738107	0	0	0	
(m)	MICRO LABS LIMITED		1	17915612	0	0	17915612	1.31	17915612	0	17915612	1.31	0	17915612	1.25	16550441	92.50	N/A	N/A	N/A	N/A	N/A	N/A	N/A	17915612	0	0	0	
(n)	Any Other		1479	14691886	0	0	14691886	1.08	14691886	0	14691886	1.08	0	14691886	1.02	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	14691886	0	0	0	
(o)	CLEARING MEMBERS		8	7986	0	0	7986	0.00	7986	0	7986	0.00	0	7986	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7986	0	0	0	
(p)	U.P.F.		14691886	14691886	0	0	14691886	1.07	14691886	0	14691886	1.07	0	14691886	1.02	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	14691886	0	0	0	
(q)	TRUSTS		0	2525	0	0	2525	0.00	2525	0	2525	0.00	0	2525	0.00	0	0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2525	0	0	0	
	Sub Total (B(4))		270190	351418217	0	0	351418217	25.73	351418217	0	351418217	25																	

Table IV - Statement showing holding of specified securities by the Non Promoter - Non Public Shareholders

Category & Name of the Shareholders	PAN	No of Shareholder	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 % 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, ESOP, Warrants, ESOP, etc.) (XII)=(VII+X)	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	Non-Disposal Undertaking	Other encumbrances, if any	Total Number of Shares encumbered (XVII) = (XIV+XV+XVI)	Number of equity shares held in dematerialized form
								No. of Voting Rights	Total as % of Total Voting Rights							
								Equity shares with voting rights	---	Total						
(I)	(II)	(III)	(IV)	(V)	(VI)	(VII)	(VIII)	(IX)	(X)	(XI)	(XII)	(XIII)	(XIV)	(XV)	(XVI)	(XVII)
C1) Custodian/DR Holder			0	0	0	0	NA	0	0	0.00	0	0	NA	NA	NA	NA
C2) Employee Benefit Trust / Employee Welfare Trust under SEBI (Share Based Employee Benefits and Sweat Equity) Regulations, 2021		1	600000	0	0	600000	0.04	600000	0	600000	0.04	0	0.00	NA	NA	600000
EMILN EMPLOYEES WELFARE TRUST		1	600000	0	0	600000	0.04	600000	0	600000	0.04	0	0.00	NA	NA	600000
Total Non-Promoter-Non Public Shareholding (C) = (C1)+(C2)		1	600000	0	0	600000	0.04	600000	0	600000	0.04	0	0.00	NA	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	Nationality	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	AAVPV0738P	Indian	Bellanza Developers Private Limited	AAVPC0049B	Indian Company	6.63	6.63	6.63	No	No	21-May-24
2	Jitendra Mohandas Virwani	AAVPV0738P	Indian	JV Holding Private Limited	AAVCG763F	Indian Company	17.81	17.81	17.81	No	No	25-Jan-25
3	Jitendra Mohandas Virwani	AAVPV0738P	Indian	Embassy Property Developments Private Limited	AAVCG927A	Indian Company	14.19	14.19	14.19	No	No	25-Jan-25
4	Jitendra Mohandas Virwani	AAVPV0738P	Indian	OMR Investments LLP	AAVCG886AF	Indian Company	2.25	2.25	2.25	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	29.15	30.06.2025
As on the end of previous 1st quarter	100	26.89	31.03.2025
As on the end of previous 2nd quarter	100	32.06	31.12.2024
As on the end of previous 3rd quarter	100	32.46	30.09.2024
As on the end of previous 4th quarter	100	31.17	31.06.2024