

September 11, 2025

The Listing Department BSE Limited, Phiroze Jeejeebhoy Towers, Dalal Street, Fort Mumbai – 400 001 email: corp.relations@bseindia.com <u>Security Code: 532334</u>	The Company Secretary HB Estate Developers Limited Plot No. 31, Echelon Institutional Area Sector – 32, Gurugram – 122001 email: corporate@hbestate.com
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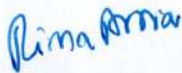
Sub: Disclosure under Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011.

Dear Sir / Madam,

Please find enclosed Disclosure under Regulation under 29(2) of the SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 with respect to acquisition/purchase of 15000 (Fifteen Thousand) Equity Shares of HB Estate Developers Limited.

Kindly acknowledge and take the same on record.

Thanking you,
Yours truly,



RIMA ARORA
(Acquirer)

Encl: As Above



**Disclosure under Regulation 29(2) of
SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011**

Name of the Target Company (TC)	HB ESTATE DEVELOPERS LIMITED		
Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer	RIMA ARORA PAC as per Annexure A		
Whether the acquirer belongs to Promoter/Promoter group	PROMOTER GROUP		
Name(s) of the Stock Exchange(s) where the shares of TC are Listed	BSE LIMITED		
Details of the acquisition / disposal as follows	Number	% w.r.t. total share/voting capital wherever applicable(*)	% w.r.t. total diluted share/voting capital of the TC (**)
Before the acquisition under consideration, holding of :			
a) Shares carrying voting rights			
(i) Acquirer	367237	1.65	1.60
(ii) PAC	15096012	67.97	65.75
b) Shares in the nature of encumbrance (pledge/lien/non-disposal undertaking/others)	Nil	-	-
c) Voting rights (VR) otherwise than by equity shares	Nil	-	-
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)	Nil	-	-
e) Total (a+b+c+d)	15463249	69.62	67.35
Details of acquisition/sale			
a) Shares carrying voting rights acquired/sold	15000	0.07	0.065
b) VRs acquired otherwise than by equity shares	Nil	-	-
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) acquired/sold	Nil	-	-
d) Shares encumbered/invoked/released by the acquirer	Nil	-	-

Rima Arora

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After the acquisition/sale, holding of:			
a) Shares carrying voting rights			
(i) Acquirer	382237	1.72	1.66
(ii) PAC	15096012	67.97	65.75
b) Shares encumbered with the acquirer	Nil	-	-
c) VRs otherwise than by equity shares	Nil	-	-
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) after acquisition	Nil	-	-
e) Total (a+b+c+d)	15478249	69.69	67.41
Mode of acquisition/sale (e.g. open market / off market / public issue / rights issue / preferential allotment / inter-se transfer etc.)	open market acquisition		
Date of acquisition / sale of shares / VR or date of receipt of intimation of allotment of shares, whichever is applicable	September 10, 2025		
Equity share capital / total voting capital of the TC before the said acquisition/sale	22209947 Equity Shares of Rs. 10/- each		
Equity share capital/ total voting capital of the TC after the said acquisition/sale	22209947 Equity Shares of Rs. 10/- each		
Total diluted share/voting capital of the TC after the said acquisition/sale	22959947* Equity Shares of Rs. 10/- each		

*Total Number of Equity Shares (assuming fully conversion of the 750000 convertible warrants allotted on 17th April, 2024 to the Non-Promoter Category)

RIMA ARORA

Rima Arora

Date: September 11, 2025

Place: New Delhi

[Signature]

Disclosure under Regulation 29(2) of

SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Name of the Target Company (TC)

HB ESTATE DEVELOPERS LIMITED

(PAN: AAACH3112M)

Details of Pre and Post Shareholding:

Sr. No.	Name of the Shareholder(s) & PAN	Promoter / Promoter Group	Pre Acquisition		Number of Shares acquired / sold	Post Acquisition		As a % of total Diluted Shares of TC
			Number of Shares held	As a % of total Equity Shares of TC		Number of Shares held	As a % of total Equity Shares of TC	
1	Lalit Bhasin (AFDPB2550A)	Promoter	1,09,62,280	49.36	Nil	1,09,62,280	49.36	47.75
2	HB Portfolio Ltd. (AAACH3112P)	Promoter Group	21,04,317	9.47	Nil	21,04,317	9.47	9.17
3	HB Stockholdings Ltd. (AAACH0637F)	Promoter Group	11,25,400	5.07	Nil	11,25,400	5.07	4.90
4	Rima Arora (ADSPA4522C)	Promoter Group	3,67,237	1.65	(+)15000	3,82,237	1.72	1.66
5	RRB Securities Ltd. (AAACR1253P)	Promoter Group	1,53,600	0.69	Nil	1,53,600	0.69	0.67
6	Ayush Kapur (ASAPK6333J)	Promoter Group	88,987	0.40	Nil	88,987	0.40	0.39
7	Kanishk Kapur (ASAPK6354K)	Promoter Group	88,987	0.40	Nil	88,987	0.40	0.39
8	Manasvin Arora (AINPA6494R)	Promoter Group	88,987	0.40	Nil	88,987	0.40	0.39
9	Mehar Arora (AINPA6495Q)	Promoter Group	88,987	0.40	Nil	88,987	0.40	0.39
10	Mamta Kapur (AHJPK4419P)	Promoter Group	3,38,905	1.53	Nil	3,38,905	1.53	1.48
11	HB Corporate Services Limited (AABCH3576Q)	Promoter Group	48,473	0.22	Nil	48,473	0.22	0.21
12	Merrygold Investments Limited (AADCM6403H)	Promoter Group	7,089	0.03	Nil	7,089	0.03	0.03
		TOTAL	15463249	69.62	15000	15478249	69.69	67.41

Rima Arora *Rima Arora*
Place: New Delhi
Date: September 11, 2025