

Date: October 31, 2023

Scrip Code – 532832 BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, MUMBAI – 400 001 IBREALEST/EQ
National Stock Exchange of India Limited
"Exchange Plaza", Bandra-Kurla Complex,
Bandra (East),
MUMBAI – 400 051

Sub: Compliance under Regulation 23(9) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Dear Sirs,

Pursuant to Regulation 23(9) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, please find enclosed herewith disclosure of Related Party Transactions, for the half-year ended September 30, 2023.

Please take the same on record.

Thanking you,

Yours truly for **Indiabulls Real Estate Limited**

Chandra Shekher Joshi Company Secretary

Enclosure: as above

CC: Luxembourg Stock Exchange Luxembourg

Indiabulls Real Estate Limited

Disclosure of related party transactions for the half-year ended September 30, 2023 (Amt. Rs. in Lakhs)

Additional disclosure of related party transactions - applicable only in case the related party transaction relates to loans, inter-corporate deposits, advances or investments made or given by the listed entity/subsidiary. These details need to be disclosed only once, during the reporting period when such transaction was undertaken. In case any financial indebtedness is In case monies are due to Details of the party (listed entity incurred to make or give loans, inter-Detail of counterparty either party as a result of the Details of the loans, inter-corporate deposits, advances or investments /subsidiary) entering into the transaction corporate deposits, advances or Value of transaction investments Value of the related Type of related party transaction as S. No Purpose for which during the Nature of Relationship of party transaction approved by the the funds will be reporting Nature (loan/advance audit committee period Interest Rate utilised Opening Closing (loan/ intercorporate Secured/ NAME PAN NAME PAN counterparty with Cost alance balance by the ultimate issuance deposit/ unsecured the listed entity of of debt/ any investment recipient of funds its subsidiary other etc.) (end-usage) Indiabulls Real Estate Sylvanus Properties Subsidiary AABCI5194F Loan given Not applicable 1,737.00 94,340.28 96,077.28 imited imited Company Indiahulls Real Estate Athena Infrastructure Subsidiary 2 AABCI5194I Not applicable 1,612.50 12,376.47 13,988.97 oan given imited imited Company ndiabulls Real Estate Varali Properties Subsidiary 3 AABCI5194I oan given Not applicable -157.50 217.72 60.22 imited imited Company Indiabulls Real Estate Nerissa Infrastructure Subsidiary 4 AABCI5194F 0.06 11.165.08 11.165.14 oan given Not applicable Company imited Limited ndiabulls Real Estate Subsidiary 5 1,365.15 AABCI5194F -25.94 1.339.23 Fama Estate Limited oan given Not applicable imited Company ndiabulls Real Estate Lucina Buildwell Subsidiary 6 AABCI5194F oan given Not applicable 0.01 1,732.28 1,732.29 Company Indiabulls Real Estate Varali Developers Subsidiary AABCI5194F Loan given Not applicable 1.174.17 imited Limited Company Indiabulls Real Estate Zeus Subsidiary 8 AABCI5194F Loan given Not applicable -6.80 814.28 807.48 limited Properties Limited Company Indiabulls Real Estate Fama Construction Subsidiary 9 AABCI5194F Loan given Not applicable 3.16 786.15 789.31 Limited Limited Company ndiabulls Real Estate Subsidiary riton Buildwell 10 AABCI5194F Loan given Not applicable -116.00 426.95 310.95 Company imited Limited Karakoram Buildwell ndiabulls Real Estate Subsidiary 11 AABCI5194F 0.07 603.31 603.38 Not applicable Loan given imited Company imited ndiabulls Real Estate Subsidiary 12 AABCI5194F Lucina Estate Limited Loan given Not applicable 0.07 596.37 596.44 imited Company ndiahulls Real Estate Friton Infrastructure Subsidiary 13 AABCI5194F oan given Not applicable 0.07 imited imited Company ndiabulls Real Estate Fama Land Subsidiary 14 AABCI5194F 0.07 557.63 557.70 Loan given Not applicable Company imited Development Limited Indiabulls Real Estate Amadis Land Subsidiary 15 AABCI5194F Not applicable 0.07 397.40 397.47 Loan given imited Development Limited Company Indiabulls Real Estate Vindhvachal Buildwell Subsidiary 16 AABCI5194F oan given Not applicable -10.00 2,795.05 2,785.05 imited Limited Company ndiabulls Real Estate Sentia Infrastructure Subsidiary 17 AARCI5194F oan given Not applicable -26.00 2,186.15 2.160.15 Limited Limited Company ndiabulls Real Estate Ceres Land Subsidiary 18 AABCI5194F 0.07 Loan given Not applicable 482.46 482.53 Development Limite Company ndiabulls Real Estate Vindhyachal Subsidiary 19 AABCI5194F 0.07 1.029.27 1.029.34 oan given Not applicable imited Infrastructure Limited Company ndiabulls Real Estate Subsidiary 20 AABCI5194F 631.70 631.70 Not applicable Loan given imited Infrastructure Limited Company ndiabulls Real Estate Ceres Constructions Subsidiary 21 AABCI5194F Not applicable 0.07 358.99 359.06 oan given imited imited Company ndiabulls Real Estate eres Infrastructure Subsidiary 22 AABCI5194F 0.06 Loan given Not applicable 353.15 353.21 imited Company imited ndiabulls Real Estate uventus Land Subsidiary 23 AABCI5194F Loan given Not applicable 0.07 325.88 325.95 mited Development Limite Company ndiabulls Real Estate Nilgiri Infrastructure Subsidiary 24 ABCI5194F Not applicable 3,139.11 3,139.11 oan given imited Projects Limited Company ndiabulls Real Estate Makala Infrastructure Subsidiary 25 AABCI5194F Not applicable -2,074.50 8,220.87 6,146.37 oan given imited Limited Company ndiabulls Real Estate Albasta Properties Subsidiary 26 AABCI5194F oan given Not applicable 2,104.44 2,104.44 imited Iimited Company ndiabulls Real Estate Sophia Constructions Subsidiary 27 AABCI5194F oan given Not applicable -21.00 41.00 20.00 Company imited Limited ndiabulls Real Estate Airmid Properties Subsidiary 28 AARCI5194F oan given Not applicable 0.06 673.05 673.11 imited imited Company ndiabulls Real Estate Fornax Constructions Subsidiary AABCI5194F 0.06 716.64 716.70 oan given Not applicable limited Iimited Company ndiabulls Real Estate Ceres Properties Subsidiary ΔΔRCI5194F 30 oan given Not applicable 1 55 1.55 imited Limited Company

												investments mad		tity/subsidiary	related party transaction r y. These details need to be was undertaken.		
	Details of the party (listed /subsidiary) entering into		Detail of counterparty				Value of the related	Value of transaction	In case monies are due to either party as a result of the transaction		In case any financial in incurred to make or gi corporate deposits, investmen	ve loans, inter- advances or	Details of the loans, inter-corporate deposits, advances or investments				
S. No	NAME	PAN	NAME	PAN	Relationship of the counterparty with the listed entity or its subsidiary		party transaction as approved by the audit committee	during the reporting period	Opening balance	Closing balance	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Tenure	Nature (loan/advance/ intercorporate deposit/ investment	Interest Rate (%)	Tenure	Secured/ unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (end-usage)
31	Indiabulls Real Estate	AABCI5194F	Corus Real Estate		Subsidiary	Loan given	Not applicable	0.51	213.49	214.00							
32	Limited Indiabulls Real Estate Limited	AABCI5194F	Limited Selene Constructions Limited		Company Subsidiary Company	Loan given	Not applicable	-1,356.00	3,014.01	1,658.01							-
33	Indiabulls Real Estate	AABCI5194F	Parmida Properties Limited		Subsidiary	Loan given	Not applicable	-1,186.00	1,575.67	389.67							
34	Indiabulls Real Estate Limited	AABCI5194F	Albasta Infrastructure Limited		Subsidiary	Loan given	Not applicable	0.30	8.43	8.73							
35	Indiabulls Real Estate Limited	AABCI5194F	Citra Properties Limited		Subsidiary Company	Loan given	Not applicable	2,091.00	22,425.07	24,516.07							
36	Indiabulls Real Estate Limited	AABCI5194F	Indiabulls Constructions Limited		Subsidiary Company	Loan given	Not applicable	10,360.00	134,458.25	144,818.25							
37	Indiabulls Real Estate Limited	AABCI5194F	Tapir Constructions Limited		Subsidiary Company	Loan given	Not applicable	615.70	24,525.25	25,140.95							
38	Indiabulls Real Estate Limited	AABCI5194F	Linnet Real Estate Limited		Subsidiary Company	Loan given	Not applicable	0.25	362.65	362.90							
39	Indiabulls Real Estate Limited	AABCI5194F	Linnet Properties Limited		Subsidiary Company	Loan given	Not applicable	64.00	490.50	554.50							
40	Indiabulls Real Estate Limited	AABCI5194F	Citra Developers Limited		Subsidiary Company	Loan given	Not applicable	-	1.01	1.01							
41	Indiabulls Real Estate Limited	AABCI5194F	Sophia Real Estate Limited		Subsidiary Company	Loan given	Not applicable	3.01	-	3.01							
42	Indiabulls Real Estate Limited	AABCI5194F	Elena Constructions Limited		Subsidiary Company	Loan given	Not applicable	1.00	-	1.00							
43	Indiabulls Real Estate Limited	AABCI5194F	Indiabulls Realty Company Limited		Subsidiary Company	Loan given	Not applicable	1.80	-	1.80							
44	Indiabulls Real Estate Limited	AABCI5194F	Indiabulls Industrial Infrastructure Limited		Subsidiary Company	Loan taken	Not applicable	-112.50	14,433.45	14,320.95							
45	Indiabulls Real Estate Limited	AABCI5194F	Indiabulls Industrial		Subsidiary Company	Interest on Loan taken	Not applicable	685.42					Intercorporate Deposit	9.50%	Repayable on demand I	Unsecured	Working Capital

There had been no change in the Investments made by Indiabulis Real Estate Limited in it's subsidiaries, during the period form 01 April 2023 to 30 September 2023. Except at S. No. 45 & 46 above, all are the wholly owned subsidiaries of Indiabulis Real Estate Limited.