



Format of Holding of Specified securities

1. Name of Listed Entity: **INDIABULLS REAL ESTATE LIMITED**
2. Scrip Code/Name of Scrip/Class of Security: **BSE: 532832 / NSE: IBREALST**
3. Share Holding Pattern Filed under: Reg. 31(1)(a)/Reg.31(1)(b)/Reg.31(1)(c)  
a. if under 31(1)(b) then indicate the report for quarter ending **31(1)(b)**  
b. if under 31(1)(c) then indicate date of allotment/extinguishment **31-Dec-22**
4. **Declaration** : The Listed entity is required to submit the following declaration to the extent of submission of information:

	<b>Particulars</b>	<b>YES*</b>	<b>NO*</b>
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?		NO
c	Whether the Listed Entity has any shares against which depository receipts are issued?	YES	
d	Whether the Listed Entity has any shares in locked-in?		NO
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 **Indiabulls Real Estate Limited**

**Sd/-**  
**Ravi Telkar**  
**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	0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0
(B)	Public	315292	540682787	0	0	540682787	99.89	540682787	0	540682787	99.82	0	99.89	0	0.00	NA	NA	540681276
(C)	Non Promoter-Non Public																	
(C1)	Shares underlying DRs	1	0	0	392544	392544	NA	392544	0	392544	0.07	0	NA	0	0.00	NA	NA	392544
(C2)	Shares held by Employee Trusts	1	600000	0	0	600000	0.11	600000	0	600000	0.11	0	0.11	0	0.00	NA	NA	600000
	<b>Total:</b>	<b>315294</b>	<b>541282787</b>	<b>0</b>	<b>392544</b>	<b>541675331</b>	<b>100.00</b>	<b>541675331</b>	<b>0</b>	<b>541675331</b>	<b>100.00</b>	<b>0</b>	<b>100.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>541673820</b>

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			0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00
	(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
	(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
	(d) Any Other			0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00
	<b>Sub-Total (A)(1)</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>
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
	(b) Government			0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00
	(c) Institutions			0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00
	(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
	(e) Any Other			0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00
	<b>Sub-Total (A)(2)</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>
	<b>Total Shareholding of Promoter and Promoter Group (A)=(A)(1)+(A)(2)</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>

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

Table III - Statement showing shareholding pattern of the 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)	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	6090105	0	0	6090105	1.13	6090105	0	6090105	1.12	0	1.13	0	0.00	NA	NA	6090105	0	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	0
(c)	Alternate Investment Funds		5	7076281	0	0	7076281	1.31	7076281	0	7076281	1.31	0	1.31	0	0.00	NA	NA	7076281	0	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	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	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	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	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	0
(i)	NBFCs Registered with RBI		6	57587	0	0	57587	0.01	57587	0	57587	0.01	0	0.01	0	0.00	NA	NA	57587	0	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	0
(k)	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	0
	<b>Sub Total (B)(1)</b>		<b>20</b>	<b>13224609</b>	<b>0</b>	<b>0</b>	<b>13224609</b>	<b>2.44</b>	<b>13224609</b>	<b>0</b>	<b>13224609</b>	<b>2.44</b>	<b>0</b>	<b>2.44</b>	<b>0</b>	<b>0</b>	<b>NA</b>	<b>NA</b>	<b>13224609</b>	<b>0</b>	<b>0</b>	<b>0</b>
B (2)	Institutions (Foreign)																					
(a)	Foreign Direct Investment		0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	NA	NA	0	0	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	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	0
(d)	Foreign Portfolio Investors (Category I)		120	116665632	0	0	116665632	21.55	116665632	0	116665632	21.54	0	21.55	0	0.00	NA	NA	116665632	0	0	0
	BAILIE GIFFORD PACIFIC FUND A SUB FUND OF BAILIE PACIFIC HORIZON INVESTMENT TRUST PLC	AADCR4XXXX	1	30848185	0	0	30848185	5.70	30848185	0	30848185	5.69	0	5.70	0	0.00	NA	NA	30848185	0	0	0
	JUPITER INDIA FUND	AABT4XXXX	1	7674372	0	0	7674372	1.42	7674372	0	7674372	1.42	0	1.42	0	0.00	NA	NA	7674372	0	0	0
	VANGUARD EMERGING MARKETS STOCK INDEX FUND	AAATY0XXXX	1	6450458	0	0	6450458	1.19	6450458	0	6450458	1.19	0	1.19	0	0.00	NA	NA	6450458	0	0	0
	VANGUARD TOTAL INTERNATIONAL STOCK INDEX FUND	AABTV0XXXX	1	6193166	0	0	6193166	1.14	6193166	0	6193166	1.14	0	1.14	0	0.00	NA	NA	6193166	0	0	0
(e)	Foreign Portfolio Investors (Category II)		13	6449704	0	0	6449704	1.19	6449704	0	6449704	1.19	0	1.19	0	0.00	NA	NA	6449704	0	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	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	0
	<b>Sub Total (B)(2)</b>		<b>133</b>	<b>123115336</b>	<b>0</b>	<b>0</b>	<b>123115336</b>	<b>22.75</b>	<b>123115336</b>	<b>0</b>	<b>123115336</b>	<b>22.73</b>	<b>0</b>	<b>22.75</b>	<b>0</b>	<b>0</b>	<b>NA</b>	<b>NA</b>	<b>123115336</b>	<b>0</b>	<b>0</b>	<b>0</b>
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	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	0
(c)	Shareholding by Companies or Bodies Corporate where Central / State Government is a promoter		0	0	0	0	0	0.00	0	0	0	0.00	0	0.00	0	0.00	NA	NA	0	0	0	0
	<b>Sub Total (B)(3)</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NA</b>	<b>NA</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
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	0
(b)	Directors and their relatives (excluding independent directors and nominee directors)		1	252620	0	0	252620	0.05	252620	0	252620	0.05	0	0.05	0	0.00	NA	NA	252620	0	0	0
(c)	Key Managerial Personnel		2	47152	0	0	47152	0.01	47152	0	47152	0.01	0	0.01	0	0.00	NA	NA	47152	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	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	0
(f)	Investor Education and Protection Fund (I E P F)		1	264893	0	0	264893	0.05	264893	0	264893	0.05	0	0.05	0	0.00	NA	NA	264893	0	0	0
(g)	Resident Individual shareholders holding nominal share capital up to Rs. 2 lakhs		303418	210164816	0	0	210164816	38.83	210164816	0	210164816	38.80	0	38.83	0	0.00	NA	NA	210163305	0	0	0
(h)	Resident Individual shareholders holding nominal share capital in excess of Rs. 2 Lakhs		189	54442465	0	0	54442465	10.06	54442465	0	54442465	10.05	0	10.06	0	0.00	NA	NA	54442465	0	0	0
(i)	Non-Resident Indians (NRI)		3002	10846020	0	0	10846020	2.00	10846020	0	10846020	2.00	0	2.00	0	0.00	NA	NA	10846020	0	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	0
(k)	Foreign Companies		1	4836	0	0	4836	0.00	4836	0	4836	0.00	0	0.00	0	0.00	NA	NA	4836	0	0	0
(l)	Bodies Corporates		1933	111132769	0	0	111132769	20.53	111132769	0	111132769	20.52	0	20.53	0	0.00	NA	NA	111132769	0	0	0
	EMBASSY REALTY VENTURES PRIVATE LIMITED	AAECE91XXX	1	63095240	0	0	63095240	11.66	63095240	0	63095240	11.65	0	11.66	0	0.00	NA	NA	63095240	0	0	0
(m)	Any Other		6592	17187271	0	0	17187271	3.18	17187271	0	17187271	3.17	0	3.18	0	0.00	NA	NA	17187271	0	0	0
	Clearing Members		89	792053	0	0	792053	0.15	792053	0	792053	0.15	0	0.15	0	0.00	NA	NA	792053	0	0	0
	H U F		6490	16222383	0	0	16222383	3.00	16222383	0	16222383	2.99	0	3.00	0	0.00	NA	NA	16222383	0	0	0
	Trusts		13	172835	0	0	172835	0.03	172835	0	172835	0.03	0	0.03	0	0.00	NA	NA	172835	0	0	0
	<b>Sub Total (B)(4)</b>		<b>315139</b>	<b>404342842</b>	<b>0</b>	<b>0</b>	<b>404342842</b>	<b>74.70</b>	<b>404342842</b>	<b>0</b>	<b>404342842</b>	<b>74.65</b>	<b>0</b>	<b>74.70</b>	<b>0</b>	<b>0</b>	<b>NA</b>	<b>NA</b>	<b>404341331</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Total Public Shareholding (B) = (B)(1)+(B)(2)+(B)(3)+(B)(4)</b>		<b>315292</b>	<b>540682787</b>	<b>0</b>	<b>0</b>	<b>540682787</b>	<b>99.89</b>	<b>540682787</b>	<b>0</b>	<b>540682787</b>	<b>99.82</b>	<b>0</b>	<b>99.89</b>	<b>0</b>	<b>0</b>	<b>NA</b>	<b>NA</b>	<b>540681276</b>	<b>0</b>	<b>0</b>	<b>0</b>
<p>Details of the shareholders acting as Persons in Control including their Shareholding (No. and %): Not Applicable</p> <p>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</p>																						

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		1	0	0	392544	392544	NA	392544	0	392544	0.07	0	NA	0	0.00	NA	NA	392544
	DEUTSCHE BANK TRUST COMPANY AMERICAS*	AACCD4XXXX	1	0	0	392544	392544	NA	392544	0	392544	0.07	0	NA	0	0.00	NA	NA	392544
C(2)	Employee Benefit Trust / Employee Welfare Trust under SEBI (Share Based Employee Benefits and Sweat Equity) Regulations, 2021		1	600000	0	0	600000	0.11	600000	0	600000	0.11	0	0.11	0	0.00	NA	NA	600000
	INDIABULLS REAL ESTATE LIMITED - EMPLOYEES WELFARE TRUST	AABT18XXXX	1	600000	0	0	600000	0.11	600000	0	600000	0.11	0	0.11	0	0.00	NA	NA	600000
	<b>Total Non-Promoter-Non Public Shareholding (C) = (C(1)+C(2))</b>		<b>2</b>	<b>600000</b>	<b>0</b>	<b>392544</b>	<b>992544</b>	<b>0.11</b>	<b>992544</b>	<b>0</b>	<b>992544</b>	<b>0.18</b>	<b>0</b>	<b>0.11</b>	<b>0</b>	<b>0.00</b>		<b>NA</b>	<b>992544</b>

\*Equity shares underlying Global Depository Receipts (GDRs) held by the Depository

**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 Virwani	AAVPV0XXXX	EMBASSY REALTY VENTURES PRIVATE LIMITED	AAECE91XXXX	Indian Company	11.65	11.65	11.65	No	No	07-Jun-19

\* 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.

<b>Table VI - Statement showing foreign ownership limits</b>			
	<b><i>Board approved limits</i></b>	<b><i>Limits utilized</i></b>	<b><i>Date</i></b>
As on shareholding date	100	24.82	31.12.2022
As on the end of previous 1st quarter	100	24.34	30.09.2022
As on the end of previous 2nd quarter	100	24.08	30.06.2022
As on the end of previous 3rd quarter	100	20.13	31.03.2022
As on the end of previous 4th quarter	100	21.42	31.12.2021