

XBRL Excel Utility	
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### 1. Overview

The excel utility can be used for creating the XBRL/XML file for filing of shareholding pattern. Shareholding pattern XBRL filling consists of two processes. Firstly generation of XBRL/XML file of the Shareholding pattern, and upload of generated XBRL/XML file to BSE Listing Center.

### 2. Before you begin

1. The version of Microsoft Excel in your system should be Microsoft Office Excel 2007 and above.
2. The system should have a file compression software to unzip excel utility file.
3. Make sure that you have downloaded the latest Excel Utility from BSE Website to your local system.
4. Make sure that you have downloaded the Chrome Browser to view report generated from Excel utility.
5. Please enable the Macros (if disabled) as per instructions given in manual, so that all the functionalities of Excel Utility works fine. Please first go through Enable Macro - Manual attached with zip file.
6. Kindly use this file in local system instead of OneDrive/shared drive. Because it may gives an error "Run-time error '52' : Bad file name or number" While clicking on textblock button if files saved on OneDrive/shared drive.

### 3. Index

1	Details of general information about company	<a href="#">General Info</a>
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4	Shareholding Pattern	<a href="#">Shareholding Pattern</a>
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### 4. Steps for Filing Shareholding Pattern

- I. Fill up the data: Navigate to each field of every section in the sheet to provide applicable data in correct format. (Formats will get reflected while filling data.)  
- Use paste special command to paste data from other sheet.
- II. Validating Sheets: Click on the "Validate " button to ensure that the sheet has been properly filled and also data has been furnished in proper format. If there are some errors on the sheet, excel utility will prompt you about the same.
- III. Validate All Sheets: Click on the "Home" button. And then click on "Validate All Sheet" button to ensure that all sheets has been properly filled and validated successfully. If there are some errors on the sheet, excel utility will prompt you about the same and stop validation at the same time. After correction, once again follow the same procedure to validate all sheets.  
Excel Utility will not allow you to generate XBRL/XML until you rectify all errors.
- IV. Generate XML : Excel Utility will not allow you to generate XBRL/XML unless successful validation of all sheet is completed. Now click on 'Generate XML' to generate XBRL/XML file.  
- Save the XBRL/XML file in your desired folder in local system.
- V. Generate Report : Excel Utility will allow you to generate Report. Now click on 'Generate Report' to generate html report.  
- Save the HTML Report file in your desired folder in local system.  
- To view HTML Report open "Chrome Web Browser" .  
- To print report in PDF Format, Click on print button and save as PDF.
- VI. Upload XML file to BSE Listing Center: For uploading the XBRL/XML file generated through Utility, login to BSE Listing Center and upload generated xml file. On Upload screen provide the required information and browse to select XML file and submit the XML.

### 5. Fill up the Shareholding Pattern

1. Cells with red fonts indicate mandatory fields.
2. If mandatory field is left empty, then Utility will not allow you to proceed further for generating XML.
3. You are not allowed to enter data in the Grey Cells.
4. If fields are not applicable to your company then leave it blank. Do not insert Zero unless it is a mandatory field.
5. Data provided must be in correct format, otherwise Utility will not allow you to proceed further for generating XML.
6. Adding new rows: Sections such as Promoters details allow you to enter as much data in a tabular form. You can Click on "Add" to add more rows. To add more than one row you must fill data in the mandatory fields of the previous row.
7. Deleting rows: Rows that has been added can be removed by clicking the button "Delete". A popup will ask you to provide the range of rows you want to delete.
8. Select data from "Dropdown list" wherever applicable.
9. Adding Notes: Click on "Add Notes" button to add notes

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### General information about company

Scrip code	533160
NSE Symbol	DBREALTY
MSEI Symbol	NOTLISTED
ISIN	INE879I01012
Name of the company	Valor Estate Limited
Whether company is SME	Yes
Class of Security	Equity Shares
Type of report	Quarterly
Quarter Ended / Half year ended/Date of Report (For Prelisting / Allotment)	31-03-2026
Date of allotment / extinguishment (in case Capital Restructuring selected) / Listing Date	
Shareholding pattern filed under	Regulation 31 (1) (b)
Whether the listed entity is Public Sector Undertaking (PSU)?	No

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Sr. No.	Particular	Yes/No	Promoter and Promoter Group	Public shareholder	Non Promoter- Non Public
1	Whether the Listed Entity has issued any partly paid up shares?	No	No	No	No
2	Whether the Listed Entity has issued any Convertible Securities ?	No	No	No	No
3	Whether the Listed Entity has issued any Warrants ?	No	No	No	No
4	Whether Listed Entity has granted any ESOPs, which are outstanding?	Yes	No	Yes	No
5	Whether the Listed Entity has any shares against which depository receipts are issued?	No	No	No	No
6	Whether the Listed Entity has any shares in locked-in?	Yes	Yes	Yes	No
7	Whether any shares held by promoters are encumbered under "Pledged"?	Yes	Yes		
8	Whether any shares held by promoters are encumbered under "Non-Disposal Undertaking"?	No	No		
9	Whether any shares held by promoters are encumbered, other than by way of Pledge or NDU, if any?	No	No		
10	Whether company has equity shares with differential voting rights?	No	No	No	No
11	Whether the listed entity has any significant beneficial owner?	Yes			





Sr. No.	Name of the Shareholders (I)	PAN (II)	No. of fully paid up equity shares held (IV)	Total nos. shares held (VII) = (IV)+(V)+ (VI)	Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	Number of Voting Rights held in each class of securities (IX)			Total No. of shares on fully diluted basis (including warrants and Convertible 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 (XIII)		Number of Shares pledged (XIV)		Total Number of Shares encumbered (XVII) = (XIV+XV+XVI)		Number of equity shares held in dematerialized form (XVIII)	Reason for not providing PAN	Shareholder type
						No of Voting (XIV) Rights		Total as a % of Total Voting rights			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)			
						Class eg:X	Total												
<b>A1(a) Individuals/Hindu undivided Family</b>																			
<div style="display: flex; justify-content: space-between;"> <span>Add</span> <span>Delete</span> </div>																			
1	Vinod K. Goenka	AEUPG7032A	2632108	2632108	0.49	2632108.00	2632108.00	0.49	2632108	0.48	0	0.00	0	0.00	0	0.00	2632108		Promoter
2	Vinod Goenka HUF	AACHV2614M	536071	536071	0.10	536071.00	536071.00	0.10	536071	0.10	0	0.00	0	0.00	0	0.00	536071		Promoter
3	Shahid Usman Baiwa	AACP80311K	0	0	0.00	0.00	0.00	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0		Promoter
	<a href="#">Click here to go back</a>	<a href="#">Total</a>	3168179	3168179	0.58	3168179.00	3168179.00	0.58	3168179	0.58	0	0.00	0	0.00	0	0.00	3168179		



Sr. No.	Name of the Shareholders (I)	PAN (II)	No. of fully paid up equity shares held (IV)	Total nos. shares held (VII) = (V)+(VI)	Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	Number of Voting Rights held in each class of securities (IX)		No. Of Outstanding ESOP Granted (XC)	No. of Shares Underlying Outstanding convertible securities, No. of Warrants and ESOP etc. (X) = (XA+XB+XC)	Total No. of shares on fully diluted basis (including warrants, ESOP, Convertible 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 (XIII)		Number of equity shares held in dematerialized form (XIV)	Reason for not providing PAN	Sub-categorization of shares				
						No of Voting (XIV) Rights						Shareholding (No. of shares) under								
						Class eg: X	Total					Total as a % of Total Voting rights	No. (a)			As a % of total Shares held (b)	Sub-category (i)	Sub-category (ii)	Sub-category (iii)	
<b>B4(h) Individuals - ii. Individual shareholders holding nominal share capital in excess of Rs. 2 lakhs.</b>																				
<div style="display: flex; justify-content: space-between; align-items: center;"> <span>Add</span> <span>Delete</span> </div> <b>Disclosure of shareholder holding equal to or more than 1% of total number of shares</b>																				
1	Mukul Mahavir Agrawal	AAPFP7724D	8000000	8000000	1.47	8000000.00	8000000.00	1.47	0	0	8000000	1.47	0	0.00	8000000		0	0	0	
2	Rekha JhunJhunwala	AAEPJ2191B	15000000	15000000	2.77	15000000.00	15000000.00	2.77	0	0	15000000	2.76	0	0.00	15000000		0	0	0	
3	Rekha JhunJhunwala	AAHFR8059H	10000000	10000000	1.84	10000000.00	10000000.00	1.84	0	0	10000000	1.84	0	0.00	10000000		0	0	0	
<a href="#">Click here to go back</a>			<b>Total</b>	33000000	33000000	6.08	33000000.00	33000000.00	6.08	0	0	33000000	6.07	0	0.00	33000000		0	0	0

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Sr. No.	Category	Category / More than 1 percentage	Name of the Shareholders (I)	PAN (II)	No. of the Shareholders (I)	No. of fully paid up equity shares held (IV)	Total nos. shares held (VII) = (IV)+(V)+ (VI)	Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	Number of Voting Rights held in each class of securities (IX)			No. Of Outstanding ESOP Granted (XC)	No. of Shares Underlying Outstanding convertible securities, No. of Warrants and ESOP etc. (X) = (XA+XB+XC)	Total No. of shares on fully diluted basis (including warrants, ESOP, Convertible 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 (XIII)		Number of equity shares held in dematerialized form (XIV)	Reason for not providing PAN	Sub-categorization of shares			
									No of Voting (XIV) Rights		Total as a % of Total Voting rights					Shareholding (No. of shares) under							
									Class eg: X	Total						Sub-category (i)	Sub-category (ii)			Sub-category (iii)			
<b>B4(m)</b>																							
<b>Any Other (specify)</b>																							
<div style="display: flex; justify-content: space-between;"> <span><a href="#">Add</a></span> <span><a href="#">Delete</a></span> </div>																							
1	Trusts	Category More than 1 percentage of shareholding				5	39161553	39161553	7.22	39161553	39161553	7.22	0	0	39161553	7.21	0	0.00	39161553		0	0	0
2	Trusts	Category More than 1 percentage of shareholding	Razack Family Trust	ABAFPO908R		1	34200000	34200000	6.31	34200000	34200000	6.31	0	0	34200000	6.29	0	0.00	34200000		0	0	0
3	LLP	Category More than 1 percentage of shareholding				114	15303669	15303669	2.82	15303669	15303669	2.82	0	0	15303669	2.82	0	0.00	15303669		0	0	0
4	LLP	Category More than 1 percentage of shareholding	KVN Productions LLP	AATFKS551D		1	11528461	11528461	2.13	11528461	11528461	2.13	0	0	11528461	2.12	0	0.00	11528461		0	0	0
5	HUF	Category				2493	7576236	7576236	1.40	7576236	7576236	1.40	0	0	7576236	1.39	0	0.00	7576236		0	0	0
6	Clearing Members	Category				65	2041298	2041298	0.38	2041298	2041298	0.38	0	0	2041298	0.38	0	0.00	2041298		0	0	0
			<a href="#">Click here to go back</a>	<a href="#">Total</a>		2677	64082756	64082756	11.82	64082756.00	64082756.00	11.82	0	0	64082756	11.80	0	0.00	64082756		0	0	0

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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
	Name	PAN	Passport No. in case of a foreign national	Nationality	Nationality (Applicable in case of Any other is selected)	Name	PAN	Passport No. in case of a foreign national	Nationality	Nationality (Applicable in case of Any other is selected)	Whether by virtue of:					
											Shares	Voting rights	Rights on distributable dividend or any other distribution	Exercise of control	Exercise of significant influence	
<b>Significant Beneficial Owners</b>																
<a href="#">Add</a>		<a href="#">Delete</a>														
1	Aseela Vinod Goenka	AAGPG0297D		India		Aseela Vinod Goenka (Goenka Top Watch Buildcon LLP	AABTG7907K		India		16.15	16.15	16.15	No	No	08-02-2019
2	Aseela Vinod Goenka	AAGPG0297D		India		Neelkamal Tower	AAUFM8300R		India		0.05	0.05	0.05	No	No	08-02-2019
3	Usman E Balwa	AACP80313M		India		Neelkamal Tower	AAIFM1649N		India		12.44	12.44	12.44	No	No	08-02-2019
4	Salim U Balwa	AABPB2668J		India		Neelkamal Tower	AAIFM1649N		India		12.44	12.44	12.44	No	No	08-02-2019
5	Shabana S Balwa	AEGPB5464H		India		Neelkamal Tower	AAIFM1649N		India		12.46	12.46	12.46	No	No	08-02-2019
6	Adil Y Patel	AMAPP7862R		India		Neelkamal Tower	AAIFM1649N		India		12.43	12.43	12.43	No	No	08-02-2019
7	Nabil Patel	AMAPP4970G		India		Neelkamal Tower	AAIFM1649N		India		12.43	12.43	12.43	No	No	08-02-2019
8	Shabana S Balwa	AEGPB5464H		India		SB Fortune	AAPCS5372K		India		10.95	10.95	10.95	No	No	21-03-2024

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Particular	Approved limits (%)	Limits utilized (%)
As on shareholding date	100.00	5.07
As on the end of previous 1st quarter	100.00	5.57
As on the end of previous 2nd quarter	100.00	5.70
As on the end of previous 3rd quarter	100.00	5.96
As on the end of previous 4th quarter	100.00	5.03

**Notes :-**

- 1) "Approved Limits (%)" means the limit approved by Board of Directors / shareholders of the Listed entity. In case the listed entity has no Board approved limit, provide details of sectoral / statutory cap prescribed by Government / Regulatory Authorities
- 2) Details of Foreign ownership includes foreign ownership / investments as specified in Rule 2(s) of the Foreign Exchange Management (Non-debt Instruments) Rules, 2019, made under the Foreign Exchange Management Act, 1999.