

**DREAM HOME DEVELOPERS PRIVATE LIMITED**

Regd. Off: FF-19B, Omaxe Celebration Mall, Gurgaon-122001

CIN: U45201HR2003PTC049834

Email id: secretarial\_1@omaxe.com; Contact No. : 011-41893100

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Date: 06.05.2022

To,

**Listing Department  
BSE Limited  
P. J. Tower, Dalal Street,  
Mumbai 400001**

**Listing Department  
National Stock Exchange of India Limited  
Exchange Plaza, Bandra Kurla Complex,  
Bandra (East) Mumbai-400051**

**Subject: Disclosure of reason for Encumbrance of shares in terms of SEBI Circular  
No. SEBI/HO/CFD/DCR1/CIR/P/2019/90 dated August 07, 2019**

Dear Sir/Madam,

This is to inform you that in terms of Circular No.: SEBI/HO/CFD/DCR1/CIR/P/2019/90 dated August 07, 2019 issued by Securities and Exchange Board of India, please find enclosed herewith the disclosure of reasons for creating encumbrance (Pledge) on shares of Omaxe Limited held by M/s Dream Home Developers Private Limited, being Promoter of the Company.

Kindly acknowledge the receipt of the same.

Thanking You.

**For & on behalf of  
Dream Home Developers Pvt. Ltd.**

For Dream Home Developers Pvt. Ltd.



Director/Auth Signatory

**Vinit Goyal  
Director**

**Encl. a/a**

**Copy to:**

**Omaxe Limited**  
Shop No. FF, 19B, Omaxe Celebration Mall,  
Sohna Road Gurgaon Gurgaon HR 122001 IN

**Omaxe Limited**  
7 Local Shopping Centre, Kalkaji, New Delhi-  
110019 IN

## Annexure – II

## Format for disclosure of reasons for encumbrance

(In addition to Annexure – I prescribed by way of circular dated August 05, 2015)

name of listed company	Omaxe Limited
name of the recognised stock exchanges where the shares of the company are listed	BSE Limited National Stock Exchange of India Limited
name of the promoter(s) / PACs whose shares have been encumbered	1. M/s Dream Home Developers Pvt. Ltd. 2. M/s Guild Builders Private Limited 3. Mr. Rohtas Goel 4. Rohtas Goel HUF
total promoter shareholding in the listed company	No. of shares : 13,56,06,918 % of total share capital – 74.14%
encumbered shares as a % of promoter shareholding	62.45% (Including other Promoter/Promoter Group)
whether encumbered share is 50% or more of promoter shareholding	Yes (Including other Promoter/Promoter Group)
whether encumbered share is 20% or more of total share capital	Yes (Including other Promoter/Promoter Group)

## Details of all the existing events/ agreements pertaining to encumbrance

		Encumbrance 1 (Date of Creation of encumbrance: 04.05.2022)
nature of encumbrance (pledge, lien, negative lien, non-disposal undertaking etc. or any other covenant, restriction, condition or arrangement in the nature of encumbrance)		Pledge
total and % of shares encumbered		No. of shares: 57,20,000 % of total share capital: 3.13
specific details about the encumbrance	Name of the entity in whose favour shares encumbered (X)	Venus India Asset-Finance Pvt. Ltd.
	Whether the entity X is a scheduled commercial bank, public financial institution, NBFC or housing finance company? If No, provide the nature of the business of the entity.	YES
	Names of all other entities in the agreement	Omaxe Limited and its promoters/group entities i.e. 1. Guild Builders Private Limited 2. Dream Home Developers Private Ltd. 3. Omaxe Buildwell Limited Other entities (if any) – Not Applicable
	Whether the encumbrance is relating to any debt instruments viz. debenture, commercial paper, certificate of deposit etc.? If yes, provide details about the instrument, including credit rating	NO
Security Cover / Asset Cover	Value of shares on the date of event / agreement (A)	Rs. 57.20 Cr.
	Amount involved (against which shares have been encumbered) (B) *	Rs. 25.00 Cr
	Ratio of A / B	2.5:1
Intended use of money	Borrowed amount to be utilized for what purpose –	(A) Not Applicable
	(a) Personal use by promoters and PACs	(B) Yes
	(b) For the benefit of listed company	The Company has borrowed the funds for working capital purpose.
	Provide details including amount, purpose of raising money by listed company, schedule for utilization of amount, repayment schedule etc.	Repayment Schedule: 21 Equal monthly instalment starting from 31st August 2022 to 30th April 2023.
(a) Any other reason (please specify)	Cross collateralization of equity shares of Omaxe Limited pledged by Guild Builders Private Limited for existing loan availed by Venus India Asset Finance Limited.	

For Dream Home Developers Pvt. Ltd.



Director/Authorized Signatory