

To,

Date: 06-01-2026

BSE Limited

1st Floor, New Trading Wing, Rotunda
Building, P.J. Towers, Dalal Street,
Fort, Mumbai-400001, Maharashtra, India

BSE Scrip Code: 531035

Eraaya Lifespaces Limited

54, Janpath, New Delhi 110001.

Subject: Disclosure pursuant to Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Dear Sir/Ma'am,

With reference to the above-mentioned subject, I, Vikas Garg, one of the Promoter/Promoter Group of the Company, wish to inform you that I have acquired 32,00,000 equity shares of Eraaya Lifespaces Limited consequent to conversion of equal number of warrants issued earlier on preferential basis in terms of Chapter V of the SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018.

The shares were issued at a price of ₹81/- per share, including a premium of ₹80/- per share.

The equity shares so allotted shall rank *pari-passu* with the existing equity shares of the Company and shall be subject to the stipulated lock-in period.

In reference to the above, we hereby submit the Disclosure as required under Regulation 29(2) of the SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, in relation to our acquisition of equity shares.

You are requested to take the same in your records.

Yours sincerely,


Vikas Garg
6/1/26.

Disclosures under Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeover) Regulations, 2011

Name of the Target Company (TC)	Eraaya Lifespaces Limited		
Names of the Acquirer and Person Acting in Concert (PAC) with the Acquirer	Vikas Garg		
Whether the Acquirers belongs to Promoter/Promoter group	Yes		
Name(s) of the Stock Exchange(s) where the shares of TC are Listed	BSE Limited		
Details of the acquisition as follows	Number of Shares	% 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 - Mr. Vikas Garg	18,00,000	0.88	0.54
b) Shares in the nature of encumbrance	0	0.00	0.00
c) Voting rights (VR) otherwise than by shares	0	0.00	0.00
d) Warrants/ convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC acquired/ sold - Vikas Garg	32,00,000	0.00	0.95
e) Total (a+b+c+d)	50,00,000	0.88	1.49
Details of acquisition:			
a) Shares carrying voting rights - Vikas Garg	32,00,000	1.55	0.95
b) VRs acquired /sold otherwise than by shares	0	0	0
c) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC acquired/sold -	0	0	0
d) Shares encumbered / invoked/released by the acquirer	0	0.00	0.00
e) Total (a+b+c+d)	32,00,000	1.55	0.95

Vikas Garg

After the acquisition holding of:			
a) Shares carrying voting rights - Vikas Garg	50,00,000	2.42	1.49
b) Shares encumbered with the acquirer	0	0.00	0.00
c) VRs otherwise than by shares	0	0.00	0.00
d) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC after acquisition	0	0	0
e) Total (a+b+c+d)	50,00,000	2.42	1.49
Mode of acquisition (e.g. open market / public issue / rights issue / preferential allotment / inter-se transfer / encumbrance, etc.)	Pursuant to conversion of 32,00,000 Warrants acquired through Preferential Allotment into 32,00,000 Equity Shares.		
Date of acquisition/ sale of shares /VR or date of receipt of intimation of allotment of shares whichever is applicable	January 5, 2026		
Equity shares capital / total voting capital of the TC before the said acquisition	INR 20,34,94,160 divided into 20,34,94,160 Equity Shares of INR 1.00 each.		
Equity shares capital/ total voting capital of the TC after the said acquisition	INR 20,66,44,160 divided into 20,66,94,160 Equity Shares of INR 1.00 each		
Total diluted share/voting capital of the TC after the said acquisition	INR 33,66,25,200 divided into 33,66,25,200 Equity Shares of INR 1.00 each		

Yours Sincerely,


Vikas Garg
 6/1/26.