

Date: 09.12.2025

To,
Department of Corporate Services,
BSE Limited,
PJ Towers, Dalal Street
Fort, Mumbai-400 001

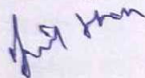
Sub: Submission of Disclosures under Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Ref: Esaar (India) Limited (BSE Code: 531502)

Dear Sir or Madam,

With reference to captioned subject, please find enclosed herewith Disclosures under Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 in respect of off market Sell of shares in accordance with Share Purchase Agreement.

Thanks & Regards,



Dheeraj Shah
(Promoter)

Cc: Esaar (India) Limited


Registered Office: Shop No. 06, Prathamesh Avenue, Datta Mandir Road,
Malad East, Mumbai, Maharashtra, India, 400097

Corporate Office: 101, First Floor, Western Edge I, Western Express Highway,
Borivali (East), Mumbai, Maharashtra, India, 400066

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

Name of the Target Company (TC)	Esaar (India) Limited		
Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer	Dheeraj Shah		
Whether the acquirer belongs to Promoter/Promoter group	Promoter		
Name(s) of the Stock Exchange(s) where the shares of TC are Listed	BSE Limited ("BSE")		
Details of the acquisition / disposal as follows	Number	% 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	6,34,688	3.10%	3.10%
b) Shares in the nature of encumbrance (pledge/lien/non-disposal undertaking/others)	-	-	-
c) Voting rights (VR) otherwise than by shares	-	-	-
d) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category)	-	-	-
e) Total (a+b+c+d)	6,34,688	3.10%	3.10%
Details of acquisition/sale			
a) Shares carrying voting rights acquired/(sold)	(6,34,688)	(3.10%)	(3.10%)
b) VRs acquired/sold otherwise than by equity shares	-	-	-
c) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category) acquired/(sold) / (converted)	-	-	-
d) Shares encumbered/invoked/released by acquirer	-	-	-
e) Total (a+b+c+d)	(6,34,688)	(3.10%)	(3.10%)
After the acquisition /sale, holding of:			

a) Shares carrying voting rights	-	-	-
b) Shares encumbered with the acquirer	-	-	-
c) VRs otherwise than by shares	-	-	-
d) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category) after acquisition	-	-	-
e) Total (a+b+c+d)	-	-	-
Mode of acquisition/sale (e.g. opens market / off market/ public issue / rights issue / preferential allotment / inter-se transfer, etc.)	Off market sell of shares in accordance with Share Purchase Agreement ("SPA") dated 14.02.2025		
Date of acquisition /sale of shares / VR or date of receipt of intimation of allotment of shares, whichever is applicable	08.12.2025		
Equity share capital / total voting capital of the TC before the said acquisition	2,04,42,500 Equity Shares of Face Value of Rs. 10/- Each		
Equity share capital/ total voting capital of the TC after the said acquisition	2,04,42,500 Equity Shares of Face Value of Rs. 10/- Each		
Total diluted share/voting capital of the TC after the said acquisition	2,04,42,500 Equity Shares of Face Value of Rs. 10/- Each		


Dheeraj Shah
(Promoter)

Place: Mumbai
Date: 09.12.2025

Note:

(*) Total share capital / voting capital to be taken as per the latest filing done by the Company to the Stock Exchange under Clause 35 of the Listing Agreement.

(**) Diluted share / voting capital means the total number of shares in the TC assuming full conversion of the outstanding convertible securities / warrants into equity shares of the TC.

(***) Part - B shall be disclosed to the Stock Exchanges but shall not be disseminated.