ANAND KAMALNAYAN PANDIT

Lotus Tower, 1 Jai Hind Society, N. S. Road No.12-A, Juhu Scheme, Mumbai, Maharashtra, India 400049

Date: November 05, 2026

To,

Board of Directors, **Sri Lotus Developers and Realty Limited** Lotus Tower, 1 Jai Hind Society, 5th & 6th Floor, N S Road No. 12/A, JVPD Scheme, Juhu, Mumbai, Maharashtra, 400049	The General Manager **BSE Limited** Phiroze Jeejeebhoy Towers Dalal Street Mumbai – 400 001 Maharashtra, India	Manager – Listing Department **National Stock Exchange of India Limited** Exchange Plaza, Plot No. C/1, G Block, Bandra Kurla Complex, Bandra (East) Mumbai – 400 051 Maharashtra, India

Dear Sir/ Madam,

Sub: Filing of report under Regulation 29(2) of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, as amended ("SEBI Takeover Regulations").

This is with reference to the notice dated November 02, 2026, ("**Notice**") filed by us with the Stock Exchanges, pursuant to which Anand Kamalnayan Pandit (the "**Promoter**") of Sri Lotus Developers and Realty Limited ("**Company**") has proposed to sell up to 2,37,95,818 Equity Shares of the Company, (representing 4.87% of the total paid up equity share capital of the Company) ("**Base Offer Size**"), on Tuesday, November 03, 2026, ("**T day**") (for non-Retail Investors only) and on Wednesday, November 04, 2026, (**"T+1 day"**) (for Retail Investors and for non-Retail Investors who choose to carry forward their un-allotted bids from T day) with an option to additionally sell up to 50,00,000 Equity Shares (representing 1.02% of the total paid up equity share capital of the Company) (the "**Oversubscription Option**") through a separate, designated window of the BSE Limited (the "**BSE**") and the National Stock Exchange of India Limited ("**NSE**", and together with the BSE, the "**Stock Exchanges**"), by way of an offer for sale through paragraph 19 of chapter 1 of the master circular of stock exchanges and clearing corporations bearing reference number SEBI/HO/MRDPoD2/CIR/P/2024/00181 dated December 30, 2024 notified by the Securities and Exchange Board of India ("**SEBI**") ("**SEBI Master Circular**"), pertaining to comprehensive guidelines on offer for sale through stock exchange mechanism, and the applicable notices and circulars issued by the Stock Exchanges (as defined hereinafter) from time to time in this regard, including (a) "*Revised Operational Guidelines for Offer for Sale (OFS) Segment*" issued by BSE Limited ("**BSE**") by way of its notice bearing no. 20240701-19 dated July 1, 2024 ("**BSE OFS Circular**") and, to the extent applicable, the previous circulars issued by BSE in this regard; (b) "*Revised operating guidelines of Offer for Sale*" issued by NSE by way of its circular bearing no. 25/2026 dated February 24, 2026, to the extent applicable, the previous notices issued by NSE in this regard ("**NSE OFS Circular**, together with the BSE OFS Circular, the "**Stock Exchange Circulars**" and together with the SEBI Master Circular, the "**OFS Guidelines**"), and such offer for sale is referred to as the "**Offer**".

In compliance with Regulation 29(2) of the SEBI Takeover Regulations, we are hereby notifying the information regarding sale of Equity Shares made by us on T day, and T+1 day, with respect to the transaction of Offer which commenced on T day and ended on T+1 day. As required under Regulation 29(3) of SEBI Takeover Regulations, we are informing you about the said sale within 2 working days of closure of the aforesaid Offer.

Enclosed is the report in the format as prescribed by the Securities and Exchange Board of India.

The above is for your information and records.

Yours sincerely,

Anand Kamalnayan Pandit
(Promoter)

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DISCLOSURES UNDER REGULATION 29(2) OF SEBI (SUBSTANTIAL ACQUISITION OF SHARES AND TAKEOVERS) REGULATIONS, 2011

1. Name of the Target Company (**TC**)	Sri Lotus Developers and Realty Limited (the "**Company**")		
2. Name(s) of the Seller	Anand Kamalnayan Pandit		
3. Whether the Seller belongs to Promoter/Promoter group	Yes, the Seller is the Promoter of the Company.		
4. Name(s) of the Stock Exchange(s) where the shares of TC are listed	BSE Limited ("**BSE**") and the National Stock Exchange of India Limited ("**NSE**")		
5. Details of the disposal as follows	**Number**	**% w.r.t. total share/voting capital wherever applicable (**)**	**% w.r.t. total voting capital of the TC (*)**
Before the ~~acquisition /~~ disposal under consideration, holding of:			
a) Shares carrying voting rights	34,22,29,980	70.03	70.03
b) Shares in the nature of encumbrance (Pledge/ Lien/ non-disposal undertaking/ others)	-	-	-
c) Voting rights (VR) otherwise than by equity shares	-	-	-
d) Warrants/ convertible securities/ any other instrument that entitles the seller ~~acquirer~~ to receive shares carrying voting rights in the TC (specifically holding in each category)	-	-	-
Total (a+b+c+d)	34,22,29,980	70.03	70.03
Details of ~~/~~ sale of shares held by the Seller			
a) Shares carrying voting rights sold	2,38,58,955	4.88	4.88
b) VRs sold otherwise than by equity shares	NA	NA	NA
c) Warrants/ convertible securities/ any other instrument that entitles the ~~acquirer~~ seller to receive shares carrying voting rights in the TC (specify holding in each category) ~~acquired/~~ sold	-	-	-
d) Shares encumbered/ invoked/ released by the seller	-	-	-
Total (a+b+c+d)	2,38,58,955	4.88	4.88
After the sale, holding of :			
a) Shares carrying voting rights	31,83,71,025	65.14	65.14
b) Shares encumbered with the acquirer	-	-	-
c) VRs otherwise than by equity 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	-	-	-
Total (a+b+c+d)	31,83,71,025	65.14	65.14
6. Mode of sale (e.g. open market / off-market / public issue / rights issue /preferential allotment / inter-se transfer, etc.)	Offer for Sale by Anand Kamalnayan Pandit (the "**Seller**") through the stock exchange mechanism in accordance with paragraph 19 of chapter 1 of the master circular of stock exchanges and clearing corporations bearing reference number SEBI/HO/MRDPoD2/CIR/P/2024/00181 dated December 30, 2024 notified by the Securities and Exchange Board of India ("**SEBI**") ("**SEBI Master Circular**"), pertaining to comprehensive guidelines on		

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	offer for sale through stock exchange mechanism, and the applicable notices and circulars issued by the Stock Exchanges (as defined hereinafter) from time to time in this regard, including (a) "*Revised Operational Guidelines for Offer for Sale (OFS) Segment*" issued by BSE Limited ("**BSE**") by way of its notice bearing no. 20240701-19 dated July 1, 2024 ("**BSE OFS Circular**") and, to the extent applicable, the previous circulars issued by BSE in this regard; (b) "*Revised operating guidelines of Offer for Sale*"" issued by NSE by way of its circular bearing no. 25/2026 dated February 24, 2026, to the extent applicable, the previous notices issued by NSE in this regard ("**NSE OFS Circular**, together with the BSE OFS Circular, the "**Stock Exchange Circulars**" and together with the SEBI Master Circular, the "**OFS Guidelines**").
7. Date of sale of shares	From Tuesday, November 03, 2026 (T day) till Wednesday, November 04, 2026 (T+1 day)
8. Equity share capital / total voting capital of the TC before the said sale	**Number of Shares:** 48,87,23,710 (Face value of ₹ 1 /- per equity share)
9. Equity share capital / total voting capital of the TC after the said sale	**Number of Shares:** 48,87,23,710 (Face value of ₹ 1 per equity share)
10. Total voting capital of the TC after the said sale	**Number of Shares:** 48,87,23,710 (Face value of ₹ 1 per equity share)

Note: The Offer for Sale was announced on November 02, 2026, by the Promoter for sale of up to 2,37,95,818 Equity Shares, representing 4.87% of the total paid up equity share capital of the Company, with an option to additionally sell up to 50,00,000 Equity Shares representing 1.02% of the total issued and paid-up equity share capital of the Company.

** Voting right 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.*

***Total shares capital/ voting capital to be taken as per the latest filing done by the TC to the stock exchanges as per the regulation 31 of Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.*

Yours sincerely,

Anand Kamalnayan Pandit
(Promoter)