

General information about company	
Scrip code	532334
NSE Symbol	NOTLISTED'
MSEI Symbol	NOTLISTED'
ISIN	INE640B01021
Name of the company	HB ESTATE DEVELOPERS LIMITED
Whether company is SME	No
Class of Security	Equity Shares
Type of report	Quarterly
Quarter Ended / Half year ended/Date of Report (For Prelisting / Allotment)	30-09-2025
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

Declaration					
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 ?	Yes	No	Yes	No
4	Whether Listed Entity has granted any ESOPs, which are outstanding?	No	No	No	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"?	No	No		
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			

Table VI - Statement showing foreign ownership limits		
Particular	Approved limits (%)	Limits utilized (%)
As on shareholding date	100	0.33
As on the end of previous 1st quarter	100	0.33
As on the end of previous 2nd quarter	100	0.35

As on the end of previous 3rd quarter	100	0.39
As on the end of previous 4th quarter	100	0.38

Table I - Summary Statement holding of specified securities																
Category (I)	Category of shareholder (II)	Nos. Of shareholders (III)	No. of fully paid up equity shares held (IV)	No. Of Partly paid-up equity shares held (V)	No. Of shares underlying Depository Receipts (VI)	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 Shares Underlying Outstanding convertible securities (XA)	No. of Shares Underlying Outstanding Warrants (XB)	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)	
								No of Voting (XIV) Rights								Total as a % of (A+B+C)
								Class eg:X	Class eg:Y	Total						
(A)	Promoter & Promoter Group	12	15478249			15478249	69.69	15478249		15478249	69.69				15478249	
(B)	Public	65723	6731698			6731698	30.31	6731698		6731698	30.31	750000		750000	7481698	
(C)	Non Promoter-Non Public															
(C1)	Shares underlying DRs															
(C2)	Shares held by Employee Trusts															
	Total	65735	22209947			22209947	100	22209947		22209947	100	750000		750000	22959947	

Table I - Summary Statement holding of specified securities																		
Category (I)	Category of shareholder (II)	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)		Non-Disposal Undertaking (XV)		Other encumbrances, if any (XVI)		Total Number of Shares encumbered (XVII) = (XIV+XV+XVI)		Number of equity shares held in dematerialized form (XVIII)	Sub-categorization of shares				
			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)	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)	Sub-category (i)	Sub-category (ii)	Sub-category (iii)
(A)	Promoter & Promoter	67.41	2000000	12.92									15478249					

	Group															
(B)	Public	32.59	750000	11.14									5404159	0	0	0
(C)	Non Promoter-Non Public															
(C1)	Shares underlying DRs															
(C2)	Shares held by Employee Trusts															
	Total	100	2750000	12.38									20882408	0	0	0

Table II - Statement showing shareholding pattern of the Promoter and Promoter Group

Sr. No.	Category & Name of the Shareholders (I)	Nos. Of shareholders (III)	No. of fully paid up equity shares held (IV)	No. Of Partly paid-up equity shares held (V)	No. Of shares underlying Depository Receipts (VI)	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 Shares Underlying Outstanding convertible securities (XA)	No. of Shares Underlying Outstanding Warrants (XB)	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)	
								No of Voting (XIV) Rights								Total as a % of Total Voting rights
								Class eg: X	Class eg:Y	Total						
A	Table II - Statement showing shareholding pattern of the Promoter and Promoter Group															
(1)	Indian															
(a)	Individuals/Hindu undivided Family	7	12039370			12039370	54.21	12039370		12039370	54.21					12039370
(d)	Any Other (specify)	5	3438879			3438879	15.48	3438879		3438879	15.48					3438879
Sub-Total (A)(1)		12	15478249			15478249	69.69	15478249		15478249	69.69					15478249
(2)	Foreign															
Total Shareholding of Promoter and Promoter Group (A)= (A)(1)+(A) (2)		12	15478249			15478249	69.69	15478249		15478249	69.69					15478249

Table III - Statement showing shareholding pattern of the Public shareholder																
(1)	Institutions (Domestic)															
(a)	Mutual Funds	8	2733			2733	0.01	2733		2733	0.01		0		0	2733
(d)	Banks	4	105			105	0	105		105	0		0		0	105
(i)	NBFCs registered with RBI	2	1085			1085	0	1085		1085	0		0		0	1085
Sub-Total (B)(1)		14	3923			3923	0.02	3923		3923	0.02		0		0	3923
(2)	Institutions (Foreign)															
(3)	Central Government / State Government(s)															
(a)	Central Government / President of India	1	836			836	0	836		836	0		0		0	836
Sub-Total (B)(3)		1	836			836	0	836		836	0		0		0	836
(4)	Non-institutions															
(f)	Investor Education and Protection Fund (IEPF)	1	1128885			1128885	5.08	1128885		1128885	5.08		0		0	1128885
(g)	Resident Individuals holding nominal share capital up to Rs. 2 lakhs	64781	2910147			2910147	13.1	2910147		2910147	13.1		0		0	2910147
(h)	Resident Individuals holding nominal share capital in excess of Rs. 2 lakhs	15	1877702			1877702	8.45	1877702		1877702	8.45		0		0	1877702
(i)	Non Resident Indians (NRIs)	608	73260			73260	0.33	73260		73260	0.33		0		0	73260
(l)	Bodies Corporate	166	415381			415381	1.87	415381		415381	1.87		750000		750000	1165381
(m)	Any Other (specify)	137	321564			321564	1.45	321564		321564	1.45		0		0	321564
Sub-Total (B)(4)		65708	6726939			6726939	30.29	6726939		6726939	30.29		750000		750000	7476939
Total Public Shareholding (B)=(B)(1)+(B)(2)+(B)(3)+(B)(4)		65723	6731698			6731698	30.31	6731698		6731698	30.31		750000		750000	7481698

C	Table IV - Statement showing shareholding pattern of the Non Promoter- Non Public shareholder															
Total (A+B+C2)		65735	22209947			22209947	100	22209947		22209947	100		750000		750000	22959947
Total (A+B+C)		65735	22209947			22209947	100	22209947		22209947	100		750000		750000	22959947

Table II - Statement showing shareholding pattern of the Promoter and Promoter Group

Sr. No.	Category & Name of the Shareholders (I)	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)		Non-Disposal Undertaking (XV)		Other encumbrances, if any (XVI)		Total Number of Shares encumbered (XVII) = (XIV+XV+XVI)		Number of equity shares held in dematerialized form (XVIII)	Sub-categorization of shares		
			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)	No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)		Sub-category (i)	Sub-category (ii)	Sub-category (iii)
A	Table II - Statement showing shareholding pattern of the Promoter and Promoter Group															
(1)	Indian															
(a)	Individuals/Hindu undivided Family	52.44	1000000	8.31									12039370			
(d)	Any Other (specify)	14.98	1000000	29.08									3438879			
Sub-Total (A)(1)		67.41	2000000	12.92									15478249			
(2)	Foreign															
Total Shareholding of Promoter and Promoter Group (A)=(A)(1)+(A)(2)		67.41	2000000	12.92									15478249			
B	Table III - Statement showing shareholding pattern of the Public shareholder															
(1)	Institutions (Domestic)															
(a)	Mutual Funds	0.01	0	0									218	0	0	0
(d)	Banks	0	0	0									0	0	0	0
(i)	NBFCs registered with RBI	0	0	0									1085	0	0	0
Sub-Total (B)(1)		0.02	0	0									1303	0	0	0
(2)	Institutions (Foreign)															
(3)	Central Government / State Government(s)															
(a)	Central Government / President of India	0	0	0									836	0	0	0
Sub-Total (B)(3)		0	0	0									836	0	0	0

(4)	Non-institutions														
(f)	Investor Education and Protection Fund (IEPF)	4.92	0	0								1128885	0	0	0
(g)	Resident Individuals holding nominal share capital up to Rs. 2 lakhs	12.67	0	0								1642769	0	0	0
(h)	Resident Individuals holding nominal share capital in excess of Rs. 2 lakhs	8.18	750000	39.94								1877702	0	0	0
(i)	Non Resident Indians (NRIs)	0.32	0	0								31550	0	0	0
(l)	Bodies Corporate	5.08	0	0								399636	0	0	0
(m)	Any Other (specify)	1.4	0	0								321478	0	0	0
	Sub-Total (B)(4)	32.57	750000	11.15								5402020	0	0	0
	Total Public Shareholding (B)=(B)(1)+(B)(2)+(B)(3)+(B)(4)	32.59	750000	11.14								5404159	0	0	0
C	Table IV - Statement showing shareholding pattern of the Non Promoter- Non Public shareholder														
Total (A+B+C2)		100	2750000	12.38								20882408			
Total (A+B+C)		100	2750000	12.38								20882408			

Individuals/Hindu undivided Family							
Sr. No.	1	2	3	4	5	6	7
Name of the Shareholders (I)	Lalit Bhasin	Rima Arora	Mamta kapur	Manasvin Arora	Kanishk Kapur	Ayush Kapur	Mehar Arora
PAN (II)	AFDPB2550A	ADSPA4522C	AHJPK4419P	DEVPA9528F	ASAPK6354K	ASAPK6333J	AINPA6495Q
No. of fully paid up equity shares held (IV)	10962280	382237	338905	88987	88987	88987	88987
Total nos. shares held (VII) = (IV)+(V)+ (VI)	10962280	382237	338905	88987	88987	88987	88987
Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	49.36	1.72	1.53	0.4	0.4	0.4	0.4
Number of Voting Rights held in each class of securities (IX)							
Class eg:X	10962280	382237	338905	88987	88987	88987	88987
Total	10962280	382237	338905	88987	88987	88987	88987
Total as a % of Total Voting rights	49.36	1.72	1.53	0.4	0.4	0.4	0.4

Total No. of shares on fully diluted basis (including warrants and Convertible Securities etc.) (XI)=(VII+X)	10962280	382237	338905	88987	88987	88987	88987
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)	47.75	1.66	1.48	0.39	0.39	0.39	0.39
Number of Locked in shares (XIII)							
No. (a)	1000000	0	0	0	0	0	0
As a % of total Shares held (b)	9.12	0	0	0	0	0	0
Number of equity shares held in dematerialized form (XVIII)	10962280	382237	338905	88987	88987	88987	88987
Reason for not providing PAN							
Reason for not providing PAN							
Shareholder type	Promoter	Promoter Group	Promoter Group	Promoter Group	Promoter Group	Promoter Group	Promoter Group

Individuals/Hindu undivided Family	
Sr. No.	
Name of the Shareholders (I)	Click here to go back
PAN (II)	Total
No. of fully paid up equity shares held (IV)	12039370
Total nos. shares held (VII) = (IV)+(V)+ (VI)	12039370
Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	54.21
Number of Voting Rights held in each class of securities (IX)	
Class eg:X	12039370
Total	12039370
Total as a % of Total Voting rights	54.21
Total No. of shares on fully diluted basis (including warrants and Convertible Securities etc.) (XI)=(VII+X)	12039370
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)	52.44
Number of Locked in shares (XIII)	
No. (a)	1000000
As a % of total Shares held (b)	8.31
Number of equity shares held in dematerialized form (XVIII)	12039370
Reason for not providing PAN	
Reason for not providing PAN	
Shareholder type	

Any Other (specify)

Sr. No.	1	2	3	4	5	
Category	Bodies Corporate	Bodies Corporate	Bodies Corporate	Bodies Corporate	Bodies Corporate	Click here to go back
Name of the Shareholders (I)	H B Portfolio Limited	HB STOCKHOLDINGS LIMITED	R R B Securities Ltd	H B CORPORATE SERVICES LTD	Merrygold Investments Ltd	
PAN (II)	AAACH3112P	AAACH0637F	AAACR1253P	AABCH3576Q	AADCM6403H	Total
No. of the Shareholders (I)	1	1	1	1	1	5
No. of fully paid up equity shares held (IV)	2104317	1125400	153600	48473	7089	3438879
Total nos. shares held (VII) = (IV)+(V)+ (VI)	2104317	1125400	153600	48473	7089	3438879
Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	9.47	5.07	0.69	0.22	0.03	15.48
Number of Voting Rights held in each class of securities (IX)						
Class eg: X	2104317	1125400	153600	48473	7089	3438879
Total	2104317	1125400	153600	48473	7089	3438879
Total as a % of Total Voting rights	9.47	5.07	0.69	0.22	0.03	15.48
Total No. of shares on fully diluted basis (including warrants and Convertible Securities etc.) (XI)=(VII+X)	2104317	1125400	153600	48473	7089	3438879
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)	9.17	4.9	0.67	0.21	0.03	14.98
Number of Locked in shares (XIII)						
No. (a)	0	1000000	0	0	0	1000000
As a % of total Shares held (b)	0	88.86	0	0	0	29.08
Number of equity shares held in dematerialized form (XVIII)	2104317	1125400	153600	48473	7089	3438879
Reason for not providing PAN						
Reason for not providing PAN						
Shareholder type	Promoter Group	Promoter Group	Promoter Group	Promoter Group	Promoter Group	

Investor Education and Protection Fund (IEPF)						
Sr. No.	1					
Name of the Shareholders (I)	INVESTOR EDUCATION AND PROTECTION FUND AUTHORITY MINISTRY OF CORPORATE AFFAIRS					Click here to go back
PAN (II)	ZZZZZ9999Z					Total
No. of fully paid up equity shares held (IV)	1128885					1128885
Total nos. shares held (VII) = (IV)+(V)+ (VI)	1128885					1128885
Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	5.08					5.08

Number of Voting Rights held in each class of securities (IX)		
Class eg: X	1128885	1128885
Total	1128885	1128885
Total as a % of Total Voting rights	5.08	5.08
No. of Shares Underlying Outstanding Warrants (XB)	0	0
No. of Shares Underlying Outstanding convertible securities, No. of Warrants and ESOP etc. (X) = (XA+XB+XC)	0	0
Total No. of shares on fully diluted basis (including warrants, ESOP, Convertible Securities etc.) (XI)=(VII+X)	1128885	1128885
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)	4.92	4.92
Number of Locked in shares (XIII)		
No. (a)	0	0
As a % of total Shares held (b)	0	0
Number of equity shares held in dematerialized form (XIV)	1128885	1128885
Reason for not providing PAN		
Reason for not providing PAN	Textual Information(1)	
Sub-categorization of shares		
Shareholding (No. of shares) under		
Sub-category (i)	0	0
Sub-category (ii)	0	0
Sub-category (iii)	0	0

Text Block	
Textual Information(1)	IEPF ACCOUNT

Individuals - ii. Individual shareholders holding nominal share capital in excess of Rs. 2 lakhs.				
Sr. No.	1	2	3	
Name of the Shareholders (I)	DEEPAK JAIN	MINAXI JAIN	NEHA JAIN	Click here to go back
PAN (II)	ABCPJ2782P	ACPPJ0192H	ATHPJ8393D	Total
No. of fully paid up equity shares held (IV)	251510	343262	750000	1344772
Total nos. shares held (VII) = (IV)+(V)+ (VI)	251510	343262	750000	1344772
Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	1.13	1.55	3.38	6.05

Number of Voting Rights held in each class of securities (IX)				
Class eg: X	251510	343262	750000	1344772
Total	251510	343262	750000	1344772
Total as a % of Total Voting rights	1.13	1.55	3.38	6.05
No. of Shares Underlying Outstanding Warrants (XB)	0	0	0	0
No. of Shares Underlying Outstanding convertible securities, No. of Warrants and ESOP etc. (X) = (XA+XB+XC)	0	0	0	0
Total No. of shares on fully diluted basis (including warrants, ESOP, Convertible Securities etc.) (XI)=(VII+X)	251510	343262	750000	1344772
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)	1.1	1.5	3.27	5.86
Number of Locked in shares (XIII)				
No. (a)	0	0	750000	750000
As a % of total Shares held (b)	0	0	100	55.77
Number of equity shares held in dematerialized form (XIV)	251510	343262	750000	1344772
Reason for not providing PAN				
Reason for not providing PAN				
Sub-categorization of shares				
Shareholding (No. of shares) under				
Sub-category (i)	0	0	0	0
Sub-category (ii)	0	0	0	0
Sub-category (iii)	0	0	0	0

Any Other (specify)						
Sr. No.	1	2	3	4	5	
Category	Trusts	LLP	Clearing Members	Unclaimed or Suspense or Escrow Account	HUF	
Category / More than 1 percentage	Category	Category	Category	Category	Category	
Name of the Shareholders (I)						Click here to go back
PAN (II)						Total
No. of the Shareholders (I)	2	7	7	2	119	137
No. of fully paid up equity shares held (IV)	58575	11149	764	872	250204	321564
Total nos. shares held (VII) = (IV)+(V)+ (VI)	58575	11149	764	872	250204	321564
Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	0.26	0.05	0	0	1.13	1.44
Number of Voting Rights held in each class of securities (IX)						
Class eg: X	58575	11149	764	872	250204	321564

Total	58575	11149	764	872	250204	321564
Total as a % of Total Voting rights	0.26	0.05	0	0	1.13	1.44
No. of Shares Underlying Outstanding Warrants (XB)	0	0	0	0	0	0
No. of Shares Underlying Outstanding convertible securities, No. of Warrants and ESOP etc. (X) = (XA+XB+XC)	0	0	0	0	0	0
Total No. of shares on fully diluted basis (including warrants, ESOP, Convertible Securities etc.) (XI)=(VII+X)	58575	11149	764	872	250204	321564
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)	0.26	0.05	0	0	1.09	1.4
Number of Locked in shares (XIII)						
No. (a)	0	0	0	0	0	0
As a % of total Shares held (b)	0	0	0	0	0	0
Number of equity shares held in dematerialized form (XIV)	58575	11149	721	829	250204	321478
Reason for not providing PAN						
Reason for not providing PAN						
Sub-categorization of shares						
Shareholding (No. of shares) under						
Sub-category (i)	0	0	0	0	0	0
Sub-category (ii)	0	0	0	0	0	0
Sub-category (iii)	0	0	0	0	0	0

Significant Beneficial Owners																
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	
1	LALIT BHASIN	AFDPB2550A		India		HB STOCKHOLDINGS LTD	AAACH0637F		India		5.07			No	No	19-02-2013
2	LALIT BHASIN	AFDPB2550A		India		H B Portfolio Limited	AAACH3112P		India		9.47			No	No	30-03-2011
3	LALIT BHASIN	AFDPB2550A		India		H B CORPORATE SERVICES LTD	AABCH3576Q		India		0.22			No	No	03-11-2018
Total:											14.76	0	0			

