

Format for disclosure by the Promoter(s) to the stock exchanges and to the Target Company for encumbrance of shares / invocation of encumbrance/ release of encumbrance, in terms of Regulation 31(1) and 31(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Name of the Target Company	Q B Realty Limited					
Name of the Promoter(s) on whose shares encumbrance was created/ invoked/ released (tick the relevant one)	Neelkamal Tower Construction LLP					
Date of reporting	12.08.2014					
Names of the stock exchanges where the shares of the target company are listed	BSE Limited and National Stock Exchange of India Limited					
Details of the promoters' holding: (The term "event" indicates creation/ invocation/ release of encumbrance, as the case may be)						
Promoter (s) or PACs with him	Pre-event holding	Details of events pertaining to encumbrance	Post event holding (encumbered shares to be excluded)	(*) Details of encumbrance (pledge / lien or other give- details)		
Names	Number	Type - creation / invocation / release	Date (s)	Number	% of total share capital	Total 2,60,00,000 nos. of equity shares of the Company were earlier pledged with HDFC Ltd ("Lender") to facilitate a wholly owned subsidiary of the Company to avail financial assistance. After this partial release of 70,00,000 nos. of equity shares by the Lender, 1,90,00,000 nos. of equity shares of Q B Realty Ltd. held by NKTCLP will continue to be under pledge with the Lender.
Neelkamal Tower Construction LLP	10,45,64,838 #	42.99% Release of Pledge	07.08.2014	70,00,000	2.88%	

The above holdings is inclusive of total 2,93,55,963 nos. of shares taken on loan basis from the persons falling under Promoter Group category in the year 2008 and 2009 to meet security requirement for Financial Facility extended by ICICI Bank UK plc.

* Details shall include the details regarding the person(s) on whose favour the encumbrance has been created and other important features of such encumbrance.

For Neelkamal Tower Construction LLP

[Signature]

Authorised Signatory

Place : Mumbai

Date : 12.08.2014

