



Surana Group

BHAGYANAGAR PROPERTIES LIMITED

Registered office:

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CIN No.: L70102TG2006PLC050010

BPL/SECT/065/2021-22

Date: 13th April, 2021

The Secretary, National Stock Exchange of India Ltd., Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (E), Mumbai- 400 051 Scrip Code: BHAGYAPROP	The Secretary, BSE Limited, Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai- 400 001 Scrip Code: 540621
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Dear Sir(s)/Madam,

Subject: Update regarding proposed voluntarily delisting of the equity shares of Bhagyanagar Properties Limited ("Company") in accordance with the provisions under the SEBI (Delisting of Equity Shares) Regulations, 2009 and SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015.

In connection with the aforesaid delisting offer, this is to inform you that BSE Limited and National Stock Exchange of India Limited have issued their in-principle approvals for the delisting offer, subject to compliance with the Delisting Regulations, vide their letters dated 12th April, 2021.

Further, the Acquirers have issued a Public Announcement ('PA') with regard to the delisting offer on 13th April, 2021, in accordance with regulation 10(1) of the Delisting Regulations, in the following newspapers:

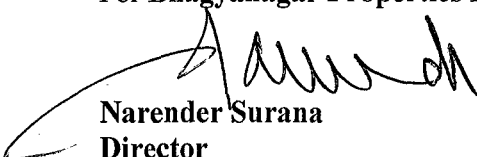
News paper	Language	Editions
Business Standard	English	All editions
Business Standard	Hindi	All editions
Lakshadeep	Marathi	Mumbai

Please find enclosed a copy of the public announcement for your reference and record.

Request you to disseminate the information on your website.

This is also being made available at the Company's website www.bhagyanagarproperties.com.

For Bhagyanagar Properties Limited


Narender Surana
Director
(DIN: 00075086)



Encl: as above

PUBLIC ANNOUNCEMENT FOR THE ATTENTION OF EQUITY SHAREHOLDERS OF BHAGYANAGAR PROPERTIES LIMITED FOR DELISTING OF EQUITY SHARES

Corporate Identification Number (CIN): L70102GT2006PLC050010

Regd. Office: 5th Floor, Surya Towers, Sardar Patel Road, Secunderabad, Telangana -500 003

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SURANA GROUP

This public announcement ("Public Announcement" / "PA") is being issued by Mr. Narender Surana (Acquirer 1), Mr. Devendra Surana (Acquirer 2), Mrs. Sunita Surana (Acquirer 3), Mrs. Namrata Surana (Acquirer 4), M/s. Surana Infocom Private Limited (Acquirer 5), M/s. Surana Telecom and Power Limited (Acquirer 6) and M/s. Bhagyanagar Securities Private Limited (Acquirer 7) (Acquirer 1, Acquirer 2, Acquirer 3, Acquirer 4, Acquirer 5, Acquirer 6 and Acquirer 7 are collectively referred to as "Acquirers") to the public shareholders of Bhagyanagar Properties Limited (the "Company"/ "BPL") in respect of the proposed acquisition of 79,98,755 fully paid up equity shares of the Company having face value of ₹ 2 each and consequent voluntary delisting of equity shares from BSE Limited (the "BSE") and the National Stock Exchange of India Limited (the "NSE") (collectively referred to as the "Stock Exchanges"), pursuant to Regulation 10 of the Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009 (the "Delisting Regulations") (hereinafter referred to as the "Delisting Offer" or "the Offer").

1. BACKGROUND OF THE DELISTING OFFER:

- The Company is a public limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at 5th Floor, Surya Towers, Sardar Patel Road, Secunderabad, Telangana - 500003.
- The Equity Shares of face value of ₹ 2 each of the Company are listed and traded only on the BSE and the NSE. As on the date of this PA, the Acquirers, Promoters and Promoter Group of the Company holds 2,39,96,245 Equity Shares aggregating to 75.00% of the fully paid-up Equity Shares of the Company. The Acquirers are the members of the Promoters and Promoter Group of the Company.
- The Acquirers through the Delisting Offer seek to acquire up to 79,98,755 Equity Shares ("Offer Shares") representing 25.00% of the fully paid up Equity Shares of the Company held by Public Shareholders (i.e. shareholders other than the Promoters and Promoter Group) ("Public Shareholders") at a price to be determined under the Reserve Book Building Process ("RBBP") in compliance with Regulations 5 and 6(b) of the Delisting Regulations read with Chapter IV and other applicable provisions of the Delisting Regulations. If the Delisting Offer is successful as defined in paragraph 12 read along with paragraph 13 of this PA, the Acquirers will make an application for delisting the Equity Shares from the Stock Exchanges in accordance with the provisions of the Delisting Regulations and the terms and conditions set out below and in the Letter of Offer, and any other documents relating to the Delisting Offer. Consequently, the Equity Shares shall be voluntarily delisted from the Stock Exchanges.
- Pursuant to a letter dated February 09, 2021 ("Intention Letter"), the Promoters and Promoter Group, conveyed their intention to make the Delisting Offer to acquire, either individually or along with one or more members of the Promoter Group, the Offer Shares and to delist the Equity Shares from the Stock Exchanges in accordance with the Delisting Regulations and requested the Board of Directors of the Company ("Board of Directors") to (a) take all actions as may be required to be undertaken by the Company in terms of the Delisting Regulations, including inter-alia, the appointment of a Merchant Banker to undertake due diligence and provide necessary information for the due diligence; (b) convene a meeting of the Board to consider and approve the Delisting Offer, as required under the Delisting Regulations; (c) seek approval of the shareholders of the Company through postal ballot for the Delisting Offer in accordance with the Delisting Regulations; and (d) obtain in-principle approval from the Stock Exchanges for the proposed delisting of Equity Shares. The receipt of the Intention Letter was notified to the Stock Exchanges on February 09, 2021.
- On February 20, 2021, the Company received a letter from the Acquirers, wherein the floor price for the Delisting Offer is stated as ₹ 26.00 per Equity Share ("Floor Price"), along with a certificate provided by M/s. Lularuka & Associates, Chartered Accountants, Statutory Auditors of the Company (Membership number 023019), Secunderabad Telangana - 500003, certifying the Floor Price computed in accordance with the Delisting Regulations ("Floor Price Letter").
- The Board of Directors, during their meeting on February 20, 2021, took on record the due diligence report dated February 19, 2021 submitted by akasam consulting private limited ("Merchant Banker") and (i) approved the Delisting Offer in terms of Regulation 8(1)(a) of the Delisting Regulations subject to the approval of shareholders of the Company; and (ii) took on record the Floor Price Letter. The outcome of the meeting was notified to the stock exchanges on February 20, 2021.

- The Floor Price should in no way be construed as:
- A maximum or minimum price for the purpose of the reverse book building process and the Public Shareholders are free to tender their equity shares at any price irrespective of the Floor Price, in accordance with the Delisting Regulations; or
 - A commitment by the Acquirers to accept the equity shares tendered in the Delisting Offer, if the Discovered Price (defined below) is less than the Floor Price; or
 - An obligation on the Acquirers to pay the Floor Price in the event the Discovered Price is lower than the Floor Price; or
 - Any restriction on the ability of the Acquirers to acquire equity shares at a price higher or lower than the Floor Price.
- The notice for seeking the approval of the shareholders, through postal ballot and e-voting, for the Delisting Offer, as required under the Delisting Regulations, was dispatched on February 25, 2021.
- The shareholders of the Company approved the Delisting Offer by way of a special resolution in accordance with the Delisting Regulations on March 27, 2021. The votes cast by the Public Shareholders in favour of the Delisting Offer are 35,90,268 which is more than 2 (two) times the number of votes casted by the Public Shareholders against it i.e., 24,285 as per Regulation 8(1)(b) of the Delisting Regulations. The voting results were declared and notified to the Stock Exchanges on March 29, 2021.
- On March 31, 2021, the Company filed an application, with the Stock Exchanges, for in-principle approval for delisting the Equity Shares, in accordance with Regulation 8(1)(c) of the Delisting Regulations. The NSE and the BSE issued their in-principle approval to the Delisting Offer subject to compliance with the Delisting Regulations, vide their letters dated April 12, 2021, in accordance with Regulation 8(3) of the Delisting Regulations.
- This Public Announcement is being issued in the following newspapers as required under Regulation 10(1) of the Delisting Regulations:
- | Newspaper | Language | Editions |
|-------------------|----------|--------------|
| Business Standard | English | All editions |
| Business Standard | Hindi | All editions |
| Lakshadweep | Marathi | Mumbai |

- Any changes, modifications or amendments to this PA, if any will be notified by way of issuing corrigendum in all of the aforesaid newspapers.
- The Delisting Offer is subject to the acceptance of the Discovered Price (defined below), determined in accordance with the Delisting Regulations, by the Acquirers. The Acquirers may also, at their sole and absolute discretion, propose: (a) a price higher than the Discovered Price for the purpose of the Delisting Offer; or (b) a price which is lower than the Discovered Price but not less than the book value of the Company as certified by the merchant banker in terms of Regulation 16(1A) of the Delisting Regulations ("Counter Offer Price"). The "Exit Price" shall be: (i) the Discovered Price, if accepted by the Acquirers; or (ii) a price higher than the Discovered Price, if offered by the Acquirers at their absolute discretion; or (iii) the Counter Offer Price offered by the Acquirers at their discretion which, pursuant to acceptance and/or rejection by the Public Shareholders, results in the cumulative shareholding of the Acquirers along with the other Promoters and Promoter Group reaching 90% of the total Equity Shares of the Company.
- The Acquirers reserves the right to withdraw or not to proceed with the Delisting Offer in the event of conditions as set out in Paragraph 12 of this PA are not fulfilled.

2. NECESSITY AND OBJECTIVE OF THE DELISTING OFFER:

- The main objective of the Delisting Offer specified by the Promoters and Promoter Group in the Intention Letter is to obtain full ownership of the Company which will in turn provide increased operational flexibility to support the Company's business. The Promoters and Promoter Group have also stated that delisting would also help in reducing compliance costs and the time devoted by the management to comply with the requirements associated with the continued listing, which can be refocused on the Company's Business.
- In view of the above, the Promoters and Promoter Group believe that the Delisting Proposal can provide the Public Shareholders an opportunity to exit from the Company at a price determined in accordance with the reverse book building process as set out in the Delisting Regulations.

3. BACKGROUND OF THE ACQUIRERS:

The Acquirers belong to the Promoters and Promoter Group of the Company.

- Mr. Narender Surana**, aged about 60 years, is the Director and one of Promoters of the Company and holds degree in Chemical Engineering. He has vast experience as an industrialist in the field of Metals, Telecom industry for more than 3 decades and in the field of Renewable Energy for more than 2 decades. He is currently holding 35,59,748 Equity Shares representing 11.13% of the fully paid-up Equity Shares of the Company.
- Mr. Devendra Surana**, aged about 56 years, is the Whole-time Director and one of the Promoters of the Company. He is a Mechanical Engineer and holds a Post Graduate Diploma in Management from IIM, Bangalore and was chosen as the Brain of the Batch. He has been in the field of Ferrous & Non-Ferrous metals and Telecom Industry for the more than 3 decades. He is currently holding 31,37,707 Equity Shares representing 9.81% of the fully paid-up Equity Shares of the Company.
- Mrs. Sunita Surana**, aged about 58 years, is one of the Promoters of the Company. She is currently holding 24,97,133 equity shares representing 7.80% of the total paid-up equity share capital of the Company.
- Mrs. Namrata Surana**, aged about 53 years, is one of the Promoters of the Company. She is currently holding 27,25,837 equity shares representing 8.52% of the total paid-up equity share capital of the Company.
- M/s. Surana Infocom Private Limited**, a Company incorporated under the Companies Act, 1956 on 3rd February, 1988 and is holding investment in Group Companies. It is a member of the Promoter Group of the Company and is holding 43,42,347 equity shares representing 13.57% of the total paid-up equity share capital of the Company.
- M/s. Surana Telecom and Power Limited**, a Company incorporated under the Companies Act, 1956 on 14th August, 1988, listed with BSE and NSE, and engaged in the business of generation and supply of renewable energy. It is a member of the Promoter Group of the Company and is holding 11,43,736 equity shares representing 3.57% of the total paid-up equity share capital of the Company.
- M/s. Bhagyanagar Securities Private Limited**, a Company incorporated under the Companies Act, 1956 on 4th November, 1996 and is engaged in the business of investment, dealing in shares and securities. It is a member of the Promoter Group of the Company and is holding 49,000 equity shares representing 0.15% of the total paid-up equity share capital of the Company.

- Currently the Promoters and Promoter Group is holding 2,39,96,245 Equity shares of ₹ 2/- (Rupees Two only) each representing 75.00% of the total paid up equity share capital of the Company.
- As per the certificates dated April 09, 2021 issued by Lularuka & Associates, Chartered Accountants and Statutory Auditors of the Company (Membership No 023019), Hyderabad, the consolidated net worth of the Acquirers as on date of certificate, is ₹ 302 Crores (Rupees Three Hundred and Two Crores only) and they have access to sufficient liquid assets required to fulfil their obligations under the Delisting Offer in full.
- No individual or entity belonging to the Promoters and Promoter Group and their related entities have sold any equity shares of the Company during the six months preceding the date of the Board meeting (i.e., February 20, 2021) wherein the Delisting Offer was approved. Further, the Acquirers, the Promoters and Promoter Group of the Company have undertaken not to sell Equity Shares of the Company until the earlier of a) completion of the Delisting Offer process in accordance with Regulation 10(7) of the Delisting Regulations or b) failure of the Delisting Offer in accordance with the Delisting Regulations.
- Neither the Acquirers nor any of the Promoters/ Promoter Group have been prohibited by the Securities and Exchange Board of India ("SEBI") from dealing in securities, in terms of directions issued under Section 11B of the SEBI Act, 1992 ("SEBI Act") or any other regulations made under the SEBI Act.
- The Acquirers hereby invite all the Public Shareholders of the Company to bid in accordance with the reverse book building process of the Stock Exchanges and on the terms and subject to the conditions set out herein, all of their equity shares of the Company.

4. BACKGROUND OF THE COMPANY:

- The Company was originally incorporated as a public limited company in the name of Bhagyanagar Properties Limited on April 25, 2006 under the Companies Act, 1956 with the Registrar of Companies, Andhra Pradesh, Hyderabad. Later on the Company had converted itself into a Private Limited on December 8, 2008. Further the Company was converted to a Public Limited viz., Bhagyanagar Properties Limited vide CIN: U70102GT2006PLC050010 on December 19, 2016. The Company's registered office is situated at 5th Floor, Surya Towers, Sardar Patel Road, Secunderabad 500 003.
- Pursuant to scheme of arrangement entered by the Company with Bhagyanagar India Limited, which was sanctioned by the Hon'ble High Court of Telangana and Andhra Pradesh on November 21, 2016, the Real Estate undertaking of Bhagyanagar India Limited was merged with the Company. Consequently, the equity shares of the Company were listed on Stock Exchanges w.e.f. July 20, 2017.
- The Company is currently engaged in the business of real estate.
- As on date of this Public Announcement, the Company has no outstanding preference shares, partly paid-up equity shares, convertible instruments, stock options or any other instruments that may result in the issuance of equity shares by the Company. Further, as on date, none of the Equity Shares held by the Public Shareholders are subject to any lock-in requirements.
- As on the date of this PA, the Company has two wholly owned subsidiaries i.e., Scientia Infocom India Private Limited and Metropolitan Ventures India Limited.
- As on date of this PA, the Directors of the Company are Mr. Narender Surana (DIN: 00075086), Non-Executive Director, Mr. Devendra Surana (DIN: 00077296), Whole-time Director, Mr. Manish Surana (DIN: 00014373), Non-Executive Director, Mr. Srinagesh Boorugu (DIN: 00929331), Independent Director, and Mrs. Sanjana Jain (DIN: 08532420), Independent Director.
- Dr. N. Sreenath (DIN: 00124157) ceased to be an Independent Director due to demise on March 21, 2021. A brief summary of the consolidated audited financials of the Company for the years ended March 31, 2018, March 31, 2019 and March 31, 2020 and consolidated un-audited financial results for nine months period ended December 31, 2020 are provided below:

Particulars	(Amount in ₹)			
	Nine Months ended December 31, 2020	Year ended March 31, 2020	Year ended March 31, 2019	Year ended March 31, 2018
	(Un-Audited)	(Audited)	(Audited)	(Audited)
Equity share capital	6,39,90,000	6,39,90,000	6,39,90,000	6,39,90,000
Other Equity	1,10,51,15,205	1,09,91,14,012	90,50,61,630	93,76,74,191
Minority Interest	1,14,41,798	98,37,566	91,37,410	91,65,270
Total Equity	1,18,05,47,003	1,17,29,41,578	97,81,89,040	1,01,08,29,461
Total Non-Current Liabilities	12,00,29,472	19,34,96,752	7,84,30,346	4,61,65,487
Total Current Liabilities	11,54,79,221	7,35,61,312	4,62,36,550	3,46,80,922
Total Liabilities	23,55,08,693	26,70,58,064	12,46,66,896	8,08,46,409
Total Non-Current Assets	1,30,96,33,109	13,7,05,63,526	1,02,94,92,456	1,08,46,06,966
Total Current Assets	10,64,22,562	6,94,36,115	7,33,63,480	70,68,903
Total Assets	1,41,60,55,671	1,43,99,99,641	1,10,28,55,936	1,09,16,75,870
Revenue from operations	4,69,27,771	14,31,47,514	9,05,86,675	86,49,428
Other Income	23,365	2,20,39,142	40,04,227	56,89,388
Total Income	4,69,51,136	16,51,86,656	9,45,90,902	1,43,38,816
Less: Total Expenses	3,77,87,228	6,13,39,426	2,77,17,617	82,43,473
Profit / (Loss) before tax	91,63,908	10,38,47,229	6,68,73,285	60,95,343
Less: Tax Expenses	15,58,483	69,53,280	15,63,368	11,74,563
Profit / (Loss) for the year	76,05,425	9,68,93,949	6,53,09,917	49,20,780
Other Comprehensive Income / (Loss)	-	-	-	-
Total Comprehensive Income / (Loss)	76,05,425	9,68,93,949	6,53,09,917	49,20,780
Basic EPS (₹ per share)	0.24#	3.03	2.04	0.15
Diluted EPS (₹ per share)	0.24#	3.03	2.04	0.15

Not annualised

5. CAPITAL STRUCTURE AND SHAREHOLDING PATTERN OF THE COMPANY:

- The capital structure of the Company as on the date of this Public Announcement is as under:

Particulars	Amount (in ₹)
Authorized Capital	
3,25,00,000 Equity Shares of ₹ 2/- each	6,50,00,000
Issued, Subscribed and Paid-up Capital	
3,19,95,000 Equity Shares of ₹ 2/- each	6,39,90,000

- The shareholding pattern of the Company as on March 31, 2021 is as follows:

Particulars	No. of Equity Shares	Shareholding (%)
Promoters and Promoter Group (A)	2,39,96,245	75.000
- Individuals	1,84,61,162	57.700
- Body Corporate	55,35,083	17.300
Public Shareholders (B)	79,98,755	25.000
- Resident Individuals	64,88,260	20.279
- HUF	4,17,786	1.306
- Bodies Corporates	7,63,389	2.386
- Indian Financial Institutions	2,72,709	0.852
- Clearing Members	19,270	0.060
- Non Resident Indians	21,056	0.066
- Non Resident Indian Non-repatriable	10,765	0.034
- Mutual Funds	5,000	0.016
- Banks	270	0.001
- Trusts	250	0.001
Total (A) + (B)	3,19,95,000	100.000

- Aggregate shareholding of the Promoters and Promoter Group of the Company as on the date of this Public Announcement is as under:-

Sr. No.	Name of the Person	Number of Equity Shares held	% of the Existing Total Equity Shares
1	Narender Surana	3559748	11.13
2	Devendra Surana	3137707	9.81
3	Sunita Surana	2497133	7.80
4	Namrata Surana	2725837	8.52
5	Vinita Surana	763713	2.39
6	Manish Surana	2459412	7.69
7	Nivriti Samkit Jain	347500	1.09
8	Rahul Surana	1404500	4.39
9	Sresha Surana	584916	1.83
10	Mitali Surana	300000	0.94
11	Advait Surana	161541	0.50
12	GM Surana	0	0.00
13	G M Surana (MHUF)	178775	0.56
14	Narender Surana (HUF)	106500	0.33
15	Devendra Surana (HUF)	67500	0.21
16	G M Surana (HUF)	166380	0.52
17	Bhagyanagar Securities Private Limited	49000	0.15
18	Surana Infocom Private Limited	4324327	13.57
19	Surana Telecom and Power Limited	1143736	3.57
	Sub-Total (A)	2,39,96,245	75.000

- The Acquirers presently hold 1,74,55,508 Equity Shares representing 54.56% of the fully paid-up Equity Shares of the Company. The Acquirers together with the other members of the Promoters and Promoter Group of the Company presently hold, in aggregate, 2,39,96,245 Equity Shares, representing 75.00% of the fully paid-up Equity Shares of the Company.
- The likely post-delisting shareholding assuming successful completion of the Delisting Offer in terms of the Delisting Regulations is as follows:

Category	Before Delisting Offer		Post Delisting Offer	
	Number of Equity shares	% Shareholding	Number of Equity shares	% Shareholding
Acquirers (along with other Promoters and Promoter Group)	2,39,96,245	75.00	3,19,95,000	100.00
Public Shareholding	79,98,755	25.00	-	-
Total	3,19,95,000	100.00	3,19,95,000	100.00

*Assuming full tender by all the public shareholders.

6. STOCK MARKET DATA:

- The Equity Shares of the Company are listed on BSE and NSE.
- The high, low and average market prices of the Equity Shares (in Indian Rupees per Equity Share) for the 3 financial years and 6 months preceding the date of this Public Announcement and the corresponding volumes on the Stock Exchanges are as follows:

Period	High ⁽¹⁾ (₹)	Date of High ⁽²⁾	No. of Equity Shares traded on that date	Low ⁽¹⁾ (₹)	Date of Low ⁽²⁾	No. of Equity Shares traded on that date	Average price ⁽¹⁾ (₹)	Number of Equity Shares traded in the period
FY 2018-19	36.50	27.04.18	2,88,116	17.65	04.04.18	1,960	24.84	10,77,696
FY 2019-20	32.40	11.06.19	38,253	16.10	28.11.19	2,152	22.97	6,34,779
FY 2020-21	30.60	13.01.21	67,953	16.55	17.06.20	2,052	23.75	9,34,078

Period	High ⁽¹⁾ (₹)	Date of High ⁽²⁾	No. of Equity Shares traded on that date	Low ⁽¹⁾ (₹)	Date of Low ⁽²⁾	No. of Equity Shares traded on that date	Average price ⁽¹⁾ (₹)	Number of Equity Shares traded in the period
Oct-20	23.50	29.10.20	610	18.25	01.10.20			

- (ii) the Equity Shares tendered by the Public Shareholders shall be returned or the lien on the Equity Shares will be released to such Public Shareholders within 10 (ten) working days from the Bid Closing Date in terms of the schedule of activities set out herein;
- (iii) no final application shall be made to the Stock Exchanges for delisting of the Equity Shares;
- (iv) the Escrow Account (defined below) opened in accordance with Regulation 11 of the Delisting Regulations shall be closed and the Escrow Amount (defined below) shall be released.

12. CONDITIONS TO THE DELISTING OFFER:

- The acquisition of the Equity Shares by the Acquirers and the delisting of the Company are conditional upon:
- 12.1. the Acquirers in their sole and absolute discretion, either accepting the Discovered Price or offer a price higher than the Discovered Price or offering a Counter Offer Price which, pursuant to acceptance and/or rejection by Public Shareholders, results in the shareholding of the Acquirers along with other Promoters and Promoter Group of the Company reaching 90% of the paid-up equity share capital of the Company. It may be noted that notwithstanding anything contained in the Public Announcement, the Acquirers reserve the right to accept or reject the Discovered Price if it is higher than the Floor Price;
 - 12.2. a minimum number of 47,99,255 Offer Shares being validly tendered at or below the Exit Price, prior to the closure of bidding period i.e. on the Bid Closing Date so as to cause the cumulative number of Equity Shares held by the Acquirers along with other Promoters and Promoter Group to be equal to or in excess of 2,87,95,500 Equity Shares constituting 90% of the total paid-up share capital of the Company ("Minimum Acceptance Condition");
 - 12.3. a minimum number of 1767 Public Shareholders (25% of number of Public Shareholders holding shares in dematerialized form as on February 20, 2021) should participate in the reverse book building process, in accordance with Regulation 17(b) of the Delisting Regulations, provided that if the Acquirers along with the Manager to the Offer demonstrate to the Stock Exchanges that they have delivered the Letter of Offer to all the Public Shareholders either through registered post or speed post or courier or hand delivery with proof of delivery or through email as a text or as an attachment to email or as a notification providing electronic link or uniform resource locator including a read receipt (referred to as "LoF Delivery Requirement"), then the mandatory participation of aforementioned number of Public Shareholders is not applicable. Pursuant to Explanation I to Regulation 17(1)(b) of the Delisting Regulations, the LoF Delivery Requirement is deemed to have been complied with if: (a) the Acquirers or the Manager to the Offer dispatches the Letter of Offer to all the Public Shareholders of the Company by registered post or speed post through the India Post and is able to provide a detailed account regarding the status of delivery of the Letter of Offer (whether delivered or not) sent through India Post; and (b) efforts have been made by the Acquirers or the Manager to the Offer to dispatch the Letter of Offer by speed post or registered post of India Post to those Public Shareholders to whom the delivery of the Letter of Offer has not been possible by modes other than speed post or registered post of India Post, provided that the Acquirers or the Manager to the Offer are able to provide a detailed account regarding the status of delivery of the Letter of Offer (whether delivered or not) sent through India Post.
 - 12.4. the Acquirers will obtain all requisite regulatory approvals in accordance with paragraph 21 of this Public Announcement and meet the conditions set out in Regulation 17 of the Delisting Regulations; and
 - 12.5. there being no amendments to the Delisting Regulations or any applicable laws or regulations or conditions imposed by any regulatory or statutory authority/body or order from a court or competent authority which would in sole opinion of the Acquirers, prejudice the Acquirers in proceeding with the Delisting Offer. Provided that withdrawal on this count shall be subject to receipt of regulatory approval, if any required for the same.

13. DISCLOSURE REGARDING THE MINIMUM ACCEPTANCE CONDITION FOR SUCCESS OF THE DELISTING OFFER:

- 13.1. As per Regulation 17 of the Delisting Regulations, the Delisting Offer shall be deemed to be successful if the conditions stated in paragraph 12.2 and 12.3 above are satisfied.

14. ACQUISITION WINDOW FACILITY:

- 14.1. SEBI, vide its circular CIR/CFD/POLICYCELL/1/2015 dated April 13, 2015 read with circular CFD/DCR2/CIR/PP/2016/131 dated December 09, 2016 ("SEBI Circulars") has provided a framework for acquisitions pursuant to a delisting offer to be made through the stock exchanges ("Stock Exchange Mechanism"). As prescribed under the SEBI Circulars, the facility for such acquisitions shall be in the form of a separate window provided by stock exchanges having nationwide trading terminals ("Acquisition Window Facility"). Further, the SEBI Circulars provides that the stock exchanges shall take necessary steps and put in place the necessary infrastructure and systems for implementation of the Stock Exchange Mechanism.
- 14.2. Further, the SEBI Circulars provide that the Stock Exchanges shall take necessary steps and put in place the necessary infrastructure and systems for implementation of the Stock Exchange Mechanism and to ensure compliance with requirements of the SEBI Circulars. Pursuant to the SEBI Circulars, the Stock Exchanges have issued guidelines detailing the mechanism for acquisition of shares through Stock Exchanges.
- 14.3. As such, the Acquirers have opted to avail of the Stock Exchange Mechanism and Acquisition Window Facility provided by the Stock Exchanges, in compliance with the SEBI Circulars. BSE is the designated stock exchange ("DSE") for the purpose of the Delisting Offer.
- 14.4. The Acquirers have appointed the following as their broker for the Delisting Offer through whom the purchase and settlement of the Offer Shares tendered in the Delisting Offer will be made ("Buyer Broker"): **RLP Securities Private Limited**, 402, Nirmal Towers, Dwarakapuri Colony, Punjagutta, Hyderabad-500082, Telangana Telephone: +91 (40) 23352485 Contact Person: G.Muralidhar, Vice President (Operations) E-mail: rlp_vp@yaho.com; rlpscurities@yahoo.com
- 14.5. The cumulative quantity tendered shall be displayed on website of the Stock Exchanges at specific intervals during Bid Period.

15. DATE OF OPENING AND CLOSING OF BID PERIOD:

- 15.1. All the Public Shareholders holding the Equity Shares are eligible to participate in the reverse book-building process, by tendering whole or part of the Equity Shares held by them through the Acquisition Window Facility at or above the Floor Price. The period during which the Public Shareholders may tender their Equity Shares, pursuant to Stock Exchange Mechanism, shall commence on Friday, April 23, 2021 ("Bid Opening Date") and close on Thursday, April 29, 2021 ("Bid Closing Date") during normal trading hours of the secondary market ("Bid Period"). During the Bid Period, Bids will be placed in the Acquisition Window Facility by the Public Shareholders through their respective stock brokers registered with the Stock Exchanges during normal trading hours of secondary market on or before the Bid Closing Date. Any change in the Bid Period will be notified by way of an addendum/corrigendum in the newspapers in which this Public Announcement has appeared.
- 15.2. The Public Shareholders should note that the Bids are required to be uploaded in the Acquisition Window Facility on or before the Bid Closing Date for being eligible for participation in the Delisting Offer. Bids not uploaded in the Acquisition Window Facility will not be considered for delisting purposes and will be rejected.
- 15.3. The Public Shareholders should submit their Bids through stock brokers registered with the Stock Exchanges. Thus, Public Shareholders should not send bids to Company / Acquirers / Promoters / Manager to the Offer / Registrar to the Offer.
- 15.4. Bids received after close of trading hours on the Bid Closing Date will not be considered for the purpose of determining the Discovered Price payable for the Equity Shares by the Acquirers pursuant to the book building process.

16. PROCESS AND METHODOLOGY FOR BIDDING:

- 16.1. A letter of offer inviting the Public Shareholders (along with necessary forms and instructions) to tender their Equity Shares to the Acquirers by way of submission of Bids ("Letter of Offer") will be dispatched to the Public Shareholders, whose names appear on the register of members of the Company and to the owner of the Equity Shares whose names appear as beneficiaries on the records of the respective depositories at the close of business hours on April 12, 2021 ("Specified Date"). In the event of accidental omission to dispatch the Letter of Offer or non-receipt of the Letter of Offer by any Public Shareholder or any Public Shareholder who has bought the Equity Shares after Specified Date, they may obtain a copy of Letter of Offer by writing to the Registrar to the Offer at their address given in paragraph 9, clearly marking the envelope "Bhagyanagar Properties Limited – Delisting Offer".
- 16.2. Alternatively, the Public Shareholders may obtain copies of Letter of Offer from the website of the BSE (www.bseindia.com), NSE (www.nseindia.com) and the website of the Company (www.bhagyanagarproperties.com).
- 16.3. For further details on the schedule of activities, please refer to paragraph 20 of this Public Announcement.
- 16.4. The Delisting Offer is open to all the Public Shareholders holding the Equity Shares either in physical and/or in demat form.
- 16.5. During the Bid Period, the Bids will be placed in the Acquisition Window Facility by the Public Shareholders through their respective stock broker registered with the Stock Exchanges ("Seller Member") during normal trading hours of the secondary market.
- 16.6. Procedure to be followed by the Public Shareholders holding the Equity Shares in dematerialized form:
 - (i) The Public Shareholders who desire to tender their Equity Shares in the electronic form under the Delisting Offer would have to do so through their respective Seller Member by indicating to their Seller Member the details of the Equity Shares they intend to tender under the Delisting Offer ("Tendered Shares").
 - (ii) The Seller Member shall then transfer the Tendered Shares by using the settlement number and the procedure prescribed by the Indian Clearing Corporation Limited or the NSE Clearing Limited, as applicable ("Clearing Corporation") to a special escrow account created by the Clearing Corporation before placing the Bids and the same shall be validated at the time of order entry.
 - (iii) The details of settlement number shall be informed in the issue opening circular / notice that will be issued by the Stock Exchanges or the Clearing Corporation before the Bid Opening Date.
 - (iv) For Custodian Participant's orders for the demat Equity Shares early pay-in is mandatory prior to confirmation of order by the Custodian Participant. The Custodian Participant shall either confirm or reject the orders not later than the closing of trading hours on the last day of the Bid Period. Thereafter, all unconfirmed orders shall be deemed to be rejected. For all confirmed Custodian Participant orders, if there is any order modification, then it shall revoke the previous Custodian Participant's confirmation and the revised order shall be sent to the Custodian Participant again for its confirmation.
 - (v) Upon placing the Bid, a Seller Member shall provide a Transaction Registration Slip ("TRS") generated by the exchange bidding system to the Public Shareholder. The TRS will contain the details of order submitted like Bid ID No., DP ID, Client ID, No. of the Equity Shares tendered and price at which the Bid was placed, etc.
 - (vi) Please note that submission of Bid Form and TRS is not mandatorily required in case of equity shares held in dematerialized form.
 - (vii) The Clearing Corporation will hold in trust the Equity Shares until the Acquirers complete their obligations under the Delisting Offer in accordance with the Delisting Regulations.
 - (viii) The Public Shareholders will have to ensure that they keep the DP account active and unblocked to receive credit in case of return of Equity Shares due to rejection. Further, Public Shareholders will have to ensure that they keep the saving account attached with the DP account active and updated to receive credit remittance due to acceptance of Tendered Shares.
 - (ix) In case of non-receipt of the Letter of Offer / Bid Form, Public Shareholders holding equity shares in dematerialized form can make an application in writing on plain paper, signed by the respective Public Shareholder, stating name and address, client ID number, DP name /ID, beneficiary account number and number of equity shares tendered for the delisting offer. Public Shareholders will be required to approach their respective Seller Member and have to ensure that their bid is entered by their Seller Member in the electronic platform to be made available by the Stock Exchanges, before the Bid Closing Date.
 - (x) The Public Shareholders should not send bids to the Company or Acquirers or Manager to the Offer or Registrar to the Offer.

- 16.7. Procedure to be followed by the Public Shareholders holding the Equity Shares in the Physical form pursuant to the SEBI Circular No. SEBI/HO/CFD/CMD/1/CIR/P/2020/144 dated July 31, 2020:
 - (i) The Public Shareholders who are holding physical Equity Shares and intend to participate in the Delisting Offer will be required to approach their respective Seller Member along with the complete set of documents for verification procedures to be carried out including as below:
 - (a) Original share certificate(s);
 - (b) Valid share transfer form(s) duly filled and signed by the transferors (i.e. by all registered shareholders in same order and as per the specimen signatures registered with the Company / registrar and transfer agent of the Company) and duly witnessed at the appropriate place authorizing the transfer.

- (c) Attestation, where required, (thumb impressions, signature difference, etc.) should be done by a Magistrate / Notary Public / Bank Manager under their official seal;
- (d) Self-attested PAN Card copy (in case of Joint holders, PAN card copy of all transferors);
- (e) Bid Form duly signed (by all holders in case the Equity Shares are in joint names) in the same order in which they hold the Equity Shares;
- (f) Declaration by joint holders consenting to tender Offer Shares in the Delisting Offer, if applicable;
- (g) Any other relevant documents such as power of attorney, corporate authorization (including board resolution / specimen signature), notarized copy of death certificate and succession certificate or probated will, if the original shareholder has deceased, etc., as applicable; and
- (h) In addition, if the address of the Public Shareholder has undergone a change from the address registered in the Register of members of the Company, the Public Shareholder would be required to submit a self-attested copy of address proof consisting of any one of the following documents: valid Aadhaar Card, Voter Identity Card or Passport.

- (ii) Upon placing the Bid, the Seller Member will provide a TRS generated by the Exchange Bidding System to the Public Shareholder. The TRS will contain the details of order submitted like Folio No., Certificate No., Distinctive No., No. of the Equity Shares tendered, price at which the Bid was placed, etc.
- (iii) The Seller Member / Public Shareholder should ensure to deliver the documents as mentioned in paragraph 16.7(i) above along with the TRS either by registered post or courier or hand delivery to the Registrar to the Offer (at the address mentioned at paragraph 9) within 2 days of Bid Closing Date by the Seller Member. The envelope should be super scribed as "Bhagyanagar Properties Limited – Delisting Offer".
- (iv) Public Shareholders holding the Equity Shares in physical form should note that the Equity Shares will not be accepted unless the complete set of documents is submitted. Acceptance of the Equity Shares by the Acquirers will be subject to verification of documents. The Registrar to the Offer will verify such bids based on the documents submitted on a daily basis and till such time the Stock Exchanges shall display such bids as 'unconfirmed physical bids'. Once, the Registrar to the Offer confirms the Bids, it will be treated as 'Confirmed Bids'. The Bids of the Public Shareholders whose original share certificate(s) and other documents (as mentioned in paragraph 16.7(i) above) along with the TRS are not received by the Registrar to the Offer, within two days after the Bid Closing Date, shall be liable to be rejected.
- (v) In case of non-receipt of the Letter of Offer / Bid Form, Public Shareholders holding equity shares in physical form can make an application in writing on plain paper, signed by the respective Public Shareholder, stating name and address, folio number, share certificate number, number of equity shares tendered for the delisting offer and the distinctive numbers thereof, enclosing the original share certificate(s) and other documents (as mentioned in paragraph 16.7(i) above). Public Shareholders will be required to approach their respective Seller Member and have to ensure that their bid is entered by their Seller Member in the electronic platform to be made available by the Stock Exchanges, before the Bid Closing Date.
- (vi) The Registrar to the Offer will hold in trust the share certificate(s) and other documents (as mentioned in paragraph 16.7(i) above) until the Acquirers complete their obligations under the Delisting Offer in accordance with the Delisting Regulations.
- (vii) It shall be the responsibility of the Public Shareholders tendering in the Delisting Offer to obtain all requisite approvals (including corporate, statutory and regulatory approvals) prior to tendering their Equity Shares in the Acquisition Window Facility. The Acquirers shall assume that the eligible Public Shareholders have submitted their Bids only after obtaining applicable approvals, if any. The Acquirers reserves the right to reject Bids received for physical shares which are without a copy of the required approvals.
- (viii) The Equity Shares shall be liable for rejection on the following grounds amongst others:
 - (a) there is a name mismatch in the Folio of the Public Shareholder;
 - (b) there exists any restraint order of a court/any other competent authority for transfer/disposal/ sale or where loss of share certificates has been notified to the Company or where the title to the Equity Shares is under dispute or otherwise not clear or where any other restraint subsists;
 - (c) The documents mentioned in the Bid Form for Public Shareholders holding Equity Shares in physical form are not received by the Registrar within 2 days of Bid Closing Date;
 - (d) If the share certificates of any other company are enclosed with the Tender Form instead of the share certificates of the Company;
 - (e) If the transmission of Equity Shares is not completed, and the Equity Shares are not in the name of the shareholder who has placed the bid;
 - (f) If the Public Shareholders place a bid but the Registrar does not receive the physical Equity Share certificate; or
 - (g) In the event the signature in the Bid Form and share transfer form do not match the specimen signature recorded with the Company or the Registrar.

- 16.8. The Public Shareholders, who have tendered their Equity Shares by submitting the Bids pursuant to the terms of the Public Announcement and the Letter of Offer, may withdraw or revise their Bids upwards not later than one day before the Bid Closing Date. Downward revision of the Bids shall not be permitted. Any such request for revision or withdrawal of the Bids should be made by the Public Shareholder through their respective Seller Member, through whom the original Bid was placed. Any such request for revision or withdrawal of the Bids received after normal trading hours of secondary market on one day before the Bid Closing Date will not be accepted.

- 16.9. The Public Shareholders should note that the Bids should not be tendered to the Manager to the Offer or the Registrar to the Offer or to the Acquirers or to the Company or the Stock Exchanges. The Public Shareholders should further note that they should have a trading account with a Seller Member as the Bids can be entered only through their respective Seller Member. The Seller Member would issue contract note and pay the consideration to the respective Public Shareholder whose Equity Shares are accepted under the Delisting Offer.

- 16.10. The cumulative quantity of the Equity Shares tendered shall be made available on the website of the Stock Exchanges throughout the trading session and will be updated at specific intervals during the Bid Period.

- 16.11. The Equity Shares to be acquired under the Delisting Offer are to be acquired free from all liens, charges, and encumbrances and together with all rights attached thereto. The Equity Shares that are subject to any lien, charge or encumbrances are liable to be rejected.

- 16.12. In terms of Regulation 16(1A) of the Delisting Regulations, the Acquirers are entitled (but not obligated) to make a counter offer at the Counter Offer Price, at their sole and absolute discretion. The counter offer is required to be announced by issuing a Public Announcement of counter offer ("Counter Offer PA") within 2 working days of the Bid Closing Date. The Counter Offer PA will contain inter alia details of the Counter Offer Price and the revised schedule of activities. In this regard, Public Shareholders are requested to note that, if a counter offer is made:
 - (i) All Offer Shares tendered by Public Shareholders during the Bid Period and not withdrawn as per paragraph 16.12(ii) below, along with Offer Shares which are additionally tendered by them during the counter offer, will be considered as having been tendered in the counter offer at the Counter Offer Price.
 - (ii) Public Shareholders who have tendered Offer Shares during the Bid Period and thereafter wish to withdraw from participating in the counter offer (in part or full) have the right to do so after the issuance of the Counter Offer PA in accordance with the Delisting Regulations. Any such request for withdrawal should be made by the Public Shareholder through their respective Seller Member through whom the original Bid was placed. Any such request for withdrawal received after normal trading hours of the secondary market on the last day of the timelines prescribed in the Delisting Regulations will not be accepted.
 - (iii) Offer Shares which have not been tendered by Public Shareholder during the Bid Period can be tendered in the counter offer in accordance with the procedure for tendering that will be set out in the Counter Offer PA.

17. **METHODS OF SETTLEMENT:**
 - 17.1. Upon finalization of the basis of acceptance as per the Delisting Regulations:
 - (i) The settlement of trades shall be carried out in the manner similar to settlement of trades in the secondary market.
 - (ii) For consideration towards the Equity Shares accepted under the Delisting Offer, the money of the Escrow Account (defined below) shall be used to pay the consideration to the Buyer Broker on or before the pay-in date for settlement. The Buyer Broker will transfer the funds to the Clearing Corporation, which will be released to the respective Seller Member(s) / Custodian Participant(s) as per the secondary market payout in their settlement bank account. The Seller Member(s) / Custodian Participant(s) would pay the consideration to their respective clients.
 - (iii) In case of certain client types viz. Non-Resident Indians, Non-Resident clients etc. (where there are specific RBI and other regulatory requirements pertaining to funds pay-out) who do not opt to settle through custodians, the funds pay-out will be given to their respective Seller Member's settlement accounts for releasing the same to their respective Public Shareholder's account onward. For this purpose, the client type details will be collected from the depositories, whereas funds pay-out pertaining to the bids settled through custodians will be transferred to the settlement bank account of the custodian, each in accordance with the applicable mechanism prescribed by the Stock Exchanges and the Clearing Corporation from time to time.
 - (iv) The Equity Shares acquired in the demat form would either be transferred directly to the Acquirers' account provided it is indicated by the Buyer Broker or it will be transferred by the Buyer Broker to the Acquirers' account on receipt of the Equity Shares pursuant to the clearing and settlement mechanism of the Stock Exchanges. In case of the Equity Shares acquired in the physical form, the same will be transferred directly to the Acquirers by the Registrar to the Offer.
 - (v) In case of rejected demat Equity Shares, if any, tendered by the Public Shareholders, the same would be returned to the respective Seller Member by the Clearing Corporation in payout. The Seller Members/Custodian Participants would return these rejected Equity Shares to their respective clients on whose behalf the Bids have been placed. In case of rejection of physical Equity Shares, the same will be returned back to the respective Public Shareholders directly by the Registrar to the Offer.
 - (vi) The Seller Member would issue contract note and pay the consideration to the respective Public Shareholder whose Equity Shares are accepted under the Delisting Offer. The Buyer Broker would also issue a contract note to the Acquirers for the Equity Shares accepted under the Delisting Offer.
 - (vii) The Public Shareholders who intend to participate in the Delisting Offer should consult their respective Seller Member for payment to them of any cost, charges and expenses (including brokerage) that may be levied by the Seller Member upon the Public Shareholders for tendering Equity Shares in the Delisting Offer (secondary market transaction). The consideration received by the Public Shareholders from their respective Seller Member, in respect of accepted Equity Shares, could be net of such costs, charges, duties and expenses (including brokerage) and the Acquirers, the Company, the Manager to the Offer, the Registrar to the Offer and the Buyer Broker accept no responsibility to bear or pay such additional cost, charges and expenses (including brokerage) incurred by the Public Shareholders.

- 17.2. **PERIOD FOR WHICH THE DELISTING OFFER SHALL BE VALID:**
 - 18.1. The Public Shareholders may submit their Bids to the Acquirers during the Bid Period. Additionally, once the Equity Shares have been delisted from the Stock Exchanges, the Public Shareholders, whose Equity Shares have not yet been acquired by the Acquirers ("Residual Shareholders") may offer their Equity Shares for sale to the Acquirers at the Exit Price for a period of one year following the date of the delisting of the Equity Shares from the Stock Exchanges ("Exit Window"). A separate letter of offer in this regard will be sent to the Residual Shareholders explaining the procedure for tendering their Offer Shares. Such Residual Shareholders may tender their Offer Shares by submitting the required documents to the Registrar to the Offer during the Exit Window.

19. DETAILS OF THE ESCROW ACCOUNT:

- 19.1. The estimated consideration payable under the Delisting Regulations, being the Floor Price of ₹ 26.00 per Equity Share multiplied by the number of Equity Shares outstanding with the Public Shareholders i.e., 79,98,755 Equity Shares as on the date of this Public Announcement, is ₹ 20,79,67,630 ("Estimated Consideration Amount").
- 19.2. The Acquirers, Manager to the Offer and ICICI Bank Limited ("Escrow Bank") have entered into an Escrow Agreement dated April 09, 2021, pursuant to which the Acquirers have opened an Escrow Account in the name of "BPL – Delisting Offer – Escrow Bank Account" with the Escrow Bank at their Branch at ICICI Bank Limited, Capital Markets Division, 1st Floor, 122, Mistry Bhavan, Dinshaw Vachha Road, Backbay Reclamation, Churchgate, Mumbai - 400020 ("Escrow Account").
- 19.3. The Acquirers have deposited an amount of ₹ 20,80,64,000 ("Escrow Amount") for the Delisting Offer, comprising of cash as security for performance of their obligations under the Delisting Regulations.
- 19.4. On determination of the Discovered Price and making of the public announcement under Regulation 18 of the Delisting Regulations, the Acquirers shall ensure compliance with Regulation 11(2) of the Delisting Regulations.
- 19.5. If the Acquirers accepts the Discovered Price and offers an Exit Price, and the Delisting Offer is successful, the Acquirers shall forthwith deposit in the Escrow Account such additional sum as may be required to

- 19.6. make up the entire sum due and payable as consideration in respect of the Equity Shares in compliance of Regulation 11(2) of the Delisting Regulations.
- 19.6. Further, the Escrow Bank has opened a special account ("Special Account") on the instructions of the Acquirers and the Manager to the Offer, which shall be used for payment to the Public Shareholders whose Equity Shares have been validly accepted in the Delisting Offer. The Manager to the Offer shall instruct the Escrow Bank to transfer the total consideration amount to the Special Account.

20. PROPOSED SCHEDULE FOR THE DELISTING OFFER:

- 20.1. The proposed schedule for the Delisting Offer is as follows:

Activity	Day and Time
Resolution for approval of the Delisting Offer passed by the Board of Directors of the Company	Saturday, February 20, 2021.
Date of receipt of BSE 'in-principle' approval	Monday, April 12, 2021
Date of receipt of NSE 'in-principle' approval	Monday, April 12, 2021
Specified Date* for determining the names of shareholders to whom the Letter of Offer shall be sent	Monday, April 12, 2021
Date of publication of the Public Announcement	Tuesday, April 13, 2021
Last date for dispatch of Letter of Offer and Bid Forms to the Public Shareholders as on the Specified Date**	Thursday, April 15, 2021
Bid Opening Date (bid starts at market hours)	Friday, April 23, 2021
Last Date for revision (upwards) or withdrawal of Bids	Wednesday, April 28, 2021
Bid Closing Date (bid closes at market hours)	Thursday, April 29, 2021
Last date for announcement of counter offer	Monday, May 3, 2021
Last date for announcement of the Discovered Price or the Exit Price and Acquirers' acceptance or non-acceptance of the Discovered Price or the Exit Price#	Thursday, May 6, 2021
Proposed date for payment of consideration#	Friday, May 14, 2021
Proposed date for return of Equity Shares to the Public Shareholders in case of Bids not being accepted / failure of the Delisting Offer	Friday, May 14, 2021

* Specified Date is only for the purpose of determining the name of the Public Shareholders as on such date to whom the Letter of Offer will be sent. However, all owners (registered or unregistered) of the Equity Shares of the Company are eligible to participate in the Delisting Offer any time on or before the Bid Closing Date.
 ** Such activity may be completed on or before the last date.
 # Subject to the acceptance of the Discovered Price.

All the dates are subject to change and are dependent on obtaining all the requisite statutory and regulatory approvals as may be applicable. In the event there is any change in the proposed schedule, it will be announced by way of a corrigendum to this Public Announcement in the same newspapers in which this Public Announcement appears.

21. STATUTORY APPROVALS:

- 21.1. The Public Shareholders of the Company have accorded their consent by way of special resolution passed through Postal Ballot on March 27, 2021, being the last date of voting in respect of delisting of Equity Shares from the Stock Exchanges, in accordance with the Delisting Regulations.
- 21.2. BSE and NSE have given their in-principle approval for delisting of the Equity Shares vide letters dated April 12, 2021.
- 21.3. It shall be the primary responsibility of the Public Shareholders tendering Offer Shares in the Delisting Offer to obtain all requisite approvals, if any (including corporate, statutory or regulatory approvals), prior to tendering in the Delisting Offer, and the Acquirers shall take no responsibility for the same. The Public Shareholder should attach a copy of any such approvals to the Bid Form, wherever applicable. In the event such approvals are not submitted, the Acquirers reserves the right to reject such Equity Shares tendered in the Delisting Offer.
- 21.4. To the best of the Acquirers' knowledge, as on the date of this Public Announcement, there are no other statutory or regulatory approvals required to acquire the Offer Shares and implement the Delisting Offer. If any statutory or regulatory approval becomes applicable, the acquisition of Offer Shares by the Acquirers and the Delisting Offer will be subject to such statutory or regulatory approvals and receipt thereof.
- 21.5. The Acquirers reserves the right of not to proceed with or withdraw the Delisting Offer in the event the conditions mentioned in the paragraph 12 (Conditions to the Delisting Offer) and paragraph 13 (Disclosure regarding the Minimum Acceptance Condition for Success of the Delisting Offer) of this Public Announcement are not fulfilled, and if any of the requisite statutory approvals are not obtained or conditions which the Acquirers considers in their sole discretion to be onerous are imposed in respect of such approvals.
- 21.6. In the event that receipt of the statutory or regulatory approvals are delayed, changes to the proposed schedule, if any, will be notified to the Public Shareholders by way of a corrigendum to this Public Announcement in the same newspapers in which this Public Announcement was published.

22. NOTE ON TAXATION:

- 22.1. Under current Indian tax laws and regulations, capital gains arising from the sale of equity shares in an Indian company are generally taxable in India. Any gain realized on the sale of listed equity shares on a recognised stock exchange will be subject to capital gains tax in India.
 - 22.2. Capital gains arising from the sale of equity shares in an Indian company are generally taxable in India for both category of shareholders i.e. resident shareholder as well as non-resident shareholder.
 - 22.3. The present delisting offer will be carried out through domestic stock exchange. Therefore, STT will be collected by the stock exchange and deducted from the amount of consideration payable to the shareholder.
 - 22.4. Capital Gain arising on shares held for a period of less than twelve (12) months prior to their tendering in the present delisting offer will be treated as Short term capital gain in the hands of the shareholder. Income Tax (excluding surcharge, health and education cess) is payable @ 15% on the short term capital gain (refer Section 111A of Income Tax Act, 1961).
 - 22.5. Capital Gain arising on shares held for more than twelve (12) months prior to their tendering in the present delisting offer will be treated as Long term capital gain in the hands of the shareholder. Income Tax (excluding surcharge, health and education cess) is payable @ 10% on the long term capital gain exceeding ₹ 1 lakh (refer Section 112A and Section 55(2) (ac) of the Income Tax Act, 1961).
- SHAREHOLDERS ARE ADVISED TO CONSULT THEIR TAX ADVISORS FOR THE TREATMENT THAT MAY BE GIVEN BY THEIR RESPECTIVE INCOME TAX ASSESSING AUTHORITIES IN THEIR CASE, AND THE APPROPRIATE COURSE OF ACTION THAT THEY SHOULD TAKE. THE JUDICIAL AND THE ADMINISTRATIVE INTERPRETATIONS THEREOF, ARE SUBJECT TO CHANGE OR MODIFICATION BY SUBSEQUENT LEGISLATIVE, REGULATORY, ADMINISTRATIVE OR JUDICIAL DECISIONS. ANY SUCH CHANGES COULD HAVE DIFFERENT INCOME-TAX IMPLICATIONS. THIS NOTE ON TAXATION SETS OUT THE PROVISIONS OF LAW IN A SUMMARY MANNER ONLY AND IS NOT A COMPLETE ANALYSIS OR LISTING OF ALL POTENTIAL TAX CONSEQUENCES OF THE DISPOSAL OF EQUITY SHARES. THE IMPLICATIONS ARE ALSO DEPENDENT ON THE SHAREHOLDERS FULFILLING THE CONDITIONS PRESCRIBED UNDER THE PROVISIONS OF THE RELEVANT SECTIONS UNDER THE RELEVANT TAX LAWS. THE ACQUIRERS NEITHER ACCEPT NOR HOLD ANY RESPONSIBILITY FOR ANY TAX LIABILITY ARISING TO ANY SHAREHOLDER AS A REASON OF THIS DELISTING OFFER.**
- The above tax rates are subject to applicable rate of surcharge, health and education cess. The tax rate and other provisions may undergo changes.

23. CERTIFICATION BY THE BOARD:

- 23.1. The Board has certified that:
 - (i) There has been no material deviation in utilisation of proceeds of issues of securities made during the five years immediately preceding the date hereof, from the stated object of the issue;
 - (ii) All material information which is required to be disclosed under the provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, continuous listing requirements under the listing agreement executed with the Stock Exchanges have been disclosed to the Stock Exchanges;
 - (iii) The Company is in compliance with the applicable provisions of Securities Laws;
 - (iv) The Acquirers or Promoters or Promoter Group or their related entities are in compliance with the provisions of sub-regulation (5) of Regulation 4 of Delisting Regulations, based on the Due Diligence report; and
 - (v) The Delisting Offer is in the interest of the shareholders of the Company.

24. COMPANY SECRETARY AND COMPLIANCE OFFICER:

The details of the Company Secretary and Compliance Officer of the Company are as follows:
 Mr. Vikram Singh Thakur,
 Bhagyanagar Properties Limited,
 5th Floor, Surya Towers, Sardar Patel Road,
 Secunderabad- 500003, Telangana.
 Telephone No.: +91-40-27845119/44665700
 Fax No.: +91-40-27818868
 Email Id: cs@surana.com

25. GENERAL DISCLAIMER:

- 25.1. Every person who desires to avail of the Delisting Offer may do so pursuant to independent inquiry, investigation and analysis and shall not have any claim against the Acquirers, the Promoters and Promoter Group, the Manager to the Offer or the Company whatsoever by reason of any loss which may be suffered by such person consequent to or in connection with such offer and tender of securities through the reverse book building process through Acquisition Window Facility or otherwise whether by reason of anything stated or omitted to be stated herein or any other reason whatsoever.

For further details please refer to the Letter of Offer, the Bid Form and the Bid Revision/ Withdrawal Form which will be sent to the Public Shareholders who are shareholders of the Company as on the Specified Date.

This Public Announcement is expected to be available on the website of the Stock Exchanges, (www.bseindia.com and www.nseindia.com), Public Shareholders will also be able to download the Letter of Offer, the Bid Form and the Bid Revision / Withdrawal Form from the websites of the Stock Exchanges.

MANAGER TO THE OFFER	REGISTRAR TO THE OFFER
	
akasam consulting private limited CIN: U72400TG2000PTC035024 "akasam" 10-1-17/11, level 3 & 4, Masab Tank, Hyderabad- 500004, Telangana Tel No.: +91-40-6644 4999/55 Fax No.: +91-40-2333 5511 Email: info@akasamconsulting.com Website: www.akasamconsulting.com Contact Person: Ms. Durga Poornima, Manager SEBI Registration No.: INM00011658	KFin Technologies Private Limited (formerly known as Karvy Fintech Private Limited) CIN: U72400TG2017PTC117649 Address: Selenium Building, Tower B, Plot No- 31 & 32, Financial District, Nanakramguda, Hyderabad -500032, Telangana. Tel No.: +91 040-67162222 Toll free no: 1-800-3454-001 Fax: 040-23001153 Email id: bpl.delistingoffer@kfinfintech.com Website: www.kfinfintech.com Investor grievance e-mail: einward.ris@kfinfintech.com Contact Person: Murali Krishna M, SEBI Registration No.: INR000002221
For and on behalf of the Acquirers	

Date: April 12, 2021
 Place: Secunderabad

Sd/-
Narender Surana

Sd/-
Devendra Surana

PUBLIC ANNOUNCEMENT FOR THE ATTENTION OF EQUITY SHAREHOLDERS OF BHAGYANAGAR PROPERTIES LIMITED

SURANA GROUP

Corporate Identification Number (CIN): L70102TG2006PLC050010

Regd. Office: 5th Floor, Surya Towers, Sardar Patel Road, Secunderabad, Telangana -500 003

Tel No: +91 40 27845119, Fax No: +91 40 27818868; Email: cs@surana.com/ investorservices_bpj@surana.com; Website: www.bhagyanagarproperties.com

This public announcement ("Public Announcement" / "PA") is being issued by Mr. Narender Surana (Acquirer 1), Mr. Devendra Surana (Acquirer 2), Mrs. Sunita Surana (Acquirer 3), Mrs. Namrata Surana (Acquirer 4), M/s. Surana Infocom Private Limited (Acquirer 5), M/s. Surana Telecom and Power Limited (Acquirer 6) and M/s. Bhagyanagar Securities Private Limited (Acquirer 7) (Acquirer 1, Acquirer 2, Acquirer 3, Acquirer 4, Acquirer 5, Acquirer 6 and Acquirer 7 are collectively referred to as "Acquirers") to the public shareholders of Bhagyanagar Properties Limited (the "Company"/ "BPL") in respect of the proposed acquisition of 79,98,755 fully paid up equity shares of the Company having face value of ₹ 2 each and consequent voluntary delisting of equity shares from BSE Limited (the "BSE") and the National Stock Exchange of India Limited (the "NSE") (collectively referred to as the "Stock Exchanges"), pursuant to Regulation 10 of the Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009 (the "Delisting Regulations") (hereinafter referred to as the "Delisting Offer" or "the Offer").

1. BACKGROUND OF THE DELISTING OFFER:

- The Company is a public limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at 5th Floor, Surya Towers, Sardar Patel Road, Secunderabad, Telangana -500003.
- The Equity Shares of face value of ₹ 2 each of the Company are listed and traded only on the BSE and the NSE.
- As on the date of this PA, the Acquirers, Promoters and Promoter Group of the Company holds 2,39,96,245 Equity Shares aggregating to 75.00% of the fully paid-up Equity Shares of the Company. The Acquirers are the members of the Promoters and Promoter Group of the Company.
- The Acquirers through the Delisting Offer seek to acquire up to 79,98,755 Equity Shares ("Offer Shares") representing 25.00% of the fully paid up Equity Shares of the Company held by Public Shareholders (i.e. shareholders other than the Promoters and Promoter Group) ("Public Shareholders") at a price to be determined under the Reserve Book Building Process ("RBBP") in compliance with Sections 5 and 6(b) of the Delisting Regulations read with Chapter IV and other applicable provisions of the Delisting Regulations. If the Delisting Offer is successful as defined in paragraph 12 read along with paragraph 13 of this PA, the Acquirers will make an application for delisting the Equity Shares from the Stock Exchanges in accordance with the provisions of the Delisting Regulations and the terms and conditions set out below and in the Letter of Offer, and any other documents relating to the Delisting Offer. Consequently, the Equity Shares shall be voluntarily delisted from the Stock Exchanges.
- Pursuant to a letter dated February 09, 2021 ("Intention Letter"), the Promoters and Promoter Group, conveyed their intention to make the Delisting Offer to acquire, either individually or along with one or more members of the Promoter Group, the Offer Shares and to delist the Equity Shares from the Stock Exchanges in accordance with the Delisting Regulations and requested the Board of Directors of the Company ("Board of Directors") to (a) take all actions as may be required to be undertaken by the Company in terms of the Delisting Regulations, including inter-alia, the appointment of a Merchant Banker to undertake due diligence and provide necessary information for the due diligence; (b) convene a meeting of the Board to consider and approve the Delisting Offer, as required under the Delisting Regulations; (c) seek approval of the shareholders of the Company through postal ballot for the Delisting Offer in accordance with the Delisting Regulations; and (d) obtain in-principle approval from the Stock Exchanges for the proposed delisting of Equity Shares. The receipt of the Intention Letter was notified to the Stock Exchanges on February 09, 2021.
- On February 20, 2021, the Company received a letter from the Acquirers, wherein the floor price for the Delisting Offer is stated as ₹ 26.00 per Equity Share ("Floor Price"), along with a certificate provided by M/s. Loharuka & Associates, Chartered Accountants, Statutory Auditors of the Company (Membership number 023019), Secunderabad Telangana - 50003, certifying the Floor Price computed in accordance with the Delisting Regulations ("Floor Price Letter").
- The Board of Directors, during their meeting on February 20, 2021, took on record the due diligence report dated February 19, 2021 submitted by akasam consulting private limited ("Merchant Banker") and (i) approved the Delisting Offer in terms of Regulation 8(1)(a) of the Delisting Regulations subject to the approval of shareholders of the Company; and (ii) took on record the Floor Price Letter. The outcome of the meeting was notified to the stock exchanges on February 20, 2021.

The Floor Price should in no way be construed as:

- A maximum or minimum price for the purpose of the reverse book building process and the Public Shareholders are free to tender their equity shares at any price irrespective of the Floor Price, in accordance with the Delisting Regulations; or
 - A commitment by the Acquirers to accept the equity shares tendered in the Delisting Offer, if the Discovered Price (defined below) is less than the Floor Price; or
 - An obligation on the Acquirers to pay the Floor Price in the event the Discovered Price is lower than the Floor Price; or
 - Any restriction on the ability of the Acquirers to acquire equity shares at a price higher or lower than the Floor Price.
- The notice for seeking the approval of the shareholders, through postal ballot and e-voting, for the Delisting Offer, as required under the Delisting Regulations, was dispatched on February 25, 2021.
 - The shareholders of the Company approved the Delisting Offer by way of a special resolution in accordance with the Delisting Regulations on March 27, 2021. The votes cast by the Public Shareholders in favour of the Delisting Offer are 35,90,268 which is more than 2 (two) times the number of votes casted by the Public Shareholders against it i.e., 24,285 as per Regulation 8(1)(b) of the Delisting Regulations. The voting results were declared and notified to the Stock Exchanges on March 29, 2021.
 - On March 31, 2021, the Company filed an application, with the Stock Exchanges, for in-principle approval for delisting the Equity Shares, in accordance with Regulation 8(1)(c) of the Delisting Regulations. The NSE and the BSE issued their in-principle approval to the Delisting Offer subject to compliance with the Delisting Regulations, vide their letters dated April 12, 2021, in accordance with Regulation 8(3) of the Delisting Regulations.
 - This Public Announcement is being issued in the following newspapers as required under Regulation 10(1) of the Delisting Regulations:

Newspaper	Language	Editions
Business Standard	English	All editions
Business Standard	Hindi	All editions
Lakshadweep	Marathi	Mumbai

- Any changes, modifications or amendments to this PA, if any will be notified by way of issuing corrigendum in all of the aforesaid newspapers.
- The Delisting Offer is subject to the acceptance of the Discovered Price (defined below), determined in accordance with the Delisting Regulations, by the Acquirers. The Acquirers may also, at their sole and absolute discretion, propose: (a) a price higher than the Discovered Price for the purpose of the Delisting Offer; or (b) a price which is lower than the Discovered Price but not less than the book value of the Company as certified by the merchant banker in terms of Regulation 16(1A) of the Delisting Regulations ("Counter Offer Price"). The "Exit Price" shall be: (i) the Discovered Price, if accepted by the Acquirers; or (ii) a price higher than the Discovered Price, if offered by the Acquirers at their absolute discretion; or (iii) the Counter Offer Price offered by the Acquirers at their discretion which, pursuant to acceptance and/or rejection by the Public Shareholders, results in the cumulative shareholding of the Acquirers along with the other Promoters and Promoter Group reaching 90% of the total Equity Shares of the Company.
- The Acquirers reserves the right to withdraw or not to proceed with the Delisting Offer in the event of conditions as set out in Paragraph 12 of this PA are not fulfilled.

2. NECESSITY AND OBJECTIVE OF THE DELISTING OFFER:

- The main objective of the Delisting Offer specified by the Promoters and Promoter Group in the Intention Letter is to obtain full ownership of the Company which will in turn provide increased operational flexibility to support the Company's business. The Promoters and Promoter Group have also stated that delisting would also help in reducing compliance costs and the time devoted by the management to comply with the requirements associated with the continued listing, which can be refocused on the Company's Business.
- In view of the above, the Promoters and Promoter Group believe that the Delisting Proposal can provide the Public Shareholders an opportunity to exit from the Company at a price determined in accordance with the reverse book building process as set out in the Delisting Regulations.

3. BACKGROUND OF THE ACQUIRERS:

The Acquirers belong to the Promoters and Promoter Group of the Company.

- Mr. Narender Surana**, aged about 60 years, is the Director and one of Promoters of the Company and holds degree in Chemical Engineering. He has vast experience as an industrialist in the field of Metals, Telecom industry for more than 3 decades and in the field of Renewable Energy for more than 2 decades. He is currently holding 35,59,748 Equity Shares representing 11.13% of the fully paid-up Equity Shares of the Company.
 - Mr. Devendra Surana**, aged about 56 years, is the Whole-time Director and one of the Promoters of the Company. He is a Mechanical Engineer and holds a Post Graduate Diploma in Management from IIM, Bangalore and was chosen as the Brain of the Batch. He has been in the field of Ferrous & Non-Ferrous metals and Telecom Industry for the more than 3 decades. He is currently holding 31,37,707 Equity Shares representing 9.81% of the fully paid-up Equity Shares of the Company.
 - Mrs. Sunita Surana**, aged about 58 years, is one of the Promoters of the Company. She is currently holding 24,97,133 equity shares representing 7.80% of the total paid-up equity share capital of the Company.
 - Mrs. Namrata Surana**, aged about 53 years, is one of the Promoters of the Company. She is currently holding 27,25,837 equity shares representing 8.52% of the total paid-up equity share capital of the Company.
 - M/s. Surana Infocom Private Limited**, a Company incorporated under the Companies Act, 1956 on 3rd February, 1988 and is holding investment in Group Companies. It is a member of the Promoter Group of the Company and is holding 43,42,347 equity shares representing 13.57% of the total paid-up equity share capital of the Company.
 - M/s. Surana Telecom and Power Limited**, a Company incorporated under the Companies Act, 1956 on 14th August, 1989, listed with BSE and NSE, and engaged in the business of generation and supply of renewable energy. It is a member of the Promoter Group of the Company and is holding 11,43,736 equity shares representing 3.57% of the total paid-up equity share capital of the Company.
 - M/s. Bhagyanagar Securities Private Limited**, a Company incorporated under the Companies Act, 1956 on 4th November, 1996 and is engaged in the business of investment, dealing in shares and securities. It is a member of the Promoter Group of the Company and is holding 49,000 equity shares representing 0.15% of the total paid-up equity share capital of the Company.
- Currently the Promoters and Promoter Group is holding 2,39,96,245 Equity shares of ₹ 2/- (Rupees Two only) each representing 75.00% of the total paid up equity share capital of the Company.
 - As per the certificates dated April 09, 2021 issued by Loharuka & Associates, Chartered Accountants and Statutory Auditors of the Company (Membership No 023019), Hyderabad, the consolidated net worth of the Acquirers as on date of certificate, is ₹ 302 Crores (Rupees Three Hundred and Two Crores only) and they have access to sufficient liquid assets required to fulfil their obligations under the Delisting Offer in full.
 - No individual or entity belonging to the Promoters and Promoter Group and their related entities have sold any equity shares of the Company during the six months preceding the date of the Board meeting (i.e., February 20, 2021) wherein the Delisting Offer was approved. Further, the Acquirers, the Promoters and Promoter Group of the Company have undertaken not to sell Equity Shares of the Company until the earlier of (a) completion of the Delisting Offer process in accordance with Regulation 10(7) of the Delisting Regulations or (b) failure of the Delisting Offer in accordance with the Delisting Regulations.
 - Neither the Acquirers nor any of the Promoters/Promoter Group have been prohibited by the Securities and Exchange Board of India ("SEBI") from dealing in securities, in terms of directions issued under Section 11B of the SEBI Act, 1992 ("SEBI Act") or any other regulations made under the SEBI Act.
 - The Acquirers hereby invite all the Public Shareholders of the Company to bid in accordance with the reverse book building process of the Stock Exchanges and on the terms and subject to the conditions set out herein, all of their equity shares of the Company.

4. BACKGROUND OF THE COMPANY:

- The Company was originally incorporated as a public limited company in the name of Bhagyanagar Properties Limited on April 25, 2006 under the Companies Act, 1956 with the Registrar of Companies, Andhra Pradesh, Hyderabad. Later on the Company had converted itself into a Private Limited on December 8, 2008. Further the Company was converted to a Public Limited viz., Bhagyanagar Properties Limited vide CIN: U70102TG2006PLC050010 on December 19, 2016. The Company's registered office is situated at 5th Floor, Surya Towers, Sardar Patel Road, Secunderabad 500 003.
- Pursuant to scheme of arrangement entered by the Company with Bhagyanagar India Limited, which was sanctioned by the Hon'ble High Court of Telangana and Andhra Pradesh on November 21, 2016, the Real Estate undertaking of Bhagyanagar India Limited was merged with the Company. Consequently, the equity shares of the Company were listed on Stock Exchanges w.e.f. July 20, 2017.
- The Company is currently engaged in the business of real estate.
- As on date of this Public Announcement, the Company has no outstanding preference shares, partly paid-up equity shares, convertible instruments, stock options or any other instruments that may result in the issuance of equity shares by the Company. Further, as on date, none of the Equity Shares held by the Public Shareholders are Subject to any lock-in requirements.
- As on the date of this PA, the Company has two wholly owned subsidiaries i.e., Scientia Infocom India Private Limited and Metropolitan Ventures India Limited.
- As on date of this PA, the Directors of the Company are Mr. Narender Surana (DIN: 00075086), Non-Executive Director, Mr. Devendra Surana (DIN: 0007296), Whole-time Director, Mr. Manish Surana (DIN: 00014373), Non-Executive Director, Mr. Srinagesh Boorugu (DIN: 00929331), Independent Director, and Mrs. Sanjana Jain (DIN: 08532420), Independent Director.
- Dr. R.N. Sreenath (DIN: 00124157) ceased to be an Independent Director due to demise on March 21, 2021. A brief summary of the consolidated audited financials of the Company for the years ended March 31, 2018, March 31, 2019 and March 31, 2020 and consolidated un-audited financial results for nine months period ended December 31, 2020 are provided below:

Particulars	(Amount in ₹)			
	Nine Months ended December 31, 2020	Year ended March 31, 2020	Year ended March 31, 2019	Year ended March 31, 2018
	(Un-Audited)	(Audited)	(Audited)	(Audited)
Equity share capital	6,39,90,000	6,39,90,000	6,39,90,000	6,39,90,000
Other Equity	1,10,51,15,205	1,09,91,14,012	90,50,61,630	93,76,74,191
Minority Interest	1,14,41,798	98,37,568	91,37,410	91,65,270
Total Equity	1,18,05,47,003	1,17,29,41,578	97,81,89,040	1,01,08,29,461
Total Non-Current Liabilities	12,00,29,472	19,34,96,752	7,84,30,346	4,61,65,487
Total Current Liabilities	11,54,79,221	7,35,61,312	4,62,36,550	3,46,80,922
Total Liabilities	23,55,08,693	26,70,58,064	12,46,66,896	8,08,46,409
Total Non-Current Assets	1,30,96,33,109	13,70,53,626	1,02,94,92,456	1,08,46,06,966
Total Current Assets	10,64,22,562	6,94,36,115	7,33,63,480	70,68,903
Total Assets	1,41,60,55,671	1,43,99,99,641	1,10,28,55,936	1,09,16,75,870
Revenue from operations	4,69,27,771	14,31,47,514	9,05,86,675	86,49,428
Other Income	23,365	2,20,39,142	40,04,227	56,89,388
Total Income	4,69,51,136	16,51,86,656	9,45,90,902	1,43,38,816
Less: Total Expenses	3,77,87,228	6,13,39,426	2,77,17,617	82,43,473
Profit / (Loss) before tax	91,63,908	10,38,47,229	6,68,73,285	60,95,343
Less: Tax Expenses	15,58,483	69,53,280	15,63,368	11,74,563
Profit / (Loss) for the year	76,05,425	9,68,93,949	6,53,09,917	49,20,780
Other Comprehensive Income / (Loss)	-	-	-	-
Total Comprehensive Income / (Loss)	76,05,425	9,68,93,949	6,53,09,917	49,20,780
Basic EPS (₹ per share)	0.24#	3.03	2.04	0.15
Diluted EPS (₹ per share)	0.24#	3.03	2.04	0.15

Not annualised

5. CAPITAL STRUCTURE AND SHAREHOLDING PATTERN OF THE COMPANY:

- The capital structure of the Company as on the date of this Public Announcement is as under:

Particulars	Amount (in ₹)
Authorized Capital	
3,25,00,000 Equity Shares of ₹ 2/- each	6,50,00,000
Issued, Subscribed and Paid-up Capital	
3,19,95,000 Equity Shares of ₹ 2/- each	6,39,90,000

- The shareholding pattern of the Company as on March 31, 2021 is as follows:

Particulars	No. of Equity Shares	Shareholding (%)
Promoters and Promoter Group (A)	2,39,96,245	75.000
- Individuals	1,84,61,162	57.700
- Body Corporate	55,35,083	17.300
Public Shareholders (B)	79,98,755	25.000
- Resident Individuals	64,88,260	20.279
- HUF	4,17,786	1.306
- Bodies Corporates	7,63,389	2.386
- Indian Financial Institutions	2,72,709	0.852
- Clearing Members	19,270	0.060
- Non Resident Indians	21,056	0.066
- Non Resident Indian Non-repatriable	10,765	0.034
- Mutual Funds	5,000	0.016
- Banks	270	0.001
- Trusts	250	0.001
Total (A) + (B)	3,19,95,000	100.000

- Aggregate shareholding of the Promoters and Promoter Group of the Company as on the date of this Public Announcement is as under:-

Sr. No.	Name of the Person	Number of Equity Shares held	% of the Existing Total Equity Shares
1	Narender Surana	3559748	11.13
2	Devendra Surana	3137707	9.81
3	Sunita Surana	2497133	7.80
4	Namrata Surana	2725837	8.52
5	Vinita Surana	763713	2.39
6	Manish Surana	2459412	7.69
7	Nivriti Samkit Jain	347500	1.09
8	Rahul Surana	1404500	4.39
9	Sresha Surana	584916	1.83
10	Mitali Surana	300000	0.94
11	Advait Surana	161541	0.50
12	GM Surana	0	0.00
13	G M Surana (MHUF)	178775	0.56
14	Narender Surana (HUF)	106500	0.33
15	Devendra Surana (HUF)	67500	0.21
16	G M Surana (HUF)	166380	0.52
17	Bhagyanagar Securities Private Limited	49000	0.15
18	Surana Infocom Private Limited	4342347	13.57
19	Surana Telecom and Power Limited	1143736	3.57
	Sub-Total (A)	2,39,96,245	75.00

- The Acquirers presently hold 1,74,55,508 Equity Shares representing 54.56% of the fully paid-up Equity Shares of the Company. The Acquirers together with the other members of the Promoters and Promoter Group of the Company presently hold, in aggregate, 2,39,96,245 Equity Shares, representing 75.00% of the fully paid-up Equity Shares of the Company.
- The likely post-delisting shareholding assuming successful completion of the Delisting Offer in terms of the Delisting Regulations is as follows:

Category	Before Delisting Offer		Post Delisting Offer	
	Number of Equity shares	% Shareholding	Number of Equity shares	% Shareholding
Acquirers (along with other Promoters and Promoter Group)	2,39,96,245	75.00	3,19,95,000	100.00
Public Shareholding	79,98,755	25.00	-	-
Total	3,19,95,000	100.00	3,19,95,000	100.00

*Assuming full tender by all the public shareholders.

6. STOCK MARKET DATA:

- The Equity Shares of the Company are listed on BSE and NSE.
- The high, low and average market prices of the Equity Shares (in Indian Rupees per Equity Share) for the 3 financial years and 6 months preceding the date of this Public Announcement and the corresponding volumes on the Stock Exchanges are as follows:

Period	High ⁽¹⁾ (₹)	Date of High ⁽²⁾	No. of Equity Shares traded on that date	Low ⁽¹⁾ (₹)	Date of Low ⁽²⁾	No. of Equity Shares traded on that date	Average price ⁽³⁾ (₹)	Number of Equity Shares traded in the period
FY 2018-19	36.50	27.04.18	2,88,116	17.65	04.04.18	1,960	24.84	10,77,696
FY 2019-20	32.40	11.06.19	38,253	16.10	28.11.19	2,152	22.97	6,34,779
FY 2020-21	30.60	13.01.21	67,953	16.55	17.06.20	2,052	23.75	9,34,078
Preceding 6 months								

Period	High ⁽¹⁾ (₹)	Date of High ⁽²⁾	No. of Equity Shares traded on that date	Low ⁽¹⁾ (₹)	Date of Low ⁽²⁾	No. of Equity Shares traded on that date	Average price ⁽³⁾ (₹)	Number of Equity Shares traded in the period
Oct-20	23.50	29.10.20	610	18.25	01.10.20	526	22.78	11,894
Nov-20	23.70	20.11.20	1106	22.50	24.11.20	712	22.77	11,950
Dec-20	25.50	22.12.20	12,186	21.00	08.12.20	426	24.07	53,464
Jan-21	30.60	13.01.21	67,953	20.20	21.01.21	28,329	24.46	2,45,544
Feb-21	29.90	18.02.21	6,347	22.15	08.02.21	1,321	26.97	1,41,377
Mar-21	30.04	25.03.21	6,130	26.00	08.03.21	8,289	28.55	81,765

Source: www.bseindia.com

Notes: (1) High and low price for the period are based on intra-day prices and average price is based on average of closing price. (2) In case where the same price falls on 2 (Two) or more days, the day with the highest traded shares is considered.

(ii) NSE

Period	High ⁽¹⁾ (₹)	Date of High ⁽²⁾	No. of Equity Shares traded on that date	Low ⁽¹⁾ (₹)	Date of Low ⁽²⁾	No. of Equity Shares traded on that date	Average price ⁽³⁾ (₹)	Number of Equity Shares traded in the period
FY 2018-19	36.70	27.04.18	12,77,671	17.65	03.04.18	3,208	26.28	51,75,530
FY 2019-20	32.40	09.04.19	77,868	16.00	23.03.20	55,457	22.83	21,31,338
FY 2020-21	30.80	13.01.21	3,97,858	16.				

(ii) the Equity Shares tendered by the Public Shareholders shall be returned or the lien on the Equity Shares will be released to such Public Shareholders within 10 (ten) working days from the Bid Closing Date in terms of the schedule of activities set out herein;

(iii) no final application shall be made to the Stock Exchanges for delisting of the Equity Shares;

(iv) the Escrow Account (defined below) opened in accordance with Regulation 11 of the Delisting Regulations shall be closed and the Escrow Amount (defined below) shall be released.

12. CONDITIONS TO THE DELISTING OFFER:

The acquisition of the Equity Shares by the Acquirers and the delisting of the Company are conditional upon:

12.1. the Acquirers in their sole and absolute discretion, either accepting the Discovered Price or offer a price higher than the Discovered Price or offering a Counter Offer Price which, pursuant to acceptance and/or rejection by Public Shareholders, results in the shareholding of the Acquirers along with other Promoters and Promoter Group of the Company reaching 90% of the paid-up equity share capital of the Company. It may be noted that notwithstanding anything contained in the Public Announcement, the Acquirers reserve the right to accept or reject the Discovered Price if it is higher than the Floor Price;

12.2. a minimum number of 47,99,255 Offer Shares being validly tendered at or below the Exit Price, prior to the closure of bidding period i.e. on the Bid Closing Date so as to cause the cumulative number of Equity Shares held by the Acquirers along with other Promoters and Promoter Group to be equal to or in excess of 2,87,95,500 Equity Shares constituting 90% of the total paid-up share capital of the Company ("**Minimum Acceptance Condition**");

12.3. a minimum number of 1767 Public Shareholders (25% of number of Public Shareholders holding shares in dematerialized form as on February 20, 2021) should participate in the reverse book building process, in accordance with Regulation 17(b) of the Delisting Regulations, provided that if the Acquirers along with the Manager to the Offer demonstrate to the Stock Exchanges that they have delivered the Letter of Offer to all the Public Shareholders either through registered post or speed post or courier or hand delivery with proof of delivery or through email as a text or as an attachment to email or as a notification providing electronic link or uniform resource locator including a read receipt (referred to as "**LoF Delivery Requirement**"), then the mandatory participation of aforementioned number of Public Shareholders is not applicable. Pursuant to Explanation I to Regulation 17(1)(b) of the Delisting Regulations, the LoF Delivery Requirement is deemed to have been complied with if: (a) the Acquirers or the Manager to the Offer dispatches the Letter of Offer to all the Public Shareholders of the Company by registered post or speed post through the India Post and is able to provide a detailed account regarding the status of delivery of the Letter of Offer (whether delivered or not) sent through India Post; and (b) efforts have been made by the Acquirers or the Manager to the Offer to dispatch the Letter of Offer by speed post or registered post of India Post to those Public Shareholders to whom the delivery of the Letter of Offer has not been possible by modes other than speed post or registered post of India Post, provided that the Acquirers or the Manager to the Offer are able to provide a detailed account regarding the status of delivery of the Letter of Offer (whether delivered or not) sent through India Post;

12.4. the Acquirers will obtain all requisite regulatory approvals in accordance with paragraph 21 of this Public Announcement and meet the conditions set out in Regulation 17 of the Delisting Regulations; and

12.5. there being no amendments to the Delisting Regulations or any applicable laws or regulations or conditions imposed by any regulatory or statutory authority/body or order from a court or competent authority which would be in sole opinion of the Acquirers, prejudice the Acquirers in proceeding with the Delisting Offer. Provided that withdrawal on this count shall be subject to receipt of regulatory approval, if any required for the same.

13. DISCLOSURE REGARDING THE MINIMUM ACCEPTANCE CONDITION FOR SUCCESS OF THE DELISTING OFFER:

13.1. As per Regulation 17 of the Delisting Regulations, the Delisting Offer shall be deemed to be successful if the conditions stated in paragraph 12.2 and 12.3 above are satisfied.

14. ACQUISITION WINDOW FACILITY:

14.1. SEBI, vide its circular CIR/CFD/POLICYCELL/1/2015 dated April 13, 2015 read with circular CFD/DCR2/CIR/P/2016/131 dated December 09, 2016 ("**SEBI Circulars**") has provided a framework for acquisitions pursuant to a delisting offer to be made through the stock exchanges ("**Stock Exchange Mechanism**"). As prescribed under the SEBI Circulars, the facility for such acquisitions shall be in the form of a separate window provided by stock exchanges having nationwide trading terminals ("**Acquisition Window Facility**"). Further, the SEBI Circulars provides that the stock exchanges shall take necessary steps and put in place the necessary infrastructure and systems for implementation of the Stock Exchange Mechanism.

14.2. Further, the SEBI Circulars provide that the Stock Exchanges shall take necessary steps and put in place the necessary infrastructure and systems for implementation of the Stock Exchange Mechanism and to ensure compliance with requirements of the SEBI Circulars. Pursuant to the SEBI Circulars, the Stock Exchanges have issued guidelines detailing the mechanism for acquisition of shares through Stock Exchanges.

14.3. As such, the Acquirers have opted to avail of the Stock Exchange Mechanism and Acquisition Window Facility provided by the Stock Exchanges, in compliance with the SEBI Circulars. BSE is the designated stock exchange ("**DSE**") for the purpose of the Delisting Offer.

14.4. The Acquirers have appointed the following as their broker for the Delisting Offer through whom the purchase and settlement of the Offer Shares tendered in the Delisting Offer will be made ("**Buyer Broker**"): **RLP Securities Private Limited**, 402, Nirmal Towers, Dwarakapuri Colony, Punjagutta, Hyderabad-500082, Telangana Telephone: +91 (40) 23352485 Contact Person: G.Muralidhar, Vice President (Operations) E-mail: rlp_vipr@yahoo.com; rlpscurities@yahoo.com

14.5. The cumulative quantity tendered shall be displayed on website of the Stock Exchanges at specific intervals during Bid Period.

15. DATE OF OPENING AND CLOSING OF BID PERIOD:

15.1. All the Public Shareholders holding the Equity Shares are eligible to participate in the reverse book-building process, by tendering whole or part of the Equity Shares held by them through the Acquisition Window Facility at or above the Floor Price. The period during which the Public Shareholders may tender their Equity Shares, pursuant to Stock Exchange Mechanism, shall commence on Friday, April 23, 2021 ("**Bid Opening Date**") and close on Thursday, April 29, 2021 ("**Bid Closing Date**") during normal trading hours of the secondary market ("**Bid Period**"). During the Bid Period, Bids will be placed in the Acquisition Window Facility by the Public Shareholders through their respective stock brokers registered with the Stock Exchanges during normal trading hours of secondary market on or before the Bid Closing Date. Any change in the Bid Period will be notified by way of an addendum/corrigendum in the newspapers in which this Public Announcement has appeared.

15.2. The Public Shareholders should note that the Bids are required to be uploaded in the Acquisition Window Facility on or before the Bid Closing Date for being eligible for participation in the Delisting Offer. Bids not uploaded in the Acquisition Window Facility will not be considered for delisting purposes and will be rejected.

15.3. The Public Shareholders should submit their Bids through stock brokers registered with the Stock Exchanges. Thus, Public Shareholders should not send bids to Company / Acquirers / Promoters / Manager to the Offer / Registrar to the Offer.

15.4. Bids received after close of trading hours on the Bid Closing Date will not be considered for the purpose of determining the Discovered Price payable for the Equity Shares by the Acquirers pursuant to the book building process.

16. PROCESS AND METHODOLOGY FOR BIDDING:

16.1. A letter of offer inviting the Public Shareholders (along with necessary forms and instructions) to tender their Equity Shares to the Acquirers by way of submission of Bids ("**Letter of Offer**") will be dispatched to the Public Shareholders, whose names appear on the register of members of the Company and to the owner of the Equity Shares whose names appear as beneficiaries on the records of the respective depositories at the close of business hours on April 12, 2021 ("**Specified Date**"). In the event of accidental omission to dispatch the Letter of Offer or non-receipt of the Letter of Offer by any Public Shareholder or any Public Shareholder who has bought the Equity Shares after Specified Date, they may obtain a copy of Letter of Offer by writing to the Registrar to the Offer at their address given in paragraph 9, clearly marking the envelope "Bhayanagar Properties Limited – Delisting Offer".

16.2. Alternatively, the Public Shareholders may obtain copies of Letter of Offer from the website of the BSE (www.bseindia.com), NSE (www.nseindia.com) and the website of the Company (www.bhayanagarproperties.com).

16.3. For further details on the schedule of activities, please refer to paragraph 20 of this Public Announcement.

16.4. The Delisting Offer is open to all the Public Shareholders holding the Equity Shares either in physical and / or demat form.

16.5. During the Bid Period, the Bids will be placed in the Acquisition Window Facility by the Public Shareholders through their respective stock broker registered with the Stock Exchanges ("**Seller Member**") during normal trading hours of the secondary market.

16.6. Procedure to be followed by the Public Shareholders holding the Equity Shares in dematerialized form:

(i) The Public Shareholders who desire to tender their Equity Shares in the electronic form under the Delisting Offer would have to do so through their respective Seller Member by indicating to their Seller Member the details of the Equity Shares they intend to tender under the Delisting Offer ("**Tendered Shares**").

(ii) The Seller Member shall then transfer the Tendered Shares by using the settlement number and the procedure prescribed by the Indian Clearing Corporation Limited or the NSE Clearing Limited, as applicable ("**Clearing Corporation**") to a special escrow account created by the Clearing Corporation before placing the Bids and the same shall be validated at the time of order entry.

(iii) The details of settlement number shall be informed in the issue opening circular / notice that will be issued by the Stock Exchanges or the Clearing Corporation before the Bid Opening Date.

(iv) For Custodian Participant's orders for the demat Equity Shares early pay-in is mandatory prior to confirmation of order by the Custodian Participant. The Custodian Participant shall either confirm or reject the orders not later than the closing of trading hours on the last day of the Bid Period. Thereafter, all unconfirmed orders shall be deemed to be rejected. For all confirmed Custodian Participant orders, if there is any order modification, then it shall revoke the previous Custodian Participant's confirmation and the revised order shall be sent to the Custodian Participant again for its confirmation.

(v) Upon placing the Bid, a Seller Member shall provide a Transaction Registration Slip ("**TRS**") generated by the exchange bidding system to the Public Shareholder. The TRS will contain the details of order submitted like Bid ID No., DP ID, Client ID, No. of the Equity Shares tendered and price at which the Bid was placed, etc.

(vi) Please note that submission of Bid Form and TRS is not mandatorily required in case of equity shares held in dematerialized form.

(vii) The Clearing Corporation will hold in trust the Equity Shares until the Acquirers complete their obligations under the Delisting Offer in accordance with the Delisting Regulations.

(viii) The Public Shareholders will have to ensure that they keep the DP account active and unblocked to receive credit in case of return of Equity Shares due to rejection. Further, Public Shareholders will have to ensure that they keep the saving account attached with the DP account active and updated to receive credit remittance due to acceptance of Tendered Shares.

(ix) In case of non-receipt of the Letter of Offer / Bid Form, Public Shareholders holding equity shares in dematerialized form can make an application in writing on plain paper, signed by the respective Public Shareholder, stating name and address, client ID number, DP name / ID, beneficiary account number and number of equity shares tendered for the delisting offer. Public Shareholders will be required to approach their respective Seller Member and have to ensure that their bid is entered by their Seller Member in the electronic platform to be made available by the Stock Exchanges, before the Bid Closing Date.

(x) The Public Shareholders should not send bids to the Company or Acquirers or Manager to the Offer or Registrar to the Offer.

16.7. Procedure to be followed by the Public Shareholders holding the Equity Shares in the Physical form pursuant to the SEBI Circular No. SEBI/HO/CFD/CMD1/CIR/P/2020/144 dated July 31, 2020:

(i) The Public Shareholders who are holding physical Equity Shares and intend to participate in the Delisting Offer will be required to approach their respective Seller Member along with the complete set of documents for verification procedures to be carried out including as below:

(a) Original share certificate(s);

(b) Valid share transfer form(s) duly filled and signed by the transferors (i.e. by all registered shareholders in same order and as per the specimen signatures registered with the Company / registrar and transfer agent of the Company) and duly witnessed at the appropriate place authorizing the transfer.

(c) Attestation, where required, (thumb impressions, signature difference, etc.) should be done by a Magistrate / Notary Public / Bank Manager under their official seal;

(d) Self-attested PAN Card copy (in case of Joint holders, PAN card copy of all transferors);

(e) Bid Form duly signed (by all holders in case the Equity Shares are in joint names) in the same order in which they hold the Equity Shares;

(f) Declaration by joint holders consenting to tender Offer Shares in the Delisting Offer, if applicable;

(g) Any other relevant documents such as power of attorney, corporate authorization (including board resolution / specimen signature), notarized copy of death certificate and succession certificate or probated will, if the original shareholder has deceased, etc., as applicable; and

(h) In addition, if the address of the Public Shareholder has undergone a change from the address registered in the Register of members of the Company, the Public Shareholder would be required to submit a self-attested copy of address proof consisting of any one of the following documents: valid Aadhaar Card, Voter Identity Card or Passport.

(ii) Upon placing the Bid, the Seller Member will provide a TRS generated by the Exchange Bidding System to the Public Shareholder. The TRS will contain the details of order submitted like Folio No., Certificate No., Distinctive No., No. of the Equity Shares tendered, price at which the Bid was placed, etc.

(iii) The Seller Member / Public Shareholder should ensure to deliver the documents as mentioned in paragraph 16.7(i) above along with the TRS either by registered post or courier or hand delivery to the Registrar to the Offer (at the address mentioned at paragraph 9) within 2 days of Bid Closing Date by the Seller Member. The envelope should be super scribed as "Bhayanagar Properties Limited – Delisting Offer".

(iv) Public Shareholders holding the Equity Shares in physical form should note that the Equity Shares will not be accepted unless the complete set of documents is submitted. Acceptance of the Equity Shares by the Acquirers will be subject to verification of documents. The Registrar to the Offer will verify such bids based on the documents submitted on a daily basis and till such time the Stock Exchanges shall display such bids as 'unconfirmed physical bids'. Once, the Registrar to the Offer confirms the Bids, it will be treated as 'Confirmed Bids'. The Bids of the Public Shareholders whose original share certificate(s) and other documents (as mentioned in paragraph 16.7(i) above) along with the TRS are not received by the Registrar to the Offer, within two days after the Bid Closing Date, shall be liable to be rejected.

(v) In case of non-receipt of the Letter of Offer / Bid Form, Public Shareholders holding equity shares in physical form can make an application in writing on plain paper, signed by the respective Public Shareholder, stating name and address, folio number, share certificate number, number of equity shares tendered for the delisting offer and the distinctive numbers thereof, enclosing the original share certificate(s) and other documents (as mentioned in paragraph 16.7(i) above). Public Shareholders will be required to approach their respective Seller Member and have to ensure that their bid is entered by their Seller Member in the electronic platform to be made available by the Stock Exchanges, before the Bid Closing Date.

(vi) The Registrar to the Offer will hold in trust the share certificate(s) and other documents (as mentioned in paragraph 16.7(i) above) until the Acquirers complete their obligations under the Delisting Offer in accordance with the Delisting Regulations.

(vii) It shall be the responsibility of the Public Shareholders tendering in the Delisting Offer to obtain all requisite approvals (including corporate, statutory and regulatory approvals) prior to tendering their Equity Shares in the Acquisition Window Facility. The Acquirers shall assume that the eligible Public Shareholders have submitted their Bids only after obtaining applicable approvals, if any. The Acquirers reserves the right to reject Bids received for physical shares which are without a copy of the required approvals.

(viii) The Equity Shares shall be liable for rejection on the following grounds amongst others:

(a) there is a name mismatch in the Folio of the Public Shareholder; (b) there exists any restraint order of a court/any other competent authority for transfer/disposal sale or where loss of share certificates has been notified to the Company or where the title to the Equity Shares is under dispute or otherwise not clear or where any other restraint subsists; (c) The documents mentioned in the Bid Form for Public Shareholders holding Equity Shares in physical form are not received by the Registrar within 2 days of Bid Closing Date; (d) If the share certificates of any other company are enclosed with the Tender Form instead of the share certificates of the Company; (e) If the transmission of Equity Shares is not completed, and the Equity Shares are not in the name of the shareholder who has placed the bid; (f) If the Public Shareholders place a bid but the Registrar does not receive the physical Equity Share certificate; or (g) In the event the signature in the Bid Form and share transfer form do not match the specimen signature recorded with the Company or the Registrar.

16.8. The Public Shareholders, who have tendered their Equity Shares by submitting the Bids pursuant to the terms of the Public Announcement and the Letter of Offer, may withdraw or revise their Bids upwards not later than one day before the Bid Closing Date. Downward revision of the Bids shall not be permitted. Any such request for revision or withdrawal of the Bids should be made by the Public Shareholder through their respective Seller Member, through whom the original Bid was placed. Any such request for revision or withdrawal of the Bids received after normal trading hours of secondary market on one day before the Bid Closing Date will not be accepted.

16.9. The Public Shareholders should note that the Bids should not be tendered to the Manager to the Offer or the Registrar to the Offer or to the Acquirers or to the Company or the Stock Exchanges. The Public Shareholders should further note that they should have a trading account with a Seller Member as the Bids can be entered only through their respective Seller Member. The Seller Member would issue contract note and pay the consideration to the respective Public Shareholder whose Equity Shares are accepted under the Delisting Offer.

16.10. The cumulative quantity of the Equity Shares tendered shall be made available on the website of the Stock Exchanges throughout the trading session and will be updated at specific intervals during the Bid Period.

16.11. The Equity Shares to be acquired under the Delisting Offer are to be acquired free from all liens, charges, and encumbrances and together with all rights attached thereto. The Equity Shares that are subject to any lien, charge or encumbrances are liable to be rejected.

16.12. In terms of Regulation 16(1A) of the Delisting Regulations, the Acquirers are entitled (but not obligated) to make a counter offer at the Counter Offer Price, at their sole and absolute discretion. The counter offer is required to be announced by issuing a Public Announcement of counter offer ("**Counter Offer PA**") within 2 working days of the Bid Closing Date. The Counter Offer PA will contain inter alia details of the Counter Offer Price and the revised schedule of activities. In this regard, Public Shareholders are requested to note that, if a counter offer is made:

(i) All Offer Shares tendered by Public Shareholders during the Bid Period and not withdrawn as per paragraph 16.12(ii) below, along with Offer Shares which are additionally tendered by them during the counter offer, will be considered as having been tendered in the counter offer at the Counter Offer Price.

(ii) Public Shareholders who have tendered Offer Shares during the Bid Period and thereafter wish to withdraw from participating in the counter offer (in part or full) have the right to do so after the issuance of the Counter Offer PA in accordance with the Delisting Regulations. Any such request for withdrawal should be made by the Public Shareholder through their respective Seller Member through whom the original Bid was placed. Any such request for withdrawal received after normal trading hours of the secondary market on the last day of the timelines prescribed in the Delisting Regulations will not be accepted.

(iii) Offer Shares which have not been tendered by Public Shareholder during the Bid Period can be tendered in the counter offer in accordance with the procedure for tendering that will be set out in the Counter Offer PA.

17. METHODS OF SETTLEMENT:

17.1. Upon finalization of the basis of acceptance as per the Delisting Regulations:

(i) The Settlement of trades shall be carried out in the manner similar to settlement of trades in the secondary market.

(ii) For consideration towards the Equity Shares accepted under the Delisting Offer, the money of the Escrow Account (defined below) shall be used to pay the consideration to the Buyer Broker on or before the pay-in date for settlement. The Buyer Broker will transfer the funds to the Clearing Corporation, which will be released to the respective Seller Member(s) / Custodian Participant(s) as per the secondary market payout in their settlement bank account. The Seller Member(s) / Custodian Participant(s) would pay the consideration to their respective clients.

(iii) In case of certain client types viz. Non-Resident Indians, Non-Resident clients etc. (where there are specific RBI and other regulatory requirements pertaining to funds pay-out) who do not opt to settle through custodians, the funds pay-out will be given to their respective Seller Member's settlement accounts for releasing the same to their respective Public Shareholder's account onward. For this purpose, the client type details will be collected from the depositories, whereas funds pay-out pertaining to the bids settled through custodians will be transferred to the settlement bank account of the custodian, each in accordance with the applicable mechanism prescribed by the Stock Exchanges and the Clearing Corporation from time to time.

(iv) The Equity Shares acquired in the demat form would either be transferred directly to the Acquirers' account provided it is indicated by the Buyer Broker or it will be transferred by the Buyer Broker to the Acquirers' account on receipt of the Equity Shares pursuant to the clearing and settlement mechanism of the Stock Exchanges. In case of the Equity Shares acquired in the physical form, the same will be transferred directly to the Acquirers by the Registrar to the Offer.

(v) In case of rejected demat Equity Shares, if any, tendered by the Public Shareholders, the same would be returned to the respective Seller Member by the Clearing Corporation in payout. The Seller Members/Custodian Participants would return these rejected Equity Shares to their respective clients on whose behalf the Bids have been placed. In case of rejection of physical Equity Shares, the same will be returned back to the respective Public Shareholders directly by the Registrar to the Offer.

(vi) The Seller Member would issue contract note and pay the consideration to the respective Public Shareholder whose Equity Shares are accepted under the Delisting Offer. The Buyer Broker would also issue a contract note to the Acquirers for the Equity Shares accepted under the Delisting Offer.

(vii) The Public Shareholders who intend to participate in the Delisting Offer should consult their respective Seller Member for payment to them of any cost, charges and expenses (including brokerage) that may be levied by the Seller Member upon the Public Shareholders for tendering Equity Shares in the Delisting Offer (secondary market transaction). The consideration received by the Public Shareholders from their respective Seller Member, in respect of accepted Equity Shares, could be net of such costs, charges, duties and expenses (including brokerage) and the Acquirers, the Company, the Manager to the Offer, the Registrar to the Offer and the Buyer Broker accept no responsibility to bear or pay such additional cost, charges and expenses (including brokerage) incurred by the Public Shareholders.

18. PERIOD FOR WHICH THE DELISTING OFFER SHALL BE VALID:

18.1. The Public Shareholders may submit their Bids to the Acquirers during the Bid Period. Additionally, once the Equity Shares have been delisted from the Stock Exchanges, the Public Shareholders, whose Equity Shares have not yet been acquired by the Acquirers ("**Residual Shareholders**") may offer their Equity Shares for sale to the Acquirers at the Exit Price for a period of one year following the date of the delisting of the Equity Shares from the Stock Exchanges ("**Exit Window**"). A separate letter of offer in this regard will be sent to the Residual Shareholders explaining the procedure for tendering their Offer Shares. Such Residual Shareholders may tender their Offer Shares by submitting the required documents to the Registrar to the Offer during the Exit Window.

19. DETAILS OF THE ESCROW ACCOUNT:

19.1. The estimated consideration payable under the Delisting Regulations, being the Floor Price of ₹ 26.00 per Equity Share multiplied by the number of Equity Shares outstanding with the Public Shareholders i.e., 79,98,755 Equity Shares as on the date of this Public Announcement, is ₹ 20,79,67,630 ("**Estimated Consideration Amount**").

19.2. The Acquirers, Manager to the Offer and ICICI Bank Limited ("**Escrow Bank**") have entered into an Escrow Agreement dated April 09, 2021, pursuant to which the Acquirers have opened an Escrow Account in the name of "BPL - Delisting Offer - Escrow Bank Account" with the Escrow Bank at their Branch at ICICI Bank Limited, Capital Markets Division, 1st Floor, 122, Mistry Bhavan, Dinshaw Vachha Road, Backbay Reclamation, Churchgate, Mumbai - 400020 ("**Escrow Account**").

19.3. The Acquirers have deposited an amount of ₹ 20,80,64,000 ("**Escrow Amount**") for the Delisting Offer, comprising of cash as security for performance of their obligations under the Delisting Regulations.

19.4. On delisting of the Discovered Price and making of the public announcement under Regulation 18 of the Delisting Regulations, the Acquirers shall ensure compliance with Regulation 11(2) of the Delisting Regulations.

19.5. If the Acquirers accepts the Discovered Price and offers an Exit Price, and the Delisting Offer is successful, the Acquirers shall forthwith deposit in the Escrow Account such additional sum as may be required to

make up the entire sum due and payable as consideration in respect of the Equity Shares in compliance of Regulation 11(2) of the Delisting Regulations.

19.6. Further, the Escrow Bank has opened a special account ("**Special Account**") on the instructions of the Acquirers and the Manager to the Offer, which shall be used for payment to the Public Shareholders whose Equity Shares have been validly accepted in the Delisting Offer. The Manager to the Offer shall instruct the Escrow Bank to transfer the total consideration amount to the Special Account.

20. PROPOSED SCHEDULE FOR THE DELISTING OFFER:

20.1. The proposed schedule for the Delisting Offer is as follows:

Activity	Day and Time
Resolution for approval of the Delisting Offer passed by the Board of Directors of the Company	Saturday, February 20, 2021.
Date of receipt of BSE 'in-principle' approval	Monday, April 12, 2021
Date of receipt of NSE 'in-principle' approval	Monday, April 12, 2021
Specified Date* for determining the names of shareholders to whom the Letter of Offer shall be sent	Monday, April 12, 2021
Date of publication of the Public Announcement	Tuesday, April 13, 2021
Last date for dispatch of Letter of Offer and Bid Forms to the Public Shareholders as on the Specified Date**	Thursday, April 15, 2021
Bid Opening Date (bid starts at market hours)	Friday, April 23, 2021
Last Date for revision (upwards) or withdrawal of Bids	Wednesday, April 28, 2021
Bid Closing Date (bid closes at market hours)	Thursday, April 29, 2021
Last date for announcement of counter offer	Monday, May 3, 2021
Last date for announcement of the Discovered Price or the Exit Price and Acquirers' acceptance or non-acceptance of the Discovered Price or the Exit Price#	Thursday, May 6, 2021
Proposed date for payment of consideration#	Friday, May 14, 2021
Proposed date for return of Equity Shares to the Public Shareholders in case of Bids not being accepted / failure of the Delisting Offer	Friday, May 14, 2021

* Specified Date is only for the purpose of determining the name of the Public Shareholders as on such date to whom the Letter of Offer will be sent. However, all owners (registered or unregistered) of the Equity Shares of the Company are eligible to participate in the Delisting Offer any time on or before the Bid Closing Date.

** Such activity may be completed on or before the last date.

Subject to the acceptance of the Discovered Price.

All the dates are subject to change and are dependent on obtaining all the requisite statutory and regulatory approvals as may be applicable. In the event there is any change in the proposed schedule, it will be announced by way of a corrigendum to this Public Announcement in the same newspapers in which this Public Announcement appears.

21. STATUTORY APPROVALS:

21.1. The Public Shareholders of the Company have accorded their consent by way of special resolution passed through Postal Ballot on March 27, 2021, being the last date of voting in respect of delisting of Equity Shares from the Stock Exchanges, in accordance with the Delisting Regulations.

21.2. BSE and NSE have given their in-principle approval for delisting of the Equity Shares vide letters dated April 12, 2021.

21.3. It shall be the primary responsibility of the Public Shareholders tendering Offer Shares in the Delisting Offer to obtain all requisite approvals, if any (including corporate, statutory or regulatory approvals), prior to tendering in the Delisting Offer, and the Acquirers shall take no responsibility for the same. The Public Shareholder should attach a copy of any such approvals to the Bid Form, wherever applicable. In the event such approvals are not submitted, the Acquirers reserves the right to reject such Equity Shares tendered in the Delisting Offer.

21.4. To the best of the Acquirers' knowledge, as on the date of this Public Announcement, there are no other statutory or regulatory approvals required to acquire the Offer Shares and implement the Delisting Offer. If any statutory or regulatory approval becomes applicable, the acquisition of Offer Shares by the Acquirers and the Delisting Offer will be subject to such statutory or regulatory approvals and receipt thereof.

21.5. The Acquirers reserves the right of not to proceed with or withdraw the Delisting Offer in the event the conditions mentioned in the paragraph 12 (Conditions to the Delisting Offer) and paragraph 13 (Disclosure regarding the Minimum Acceptance Condition for Success of the Delisting Offer) of this Public Announcement are not fulfilled, and if any of the requisite statutory approvals are not obtained or conditions which the Acquirers considers in their sole discretion to be onerous are imposed in respect of such approvals.

21.6. In the event that receipt of the statutory or regulatory approvals are delayed, changes to the proposed schedule, if any, will be notified to the Public Shareholders by way of a corrigendum to this Public Announcement in the same newspapers in which this Public Announcement was published.

22. NOTE ON TAXATION:

22.1. Under current Indian tax laws and regulations, capital gains arising from the sale of equity shares in an Indian company are generally taxable in India. Any gain realized on the sale of listed equity shares on a recognised stock exchange will be subject to capital gains tax in India.

22.2. Capital gains arising from the sale of equity shares in an Indian company are generally taxable in India for both category of shareholders i.e. resident shareholder as well as non-resident shareholder.

22.3. The present delisting offer will be carried out through domestic stock exchange. Therefore, STT will be collected by the stock exchange and deducted from the amount of consideration payable to the shareholder.

22.4. Capital Gain arising on shares held for a period of less than twelve (12) months prior to their tendering in the present delisting offer will be treated as Short term capital gain in the hands of the shareholder. Income Tax (excluding surcharge, health and education cess) is payable @ 15% on the short term capital gain (refer Section 111A of Income Tax Act, 1961).

22.5. Capital Gain arising on shares held for more than twelve (12) months prior to their tendering in the present delisting offer will be treated as Long term capital gain in the hands of the shareholder. Income Tax (excluding surcharge, health and education cess) is payable @ 10% on the long term capital gain exceeding ₹ 1 lakh (refer Section 112A and Section 55(2) (ac) of the Income Tax Act, 1961).

SHAREHOLDERS ARE ADVISED TO CONSULT THEIR TAX ADVISORS FOR THE TREATMENT THAT MAY BE GIVEN BY THEIR RESPECTIVE INCOME TAX ASSESSING AUTHORITIES IN THEIR CASE, AND THE APPROPRIATE COURSE OF ACTION THAT THEY SHOULD TAKE. THE JUDICIAL AND THE ADMINISTRATIVE INTERPRETATIONS THEREOF, ARE SUBJECT TO CHANGE OR MODIFICATION BY SUBSEQUENT LEGISLATIVE, REGULATORY, ADMINISTRATIVE OR JUDICIAL DECISIONS. ANY SUCH CHANGES COULD HAVE DIFFERENT INCOME-TAX IMPLICATIONS. THIS NOTE ON TAXATION SETS OUT THE PROVISIONS OF LAW IN A SUMMARY MANNER ONLY AND IS NOT A COMPLETE ANALYSIS OR LISTING OF ALL POTENTIAL TAX CONSEQUENCES OF THE DISPOSAL OF EQUITY SHARES. THE IMPLICATIONS ARE ALSO DEPENDENT ON THE SHAREHOLDERS FULFILLING THE CONDITIONS PRESCRIBED UNDER THE PROVISIONS OF THE RELEVANT SECTIONS UNDER THE RELEVANT TAX LAWS. THE ACQUIRERS NEITHER ACCEPT NOR HOLD ANY RESPONSIBILITY FOR ANY TAX LIABILITY ARISING TO ANY SHAREHOLDER AS A REASON OF THIS DELISTING OFFER.

The above tax rates are subject to applicable rate of surcharge, health and education cess. The tax rate and other provisions may undergo changes.

23. CERTIFICATION BY THE BOARD:

23.1. The Board has certified that:

(i) There has been no material deviation in utilisation of proceeds of issues of securities made during the five years immediately preceding the date hereof, from the stated object of the issue;

(ii) All material information which is required to be disclosed under the provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, continuous listing requirements under the listing agreement executed with the Stock Exchanges have been disclosed to the Stock Exchanges;

(iii) The Company is in compliance with the applicable provisions of Securities Laws;

(iv) The Acquirers or Promoters or Promoter Group or their related entities are in compliance with the provisions of sub-regulation (5) of Regulation 4 of Delisting Regulations, based on the Due Diligence report; and

(v) The Delisting Offer is in the interest of the shareholders of the Company.

24. COMPANY SECRETARY AND COMPLIANCE OFFICER:



The details of the Company Secretary and Compliance Officer of the Company are as follows:
Mr. Vikram Singh Thakur, Bhayanagar Properties Limited, 5th Floor, Surya Towers, Sardar Patel Road, Secunderabad- 500003, Telangana. Telephone No.: +91-40-27845119/44665700 Fax No.: +91-40-27818868 Email Id: cs@surana.com

25. GENERAL DISCLAIMER:

25.1. Every person who desires to avail of the Delisting Offer may do so pursuant to independent inquiry, investigation and analysis and shall not have any claim against the Acquirers, the Promoters and Promoter Group, the Manager to the Offer or the Company whatsoever by reason of any loss which may be suffered by such person consequent to or in connection with such offer and tender of securities through the reverse book building process through Acquisition Window Facility or otherwise whether by reason of anything stated or omitted to be stated herein or any other reason whatsoever.

For further details please refer to the Letter of Offer, the Bid Form and the Bid Revision/ Withdrawal Form which will be sent to the Public Shareholders who are shareholders of the Company as on the Specified Date.

This Public Announcement is expected to be available on the website of the Stock Exchanges, (www.bseindia.com and www.nseindia.com). Public Shareholders will also be able to download the Letter of Offer, the Bid Form and the Bid Revision / Withdrawal Form from the websites of the Stock Exchanges.

MANAGER TO THE OFFER	REGISTRAR TO THE OFFER
 akasam consulting private limited CIN: U74140TG2000PTC035024 "akasam" 10-1-17/11, level 3 & 4, Masab Tank, Hyderabad- 500004, Telangana Tel No.: +91-40-6644 4999/55 Fax No.: +91-40-2333 5511 Email: info@akasamconsulting.com Website: www.akasamconsulting.com Contact Person: Ms. Durga Poornima, Manager SEBI Registration No.: INM000011658	 KFin Technologies Private Limited (formerly known as Karvy Fintech Private Limited) CIN: U72400TG2017PTC117649 Address: Selenium Building, Tower B, Plot No- 31 & 32, Financial District, Nanakramguda, Hyderabad -500032, Telangana. Tel No.: +91 040-67162222 Toll free no: 1-800-3454-001 Fax: 040-23001153 Email id: bpl.delistingoffer@kfintech.com Website: www.kfintech.com Investor grievance e-mail: einward_ris@kfintech.com Contact Person: Murali Krishna M, SEBI Registration No.: INR000002221
For and on behalf of the Acquirers	
Date: April 12, 2021 Place: Secunderabad	Sd/- Narender Surana Sd/- Devendra Surana



PUBLIC ANNOUNCEMENT FOR THE ATTENTION OF EQUITY SHAREHOLDERS OF BHAGYANAGAR PROPERTIES LIMITED FOR DELISTING OF EQUITY SHARES

SURANA GROUP

Corporate Identification Number (CIN): L10127GD3006PLC05010
Regd. Office: 5th Floor, Surya Towers, Sankar Patel Road, Secunderabad, Telangana - 500 003
Tel No: +91 40 27845119, Fax No: +91 40 27818868, Email: cs@surnas.com/ir@suranas.com/ir@surnas.com, Website: www.bhagyanagarproperties.com

This public announcement ("Public Announcement") is being issued by M/s. Narendra Surana (Acquirer 1), M/s. Devendra Surana (Acquirer 2), M/s. Sanita Surana (Acquirer 3), M/s. Namrata Surana (Acquirer 4), M/s. Surana Telecom Private Limited (Acquirer 5), M/s. Surana Telecom and Power Limited (Acquirer 6) and M/s. Bhagyanagar Securities Private Limited (Acquirer 7) ("Acquirers") and M/s. Bhagyanagar Properties Limited ("Company") (collectively referred to as the "Stock Exchanges") pursuant to Regulation 15 of the Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009 (the "Delisting Regulations") (hereinafter referred to as the "Delisting Offer" or the "Offer").

1. BACKGROUND OF THE DELISTING OFFER:

1.1 The Company is a public limited company incorporated in accordance with the provisions of the Companies Act, 1956, having its registered office at 5th Floor, Surya Towers, Sankar Patel Road, Secunderabad, Telangana - 500003.

1.2 The Equity Shares of face value of ₹2 each of the Company are listed and traded only on the BSE and the NSE. As on the date of this PA, the Acquirers, Promoters and Promoter Group of the Company holds 2,39,96,245 Equity Shares aggregating to 75.00% of the fully paid-up Equity Shares of the Company. The Acquirers are the members of the Promoters and Promoter Group of the Company.

1.3 The Acquirers through the Delisting Offer seek to acquire up to 79,68,755 Equity Shares ("Offer Shares") representing 25.00% of the fully paid-up Equity Shares of the Company held by Public Shareholders (i.e. shareholders other than the Promoters and Promoter Group) ("Public Shareholders") at a price to be determined under the Reverse Book-Building Process ("RBBP") in compliance with Regulation 5 and 6(b) of the Delisting Regulations and the "Eat Price" as set out in the application submitted to the Stock Exchanges. The Delisting Offer is a successful offer in terms of clause 12 read along with paragraph 15.3 of this PA. The Acquirers will make an application for delisting the Equity Shares from the Stock Exchanges in accordance with the provisions of the Delisting Regulations and the terms and conditions set out below and in the Letter of Offer, and any other documents relating to the Delisting Offer. Consequently, the Equity Shares shall be voluntarily delisted from the Stock Exchanges.

1.4 Pursuant to a letter dated February 09, 2021 ("Invitation Letter"), the Promoters and Promoter Group, conveyed their intention to make the Delisting Offer to acquire, either individually or along with one or more members of the Promoter Group, the Offer Shares and to delist the Equity Shares from the Stock Exchanges in accordance with the Delisting Regulations and to request the members of the Board of Directors of the Company ("Board of Directors") to (i) take all actions as may be required by the delisting offer, by the Company in terms of the Delisting Regulations, including ratification, the appointment of a Merchant Banker to undertake due diligence and provide necessary information for the due diligence; (ii) convene a meeting of the Board to consider and approve the Delisting Offer, as required under the Delisting Regulations; (iii) seek approval of the shareholders of the Company through postal ballot for the delisting offer in accordance with the Delisting Regulations; and (iv) obtain in-principle approval from the Stock Exchanges for the proposed delisting of Equity Shares. The receipt of the Invitation Letter was notified to the Stock Exchanges on February 09, 2021.

1.5 On February 20, 2021, the Acquirers received a letter from the Acquirers, wherein the floor price for the Delisting Offer is stated to be ₹2.00 per Equity Share ("Floor Price"), along with a certificate provided by M/s. Lohani & Associates, Chartered Accountants, Statutory Auditors of the Company (Membership Number: 020318), Secunderabad, Telangana - 500031, certifying the Floor Price computed in accordance with the Delisting Regulations ("Floor Price Letter").

1.6 The Board of Directors, during their meeting on February 20, 2021, took on record the due diligence report dated February 19, 2021 submitted by akansa consulting private limited ("Merchant Banker") and (i) approved the Delisting Offer in terms of Regulation 6(b) of the Delisting Regulations and (ii) approved the approval of shareholders of the Company, and (iii) took on record the Floor Price Letter. The outcome of the meeting was notified to the stock exchanges on February 20, 2021.

1.7 The Floor Price should not vary by: (i) A maximum or minimum price for the purpose of the reverse book-building process and the Public Shareholders are free to tender their equity shares at any price irrespective of the Floor Price, in accordance with the Delisting Regulations or (ii) A condition by the Acquirers to accept the equity shares tendered in the Delisting Offer, if the Discovers Price (as defined below) is less than the Floor Price or (iii) An obligation on the Acquirers to pay the Floor Price in the event the Discovers Price is lower than the Floor Price or (iv) Any restriction on the ability of the Acquirers to acquire equity shares at a price higher or lower than the Floor Price.

1.8 The notice for seeking the approval of the shareholders, through postal ballot and e-voting, for the Delisting Offer, as required under the Delisting Regulations, was despatched on February 25, 2021.

1.9 The shareholders of the Company approved the Delisting Offer by way of a special resolution in accordance with the Delisting Regulations on March 22, 2021. The terms and conditions of the Delisting Offer, as approved by the Delisting Offer, are set out in the Invitation Letter and the Floor Price Letter. The voting results were declared and notified to the Stock Exchanges on March 26, 2021.

1.10 On March 31, 2021, the Company filed an application, with the Stock Exchanges, for a principle approval for delisting the Equity Shares, in accordance with Regulation 10(1)(a) of the Delisting Regulations. The BSE and the NSE issued their in-principle approval to the Delisting Offer subject to compliance with the Delisting Regulations, vide their letters dated April 12, 2021, in accordance with Regulation 10(1) of the Delisting Regulations.

1.11 This Public Announcement is being issued in the following newspapers as required under Regulation 10(1) of the Delisting Regulations:

Newspaper	Language	Editions
Business Standard	English	All editions
Business Standard	Hindi	All editions
Lahaband	Marathi	Mumbai

1.12 Any changes, modifications or amendments to this PA, if any will be notified by way of issuing correspondence in all of the aforesaid newspapers.

1.13 The Delisting Offer is subject to the acceptance of the Discovers Price (as defined below), determined in accordance with the Delisting Regulations, by the Acquirers. The Acquirers may also, at their sole and absolute discretion, propose, but a price higher than or not to proceed with the Delisting Offer for the purpose of the Delisting Offer or (ii) a price which is lower than the Discovers Price but not less than the book value of the Company as certified by the merchant banker in terms of Regulation 16(A) of the Delisting Regulations ("Greater Offer Price") or the "Eat Price" shall be (i) the Discovers Price, if accepted by the Acquirers, or (ii) a price higher than the Discovers Price, if accepted by the Acquirers at their absolute discretion. The Greater Offer Price offered by the Acquirers at their discretion which, pursuant to acceptance and/or rejection by the Public Shareholders, results in the cumulative shareholding of the Acquirers along with the other Promoters and Promoter Group reaching 80% of the total Equity Shares of the Company.

1.14 The Acquirers reserves the right to accept or not to proceed with the Delisting Offer in the event of conditions set out in Paragraph 12 of this PA are not fulfilled.

2. NECESSITY AND OBJECTIVE OF THE DELISTING OFFER:

2.1 The main objective of the Delisting Offer specified by the Promoters and Promoter Group in the Invitation Letter is to obtain full ownership of the Company which will in turn provide increased operational flexibility to support the Company's business. The Promoters and Promoter Group have also stated that delisting would also help in reducing compliance costs and the time involved by the management to comply with the requirements associated with the continued listing, which can be refocused on the Company's business.

2.2 In view of the above, the Promoters and Promoter Group through the Delisting Offer are offering the Public Shareholders an opportunity to exit from the Company at a price determined in accordance with the reverse book-building process as set out in the Delisting Regulations.

3. BACKGROUND OF THE ACQUIRERS:

3.1 The Acquirers belong to the Promoters and Promoter Group of the Company.

(i) **M/s. Narendra Surana**, aged about 60 years, is the Director and one of the Promoters of the Company. He is a Mechanical Engineer. He has vast experience as an industrialist in the field of Metals, Telecom industry for more than 35 years and in the field of Renewable Energy for more than 2 decades. He is currently holding 35,58,748 Equity Shares representing 11.0% of the fully paid-up Equity Shares of the Company.

(ii) **M/s. Devendra Surana**, aged about 50 years, is the Whole time Director and one of the Promoters of the Company. He is a Mechanical Engineer and holds a Post Graduate Diploma in Management from IIT, Bangalore and was chairman of the Board of Directors of the Company and is holding 49,09 Equity Shares representing 1.5% of the total paid-up equity share capital of the Company.

(iii) **M/s. Sanita Surana**, aged about 50 years, is one of the Promoters of the Company. She is currently holding 27,25,837 equity shares representing 8.52% of the total paid-up equity share capital of the Company.

(iv) **M/s. Namrata Surana**, aged about 53 years, is one of the Promoters of the Company. She is currently holding 27,25,837 equity shares representing 8.52% of the total paid-up equity share capital of the Company.

(v) **M/s. Surana Telecom Private Limited**, a Company incorporated under the Companies Act, 1956 on 22/02/2005, is a wholly owned subsidiary of the Company. It is a member of the Promoter Group of the Company and is holding 43,34,747 equity shares representing 13.5% of the total paid-up equity share capital of the Company.

(vi) **M/s. Surana Telecom and Power Limited**, a Company incorporated under the Companies Act, 1956 on 14/08/2004, is listed on BSE and NSE, and engaged in the business of generation and supply of electricity. It is a member of the Promoter Group of the Company and is holding 11,43,736 equity shares representing 3.5% of the total paid-up equity share capital of the Company.

(vii) **M/s. Bhagyanagar Securities Private Limited**, a Company incorporated under the Companies Act, 1956 on 04/08/1996 and is engaged in the business of investment, dealing in shares and securities. It is a member of the Promoter Group of the Company and is holding 49,09 equity shares representing 0.15% of the total paid-up equity share capital of the Company.

3.2 Currently the Promoters and Promoter Group is holding 2,39,96,245 Equity Shares of ₹2 (i) (Rupees Two only) each representing 75.00% of the total paid-up equity share capital of the Company.

3.3 As per the certificate dated April 09, 2021 issued by Lohani & Associates, Chartered Accountants and Statutory Auditors of the Company (Membership No: 020319), Hyderabad, the consolidated net worth of the Acquirers as on date of certificate, is ₹ 392 Crores (Rupees Three Hundred and Two Crores only) and they have access to sufficient liquid assets to fulfill their obligations under the Delisting Offer, if any.

3.4 No individual or entity belonging to the Promoters and Promoter Group and their related entities hold any equity share of the Company during the six months preceding the date of the Board meeting, i.e., February 20, 2021, wherein the Delisting Offer was approved. Further, the Acquirers, the Promoters and Promoter Group of the Company have undertaken not to sell Equity Shares of the Company and the offer of (i) completion of the Delisting Offer process in accordance with Regulation 10(1) of the Delisting Regulations or (ii) failure of the Delisting Offer in accordance with the Delisting Regulations.

3.5 Neither the Acquirers nor any of the Promoters and Promoter Group has been prohibited by the Securities and Exchange Board of India ("SEBI") from dealing in securities, in terms of disclosures made under Section 17(1) of the SEBI Act, 1992 ("SEBI Act") or any other regulations made under the SEBI Act.

3.6 The Acquirers hereby invite all the Public Shareholders of the Company to bid in accordance with the reverse book-building process of the Stock Exchange and on the terms and subject to the conditions set out below, in their equity shares of the Company.

4. BACKGROUND OF THE COMPANY:

4.1 The Company was originally incorporated as a public limited company in the name of Bhagyanagar Properties Limited on April 25, 2004 under the Companies Act, 1956 with the Registrar of Companies, Andhra Pradesh, Hyderabad. Later on the Company had converted itself into a Private Limited Company on December 3, 2008. Former the Company was registered as a Public Limited Ltd. Bhagyanagar Properties Limited (CIN: L10127GD3006PLC05010) on December 19, 2018. The Company's registered office is situated at 5th Floor, Surya Towers, Sankar Patel Road, Secunderabad 500 003.

4.2 Pursuant to scheme of arrangement entered into by the Company with Bhagyanagar India Limited, which was sanctioned by the Hon'ble High Court of Telangana and Andhra Pradesh on November 21, 2018, the Paid Up Equity and liability of Bhagyanagar India Limited was merged with the Company. Consequently, the equity shares of the Company were listed on Stock Exchange w.e.f. 1 July 2017.

4.3 The Company is currently engaged in the business of real estate.

4.4 As in date of this Public Announcement, the Company has no outstanding preference shares, partly paid-up equity shares, convertible instruments, stock options or any other instruments that may result in the issuance of equity, in view of the Company's / further, as on date, none of the Equity Shares held by the Public Shareholders are subject to any lock-in requirements.

4.5 As on the date of this PA, the Company has two wholly owned subsidiaries i.e., Scientia Infocom India Private Limited and Manipal Ventures India Limited.

4.6 As on date of this PA, the Directors of the Company are M/s. Narendra Surana (CIN: 00075069), Non-Executive Director, M/s. Devendra Surana (CIN: 00077296), Whole-time Director, M/s. Sanita Surana (CIN: 00074239), Non-Executive Director, M/s. Suranga Soraaga (CIN: 00820031), Independent Director, and M/s. Sanjaya Jain (CIN: 00832425), Independent Director.

4.7 Dr. N. Ganesh (CIN: 0074157) ceased to be an Independent Director due to demise on March 21, 2018. Audit summary of the consolidated audited financials of the Company for the year ended March 31, 2018, March 31, 2019 and March 31, 2020 and consolidated un-audited financial results for one month period ended December 31, 2020 are provided below:

Particulars	(Amount in ₹)			
	Nine Months ended December 31, 2020 (Un-Audited)	Year ended March 31, 2020 (Audited)	Year ended March 31, 2019 (Audited)	Year ended March 31, 2018 (Audited)
Equity share capital	6,39,90,000	6,39,90,000	6,39,90,000	6,39,90,000
Other Equity	1,16,91,35,206	1,09,01,14,212	90,56,81,830	80,79,74,191
Minority Interest	1,14,41,736	98,37,586	97,31,413	97,65,270
Total Equity	1,18,85,47,042	1,17,38,41,878	97,81,88,243	1,21,84,99,461
Total Non-Current Liabilities	12,30,20,472	19,34,38,752	7,84,30,349	4,81,65,487
Total Current Liabilities	11,54,79,221	7,35,61,212	4,62,38,320	3,46,80,922
Total Liabilities	23,85,86,893	26,78,19,620	12,48,98,994	8,68,44,490
Total Non-Current Assets	1,36,46,33,139	137,15,63,526	1,02,94,30,456	1,08,46,00,960
Total Current Assets	16,42,22,962	4,34,36,115	7,33,63,487	70,68,953
Total Assets	1,52,88,56,101	141,59,99,641	1,10,28,33,943	1,79,15,370
Revenue from operations	4,92,77,717	14,57,47,514	8,98,96,876	86,43,429
Other Income	23,265	2,23,18,142	40,22,227	50,39,380
Total Income	4,95,11,138	16,80,65,656	9,49,19,103	1,36,82,876
Loss: Total Expenses	3,77,87,228	8,13,48,425	2,77,17,617	82,43,423
Profit/(Loss) before tax	1,17,23,910	8,67,17,231	6,71,91,486	54,39,453
Loss: Tax Expenses	10,55,483	63,23,280	15,63,380	11,74,563
Profit/(Loss) for the year	1,06,68,427	8,03,93,951	5,56,30,107	42,64,890
Other Comprehensive Income / (Loss)	-	-	-	-
Total Comprehensive Income / (Loss)	1,06,68,427	8,03,93,951	5,56,30,107	42,64,890
Basic EPS (₹ per share)	0.348	3.03	2.64	0.15
Diluted EPS (₹ per share)	0.348	3.03	2.64	0.15

4.8 Not availed.

5. CAPITAL STRUCTURE AND SHAREHOLDING PATTERN OF THE COMPANY:

The capital structure of the Company as on the date of this PA is as under:

Particulars	Amount (in ₹)
Authorized Capital	
3,95,00,000 Equity Shares of ₹ 2/- each	6,39,90,000
Issued, Subscribed and Paid-up Capital	
3,19,96,245 Equity Shares of ₹ 2/- each	6,39,90,000

5.2 The shareholding pattern of the Company as on March 31, 2021 is as follows:

Particulars	No. of Equity Shares	Shareholding (%)
Promoters and Promoter Group (A)	2,39,96,245	75.00
- Individuals	1,84,61,162	57.70
- Body Corporate	55,35,083	17.30
Public Shareholders (B)	79,68,755	25.00
- Resident Individuals	64,85,250	20.27
- Non-Resident Individuals	4,17,730	1.36
- Listed Corporates	7,63,385	2.38
- Indian Financial Institutions	2,72,730	0.82
- Clearing Members	18,270	0.06
- Non-Resident Indians	21,090	0.06
- Non-Resident Indian Non-reportable	10,785	0.03
- Mutual Funds	5,000	0.01
- Banks	270	0.00
- Trusts	250	0.00
Total (A) + (B)	3,19,96,000	100.00

5.3 Aggregate shareholding of the Promoters and Promoter Group of the Company as on the date of this Public Announcement is as under:

Sr. No.	Name of the Person	Number of Equity Shares held	% of the Existing Total Equity Shares
1	Narendra Surana	35,58,748	11.13
2	Devendra Surana	31,37,707	9.81
3	Sanita Surana	24,87,133	7.80
4	Namrata Surana	27,25,837	8.52
5	Veeta Surana	3,17,313	0.98
6	Manish Surana	24,994,12	7.69
7	Nitin Sankar Jain	34,730	1.09
8	Ravi Surana	54,915	1.69
9	Shresha Surana	54,915	1.63
10	Shilpa Surana	30,000	0.94
11	Arav Surana	16,941	0.52
12	GM Surana	0	0.00
13	GM Surana (MHP)	1,79,735	0.56
14	Narendra Surana (MHP)	1,00,000	0.33
15	Devendra Surana (MHP)	61,500	0.21
16	GM Surana (MHP)	1,00,000	0.32
17	Bhagyanagar Securities Private Limited	49,09	0.15
18	Surana Telecom Private Limited	43,34,747	13.57
19	Surana Telecom and Power Limited	11,43,736	3.67
Sub-Total (A)	2,39,96,245	75.00	

5.4 The Acquirers presently hold 1,74,55,588 Equity Shares representing 54.96% of the fully paid-up Equity Shares of the Company. The Acquirers together with the other members of the Promoters and Promoter Group of the Company presently hold, in aggregate, 2,39,96,245 Equity Shares, representing 75.00% of the fully paid-up Equity Shares of the Company.

5.5 The daily post-delisting shareholding ensuring successful completion of the Delisting Offer in terms of the Delisting Regulations is as follows:

Category	Before Delisting Offer	Post Delisting Offer
Number of Equity Shares	2,39,96,245	75,00,000
% Shareholding	75.00	23.46
Number of Equity Shares	79,68,755	25.00
% Shareholding	25.00	7.80
Total	3,19,96,000	100.00

* Assuming full tender by all the public shareholders.

6. STOCK MARKET DATA:

6.1 The Equity Shares of the Company are listed on BSE and NSE.

6.2 The high and average market price of the Equity Shares (in Indian Rupees per Equity Share) for the 3 financial years and 6 months preceding the date of this Public Announcement and the corresponding volumes on the Stock Exchanges are as follows:

Period	BSE		NSE	
	High (₹)	Date of High	High (₹)	Date of High
FY 2018-19	36.52	27.04.18	36.52	04.04.18
FY 2019-20	32.40	08.19	39.25	26.11.19
FY 2020-21	30.60	13.01.21	67.60	17.08.20
Preceding 6 months				

Period	BSE		NSE	
	High (₹)	Date of High	High (₹)	Date of High
Oct-20	23.90	29.10.20	21.00	01.10.20
Nov-20	23.10	26.11.20	21.90	24.11.20
Dec-20	25.90	22.12.20	21.90	08.12.20
Jan-21	30.46	13.01.21	67.60	20.01.21
Feb-21	30.46	13.01.21	67.60	20.01.21
Mar-21	30.04	25.03.21	61.30	26.03.21

Notes: (1) High and low price for the period are based on intra-day prices and average price is based on average of closing price. (2) In case where the same price falls on 2 (Two) or more days, the day with the highest traded shares is considered.

7. STOCK EXCHANGES FROM WHICH THE EQUITY SHARES ARE TO BE DELISTED:

Period	BSE		NSE	
	High (₹)	Date of High	High (₹)	Date of High
FY 2018-19	36.70	27.04.18	36.52	04.04.18
FY 2019-20	32.40	08.19	39.25	26.11.19
FY 2020-21	30.60	13.01.21	67.60	17.08.20
Preceding 6 months				
Oct-20	23.90	29.10.20	21.00	01.10.20
Nov-20	23.10	26.11.20		

- (i) The Equity Shares tendered by the Public Shareholders shall be returned or the lien on the Equity Shares will be released to such Public Shareholders within 10 (ten) working days from the Bid Closing Date in terms of the table of activities set forth below.
- (ii) In case of allocation shall be made to such Public Shareholders for delivery of the Equity Shares.
- (iii) The Escrow Account (defined below) opened in accordance with Regulation 11 of the Delisting Regulations shall be closed and the Escrow Amount (defined below) shall be released.

12. CONDITIONS TO THE DELISTING OFFER

The acquisition of the Equity Shares by the Acquirers and the delisting of the Company are conditional upon:

- 12.1 The Acquirers in their sole and absolute discretion, without accepting the Disclosed Price or offer a price higher than the Bid or offering a Counter Offer Price which, pursuant to acceptance and/or rejection by Public Shareholders, results in the shareholding of the Acquirers along with other Promoters and Promoter Group of the Company reaching 90% of the paid-up equity share capital of the Company. It may be noted that retransferring anything contained in the Public Announcement, the Acquirers reserve the right to accept or reject the Disclosed Price or offer higher than the Floor Price.
- 12.2 A minimum number of 49,99,999 Other Shares being validly tendered to the Bid Floor, prior to the closure of bidding period (i.e. on the Bid Closing Date) so as to ensure the cumulative number of Equity Shares held by the Acquirers along with other Promoters and Promoter Group to be equal to or in excess of 24,99,99,999 Equity Shares constituting 90% of the total paid-up share capital of the Company (Minimum Acceptance Condition).
- 12.3 A minimum number of 100 Public Shareholders (20% of number of Public Shareholders holding shares in dematerialized form as on February 29, 2021) should participate in the reverse book building process, in accordance with Regulation 17(b) of the Delisting Regulations, provided that the Acquirers along with the Manager to the Offer demonstrate to the Stock Exchanges that they have obtained the Letter of Offer to the Public Shareholders to provide registration to the Registrar or courier or hand delivery with proof of delivery or through email as a text or as an attachment to email or as a notification providing electronic link or uniform resource locator including a near receipt (referred to as "Lot Delivery Requirement"), then the mandatory participation of aforementioned number of Public Shareholders is not applicable. Pursuant to Explanation 1 to Regulation 17(b) of the Delisting Regulations, the Lot Delivery Requirement is deemed to have been complied with if (a) the Acquirers or the Manager to the Offer dispatches the Letter of Offer to all the Public Shareholders of the Company by registered post or speed post through the India Post and/or to provide a detailed account regarding the status of delivery of the Letter of Offer (whether delivered or not) and/or through India Post, and (b) efforts have been made by the Acquirers or the Manager to the Offer to disburse the Letter of Offer by speed post or registered post of India Post to those Public Shareholders to whom the delivery of the Letter of Offer has not been completed by modes other than speed post or registered post of India Post, provided that the Acquirers or the Manager to the Offer are able to provide a detailed account regarding the status of delivery of the Letter of Offer (whether delivered or not) and/or through India Post.
- 12.4 The Acquirers will obtain all requisite regulatory approvals in accordance with paragraph 21 of this Public Announcement and the conditions set out in Regulation 17 of the Delisting Regulations; and
- 12.5 There being no amendments to the Delisting Regulations or any applicable laws or regulations or conditions imposed by any regulatory authority or order to a court or competent authority which would result in a sale prohibited by the following as that order for the Delisting Regulations, the Lot Delivery Requirement that withdrawal on this account is subject to receipt of regulatory approval, if any required for the same.

13. DISCLOSURE REGARDING THE MINIMUM ACCEPTANCE CONDITION FOR SUCCESS OF THE DELISTING OFFER

13.1 As per Regulation 17 of the Delisting Regulations, the Delisting Offer shall be deemed to be successful if the conditions stated in paragraph 12.2 and 12.3 above are satisfied.

14. ACQUISITION WINDOW FACILITY

14.1 SEBI, vide its circular CIR/DP/POJ/CLD/11/2015 dated April 13, 2015 and with circular CP/CD/RC/RC/20/14/11 dated December 08, 2016 ("SEBI Circulars"), has provided a framework for acquirers pursuant to a delisting offer to make their stock exchanges ("Stock Exchange Mechanism"). Acquirers under the SEBI Circulars, the facility for such acquirers shall be in the form of a separate window provided to stock exchanges having nationwide trading terminals ("Acquisition Window Facility"). Further, the SEBI Circulars provide that the stock exchanges shall take necessary steps and put in place the necessary infrastructure and systems for implementation of the Stock Exchange Mechanism.

14.2 Further, the SEBI Circulars provide that the Stock Exchanges shall take necessary steps and put in place the necessary infrastructure and systems for implementation of the Stock Exchange Mechanism and to ensure compliance with requirements of the SEBI Circulars. Pursuant to the SEBI Circulars, the Stock Exchanges have issued guidelines detailing the mechanism for acquisition of shares through Stock Exchanges.

14.3 As such, the Acquirers have opted to avail of the Stock Exchange Mechanism and Acquisition Window Facility provided by the Stock Exchanges, in compliance with the SEBI Circulars. SEBI is the designated stock exchange ("SEBI") for the purpose of the Delisting Offer.

14.4 The Acquirers have applied for the following as that order for the Delisting Offer through whom the purchase and settlement of the Offer Shares tendered in the Delisting Offer will be made ("Buyer Broker"): **RJP Securities Private Limited**, 402, New Towers, Dewabazar Colony, Park Road, Hyderabad-500082, Telangana. Contact Person: G. Shanmukh, Vice President (Operations). E-mail: raj@rjps.com, raj@rjps.com; Website: www.rjps.com; Telephone: +91 (40) 25924326.

14.5 The cumulative number of shares tendered shall be displayed on website of the Stock Exchanges at specific intervals during Bid Period.

15. DATE OF OPENING AND CLOSING OF BID PERIOD

15.1 All the Public Shareholders holding the Equity Shares are eligible to participate in the reverse book-building process, by tendering whole or part of the Equity Shares held by them through the Acquisition Window Facility at or above the Floor Price. The period during which the Public Shareholders may tender their Equity Shares, pursuant to Stock Exchange Mechanism, shall commence on Friday, April 23, 2021 ("Bid Opening Date") and close on Thursday, April 29, 2021 ("Bid Closing Date") during normal trading hours of the secondary market (the "Bid Period"). The Bid Period shall be extended to the Delisting Offer Window Facility by the Public Shareholders through their respective stock brokers registered with the Stock Exchanges during normal trading hours of secondary market on or before the Bid Closing Date. Any change in the Bid Period will be notified by way of an addendum/ corrigendum in the newspapers in which this Public Announcement has appeared.

15.2 The Public Shareholders shall note that the Bids are required to be uploaded in the Acquisition Window Facility on or before the Bid Closing Date for being eligible for participation in the Delisting Offer. Bids not uploaded in the Acquisition Window Facility will not be considered for delisting purposes and will be rejected.

15.3 The Public Shareholders should submit their Bids through stock brokers registered with the Stock Exchanges. Thus, Public Shareholders should not send Bids to Company / Acquirers / Promoters / Manager to the Offer / Registrar to the Offer.

15.4 Bids received after close of trading hours on the Bid Closing Date will not be considered for the purpose of determining the Disclosed Price payable for the Equity Shares by the Acquirers pursuant to the book building process.

16. PROCESS AND METHODOLOGY FOR BIDDING

16.1 A letter of inviting the Public Shareholders (along with necessary forms and instructions) to tender their Equity Shares to the Acquirers by way of submission of Bids ("Letter of Offer") will be dispatched to the Public Shareholders, whose names appear on the register of members of the Company and to the owner of the Equity Shares whose names appear as beneficiaries on the records of the respective depositories at the close of business hours on April 13, 2021 ("Specified Date"). In the event of accidental omission to dispatch the Letter of Offer or non-receipt of the Letter of Offer by any Public Shareholder or any Public Shareholder who has bought the Equity Shares after Specified Date, they may obtain a copy of Letter of Offer by writing to the Registrar to the Offer at their address given in paragraph 9, clearly marking the envelope "Bhagyanagar Properties Limited - Delisting Offer".

16.2 Alternatively, the Public Shareholders may obtain copies of Letter of Offer from the website of the Bid Floor (www.bidfloor.com), www.bidfloor.com and the website of the Company (www.bhagyanagarproperties.com).

16.3 Further details on the schedule of activities, please refer to paragraph 21 of this Public Announcement.

16.4 The Delisting Offer is open to all the Public Shareholders holding Equity Shares either in physical form or in demat form.

16.5 During the Bid Period, the Bids will be placed in the Acquisition Window Facility by the Public Shareholders through their respective stock broker registered with the Stock Exchanges ("Seller Member") during normal trading hours of the secondary market.

16.6 Procedures to be followed by the Public Shareholders holding the Equity Shares in dematerialized form:

- (i) The Public Shareholders who desire to tender their Equity Shares in the electronic form under the Delisting Offer would have to do so through their respective Seller Member by submitting their Seller Member ID details of the Equity Shares they intend to tender under the Delisting Offer ("Tendered Shares").
- (ii) The Seller Member shall then transfer the Tendered Shares by using the settlement number and the procedure prescribed by the Indian Clearing Corporation Limited or the NSC Clearing Limited, as applicable ("Clearing Corporation") to a special escrow account created by the Clearing Corporation before placing the Bids and the same shall be valid till the order of order entry.
- (iii) The details of settlement number shall be informed in the issued opening/closing notice that will be issued by the Stock Exchanges or the Clearing Corporation before the Bid Opening Date.
- (iv) For Custodian Participant's order for the demat Equity Shares early pay in a mandatory prior to confirmation of order by the Custodian Participant. The Custodian Participant shall either confirm or reject the order earlier than the closing of trading hours on the last day of the Bid Period. Thereafter, all confirmed orders shall be deemed to be irrevocable. For all confirmed Custodian Participant orders, there is any order modification, then it will be treated as previous Custodian Participant's order and the revised order shall be sent to the Custodian Participant again for its confirmation.
- (v) Upon placing the Bid, a Seller Member shall provide a Transaction Registration Slip ("TRS") generated by the clearing bidding system to the Public Shareholder. The TRS will contain the details of order submitted (i.e. ID No., DP ID, Client ID, No. of the Equity Shares tendered and price at which the Bid was placed, etc.).
- (vi) Please note that submission of Bid Form and TRS is not mandatorily required in case of equity shares held in dematerialized form.

(vii) The Clearing Corporation will hold in trust the Equity Shares and the Acquirers complete their obligations under the Delisting Offer in accordance with the Delisting Regulations.

(viii) The Public Shareholders will have to ensure that they keep the DP account active and authorized to receive credit in case of return of Equity Shares due to rejection. Further, Public Shareholders will ensure that they keep the saving account attached with the DP account active and updated to receive credit in case of return of Equity Shares.

(ix) In case of non-receipt of the Letter of Offer (Bid Form), Public Shareholders holding equity shares in dematerialized form can make an application in writing on plain paper, signed by the respective Public Shareholder, stating name and address, client ID number, DP name, ID, beneficiary account number and number of equity shares tendered for the delisting offer, to the Acquirers. The application will be required to be submitted to the respective Seller Member by the Public Shareholders and the Seller Member in the electronic platform to be made available by the Stock Exchanges, before the Bid Closing Date.

(x) The Public Shareholders should not send bids to the Company or Acquirers or Manager to the Offer or Registrar to the Offer.

16.7 Procedure to be followed by the Public Shareholders holding the Equity Shares in the Physical form pursuant to the SEBI Circular No. SEBI/PO/CD/MI/1C/RP/20/2014 dated July 31, 2020:

- (i) The Public Shareholders who are holding physical Equity Shares and intend to participate in the Delisting Offer will be required to approach their respective Seller Member along with the complete set of documents for registration to be completed as set out in the following table below:
 - A) Original share certificate(s).
 - B) Valid share transfer form(s) duly filled and signed by the transferor(s) i.e. by all registered shareholders in same order and so as per the specimen signatures registered with the company's registrar or its agent of the Company) and duly witnessed at the appropriate place authorizing the transfer.
- (ii) Attention, where required, (Stamp impressions, signature difference, etc.) should be done by a Magistrate/Notary Public/Bank Manager under their official seal.
- (iii) Dated and signed (TS) Copy of share certificate(s) and original copy of all the form(s).
- (iv) Self-attested copies of address proof in case the Equity Shares are a joint name(s) in the same order in which they hold the Equity Shares.
- (v) Declaration by joint holders consenting to tender their Equity Shares in the Delisting Offer, if applicable.
- (vi) Any other relevant documents such as power of attorney, corporate authorization (including board resolution / specimen signature), stamped copy of death certificate and succession certificate or probated will. If the original shareholder has deceased, etc., as applicable, and
- (vii) In addition, if the address of the Public Shareholder has undergone a change from the address registered in the Register of members of the Company, the Public Shareholder would be required to submit a self-attested copy of address proof consisting of any one of the following documents: valid Aadhaar Card, voter Identity Card or Passport.

- (viii) Upon placing the Bid, the Seller Member will provide a TRS generated by the Exchange Bidding System to the Public Shareholder. The TRS will contain the details of order submitted like Folio No., Certificate No., Distinctive No., No. of the Equity Shares tendered, price at which the Bid was placed, etc.
- (ix) The Seller Member / Public Shareholder should ensure to deliver the documents as mentioned in paragraph 16.7(i) above along with the TRS either by registered post or courier or hand delivery to the Registrar to the Offer (at the address mentioned at paragraph 9) within 2 days of Bid Closing Date by the Seller Member. The envelope should be super scribed as "Bhagyanagar Properties Limited - Delisting Offer".
- (x) Public Shareholders holding the Equity Shares in physical form should note that the Equity Shares will not be accepted unless the complete set of documents is submitted. Acceptance of the Equity Shares will be subject to the verification of the documents submitted by the Seller Member. The offer will only be valid based on the documents submitted on a daily basis and till such time the Stock Exchanges shall display such bids as "unconfirmed physical" form. Once, the Registrar to the Offer confirms the Bid, it will be treated as "Confirmed Bid". The Bids of the Public Shareholders whose original share certificate(s) and other documents (as mentioned in paragraph 16.7(i) above) along with the TRS are not received by the Registrar to the Offer, within two days after the Bid Closing Date, shall be liable to be rejected.
- (xi) In case of non-receipt of the Letter of Offer (Bid Form), Public Shareholders holding equity shares in physical form can make an application in writing on plain paper, signed by the respective Public Shareholder, stating name and address, client ID number, DP name, ID number, beneficiary account number and number of equity shares tendered for the delisting offer, to the Acquirers. The application will be required to be submitted to the respective Seller Member by the Public Shareholders and the Seller Member in the electronic platform to be made available by the Stock Exchanges, before the Bid Closing Date.
- (xii) The Registrar to the Offer will hold in trust the share certificate(s) and other documents (as mentioned in paragraph 16.7(i) above) and the Acquirers complete their obligations under the Delisting Offer in accordance with the Delisting Regulations.
- (xiii) The responsibility of the Public Shareholders for tendering in the Delisting Offer to obtain all requisite approvals (including corporate, statutory and regulatory approvals) prior to tendering their Equity Shares in the Acquisition Window Facility. The Acquirers shall assume that the eligible Public Shareholders have submitted their bids only after obtaining applicable approvals, if any. The Acquirers reserve the right to reject bids received for physical shares which are without a copy of the requisite approvals.
- (xiv) The Equity Shares shall be liable for rejection under following grounds amongst others:
 - (a) there is a name mismatch in the Folio of the Public Shareholder, (b) there exists any restraint order of a court or other competent authority for transfer/pledge/sale or any other valid share encumbrance in relation to the Equity Shares or where the Equity Shares are under a court order or restraint order or where any other restriction is in place, (c) The documents mentioned in the Bid Form and the Equity Shares holding the Equity Shares in physical form are not received by the Registrar within 2 days of Bid Closing Date, (d) If the share certificate(s) of any other company are enclosed with the tender Form instead of the share certificate(s) of the company, (e) If the transmission of Equity Shares is not completed and the Equity Shares are not in the name of the shareholder who has placed the bid, (f) If the Public Shareholders place a signature but the Registrar does not receive the physical Equity Share certificate, or (g) If in the event of a signature in the Bid Form and share transfer form do not match the specimen signature recorded with the Company or the Registrar.

16.8 Public Shareholders, who have tendered their Equity Shares by submitting the Bids pursuant to the terms of the Public Announcement and the Letter of Offer, may withdraw or revise their Bids, up until one day before the Bid Closing Date. Downward revision of the Bids shall not be permitted. Any such request for revision or withdrawal of the Bids should be made by the Public Shareholder through their respective Seller Member, through an authorized trading agent, who will be required to submit a self-attested copy of the Bids received after normal trading hours of secondary market on one day before the Bid Closing Date will not be accepted.

16.9 The Public Shareholders should note that the Bids should not be tendered to the Manager to the Offer or the Registrar to the Offer or to the Acquirers or to the Company or the Stock Exchanges. The Public Shareholders should note that the Bids should be tendered to the Seller Member as per the instructions contained in the Letter of Offer. The Seller Member would issue contract notes and pay the consideration to the respective Public Shareholder whose Equity Shares are accepted under the Delisting Offer.

16.10 The cumulative quantity of the Equity Shares tendered shall be made available on the website of the Stock Exchanges throughout the bidding session and will be updated at specific intervals during the Bid Period.

16.11 The Equity Shares to be acquired under the Delisting Offer may be acquired from all lots, changes, encumbrances and together with all rights attached thereto. The Equity Shares that are subject to any lien, charge or encumbrance are liable to be rejected.

16.12 In terms of Regulation 10.14 of the Delisting Regulations, the Acquirers are entitled (but not obligated) to make a counter offer by the Counter Offer Price, at their sole and absolute discretion. The counter offer is required to be announced by issuing a Public Announcement of counter offer ("Counter Offer PA") within 2 working days of the Bid Closing Date. The Counter Offer PA will contain inter alia details of the Counter Offer Price and the schedule of activities. Including other Public Shareholders are required to note that, if a counter offer is made:

(i) All Offer Shares tendered by Public Shareholders during the Bid Period and not withdrawn as per paragraph 16.12(b) below, along with Offer Shares which are additionally tendered by them during the counter offer, will be considered as having been tendered in the counter offer at the Counter Offer Price.

(ii) Public Shareholders who have tendered Offer Shares during the Bid Period and thereafter wish to withdraw from participating in the counter offer (part or full) have the right to do so after the issuance of the Counter Offer PA in accordance with the Delisting Regulations. Any such request for withdrawal should be made by the Public Shareholder through their respective Seller Member through whom the original Bid was placed. Any such request for withdrawal received after normal trading hours of the secondary market on the last day of the business prescribed in the Delisting Regulations will not be accepted.

(iii) Offer Shares which have not been tendered by Public Shareholder during the Bid Period can be tendered in the counter offer in accordance with the procedure for tendering that will be set out in the Counter Offer PA.

17. METHODS OF SETTLEMENT

17.1 Upon finalization of the bids of acceptance as per the Delisting Regulations:

(i) The settlement of trades shall be carried out in the manner similar to settlement of trades in the secondary market.

(ii) For consideration towards the Equity Shares accepted under the Delisting Offer, the money of the Escrow Account (defined below) shall be used to pay the consideration to the Buyer Broker or to the Registrar to the Offer for settlement. The Buyer Broker will transfer the funds to the Clearing Corporation, which will be released to the respective Seller Member(s)/ Custodian Participant(s) as per the secondary market payment in their settlement bank account. The Seller Member(s)/Custodian Participant(s) would pay the consideration to their respective clients.

(iii) In case of certain listed types of non-Resident Indians, Non-Resident clients etc., where there is a specific RBI and other regulatory requirements pertaining to funds pay-out which do not apply to settle through outsiders, the funds pay-out will be given to their respective Seller Member's settlement accounts for releasing the same to their respective Public Shareholders' account number. For this purpose, the client type details will be collected from the depositories, whereas funds pay-out pertaining to the bids settled through custodian will be transferred to the settlement bank account of the custodian, each in accordance with the applicable mechanism prescribed by the Stock Exchanges and the Clearing Corporation from time to time.

(iv) The Equity Shares acquired in the demat form would be transferred directly to the Acquirers' account provided as indicated by the Buyer Broker to the Registrar to the Offer. In case of physical shares, the Equity Shares acquired in the physical form, the same will be transferred directly to the Acquirers by the Registrar to the Offer.

(v) In case of rejected demat Equity Shares (if any), tendered by the Public Shareholders, the same would be returned to the respective Seller Member by the Clearing Corporation in payment. The Seller Member/Custodian Participant would return such rejected Equity Shares to their respective clients in whose behalf the Bids have been placed, in case of rejection of physical Equity Shares, the same will be returned back to the respective Public Shareholders directly by the Registrar to the Offer.

(vi) The Seller Member would issue contract notes and pay the consideration to the respective Public Shareholder whose Equity Shares are accepted under the Delisting Offer. The Buyer Broker would also issue a contract note to the Acquirers for the Equity Shares accepted under the Delisting Offer.

(vii) The Public Shareholders who intend to participate in the Delisting Offer should contact their respective Seller Member for payment to them of any cost, charges and expenses (including brokerage) that may be levied by the Seller Member for tendering Equity Shares in the Delisting Offer (secondary market transaction). The consideration received by their respective Seller Member for payment to them of any cost, charges and expenses (including brokerage) that may be levied by the Seller Member in respect of accepted Equity Shares, should be net of such costs, charges, duties and expenses (including brokerage) and the Acquirers, the Company, the Manager to the Offer or the Stock Exchanges. If the Seller Member is not required to respond to be net of any such additional cost, charges and expenses (including brokerage) incurred by the Public Shareholders.

18. PERIOD FOR WHICH THE DELISTING OFFER SHALL BE VALID

18.1 The Public Shareholders may submit their Bids to the Acquirers during the Bid Period. Additionally, once the Equity Shares have been delisted from the Stock Exchanges, the Public Shareholders, whose Equity Shares have not yet been acquired by the Acquirers ("Residual Shareholders") may offer their Equity Shares to the Acquirers in the Escrow Bank Account for a period of one year following the date of delisting of the Equity Shares from the Stock Exchanges. ("Escrow Bank Account"). A request for such offer will be sent to the Residual Shareholders explaining the procedure for tendering their Offer Shares. Such Residual Shareholders may tender their Offer Shares by submitting the required documents to the Registrar to the Offer during the Bid Window.

19. DETAILS OF THE ESCROW ACCOUNT

19.1 The estimated consideration payable under the Delisting Regulations, being the Floor Price of ₹ 28.00 per Equity Share multiplied by the number of Equity Shares outstanding with the Public Shareholders (i.e., 78,30,70,000 Equity Shares) as on the date of the Public Announcement, is ₹ 2,17,63,76,000 ("Estimated Consideration Amount").

19.2 The Acquirers, Manager to the Offer and ICICI Bank Limited ("Escrow Bank") have entered into an Escrow Agreement dated April 09, 2021, pursuant to which the Acquirers have opened an Escrow Account in the name of "RJP - Delisting Offer - Escrow Bank Account" with the Escrow Bank of their Branch at ICICI Bank Limited, Cankar Market Division, Plot No. 102, Marol Bhayander, Service "Vastha Road, Sankar Road, Churnikumbh, Mumbai - 400020 ("Escrow Account").

19.3 The Acquirers have deposited an amount of ₹ 2,08,94,00,000 ("Escrow Amount") in the Delisting Offer, comprising of cash security for performance of their obligations under the Delisting Regulations.

19.4 On initiation of the Disclosed Price and making of the public announcement under Regulation 13 of the Delisting Regulations, the Acquirers shall ensure compliance with Regulation 11(a) of the Delisting Regulations.

19.5 If the Acquirers accept the Disclosed Price and/or an Escrow Price, and the Delisting Offer is successful, the Acquirers will pay the balance of the Escrow Account such additional sum as may be required to

make up the entire sum due and payable as consideration in respect of the Equity Shares in compliance of Regulation 11 (a) of the Delisting Regulations.

19.6 Further, the Escrow Bank has opened a special account ("Special Account") in the instructions of the Acquirers and the Manager to the Offer, which shall be used for payment by the Public Shareholders whose Equity Shares have been validly accepted in the Delisting Offer. The Manager to the Offer shall instruct the Escrow Bank to transfer the total consideration amount to the Special Account.

20. PROPOSED SCHEDULE FOR THE DELISTING OFFER

20.1 The proposed schedule for the Delisting Offer is as follows:

Activity	Day and Time
Resolution for approval of the Delisting Offer passed by the Board of Directors of the Company	Saturday, February 20, 2021
Date of receipt of BSE in-principle approval	Monday, April 12, 2021
Date of receipt of NSC in-principle approval	Monday, April 12, 2021
Specified Date* for determining the status of shareholders to whom the Letter of Offer shall be sent	Monday, April 12, 2021
Date of publication of the Public Announcement	Tuesday, April 13, 2021
Last date for dispatch of Letter of Offer and Bid Forms to the Public Shareholders as on the Specified Date*	Thursday, April 15, 2021
Bid Opening Date (bid starts at market hours)	Friday, April 23, 2021
Last Date for revision (upward or withdrawal of Bids)	Wednesday, April 28, 2021
Bid Closing Date (bid closes at market hours)	Thursday, April 29, 2021
Last date for announcement of counter offer	Monday, May 3, 2021
Last date for announcement of the Disclosed Price or the Escrow Price and Acquirers' acceptance or non-acceptance of the Disclosed Price or the Escrow Price	Thursday, May 6, 2021
Proposed date for payment of consideration	Friday, May 14, 2021
Proposed date for return of Equity Shares to the Public Shareholders in case of Bids not being accepted / Sale of the Delisting Offer	Friday, May 14, 2021

- * Specified Date is only for the purpose of delivering the same of the Public Shareholders as on such date to whom the Letter of Offer will be sent. However, all names (registered or unregistered) of the Public Shareholders of the Company are eligible to participate in the Delisting Offer any time on or before the Bid Closing Date.
- ** Such activity may be completed on or before the said date.
- # Subject to the acceptance of the Disclosed Price.

All the dates are subject to change and are dependent on obtaining all the requisite statutory and regulatory approvals which may be applicable in the event there is any change in the proposed schedule. It will be announced by way of a corrigendum to this Public Announcement in the same newspapers in which this Public Announcement appeared.

21. STATUTORY APPROVALS

21.1 The Public Shareholders of the Company have accorded their consent by way of special resolution passed through Postal Ballot on March 27, 2021, being the last date of voting in respect of delisting of Equity Shares from the Stock Exchanges, in accordance with the Delisting Regulations.

21.2 BSE and NSC have given their in-principle approval for delisting of the Equity Shares vide letters dated April 12, 2021.

21.3 The Acquirers' primary responsibility of the Public Shareholders tendering Offer Shares in the Delisting Offer to obtain all requisite approvals, if any (including corporate, statutory or regulatory approvals), prior to tendering in the Delisting Offer, and the Acquirers shall not be responsible for the same. The Public Shareholder should attach a copy of any such approvals to the Bid Form, whenever applicable. In the event such approvals are not submitted, the Acquirers reserve the right to reject such Equity Shares tendered in the Delisting Offer.

21.4 To the best of the Acquirers' knowledge, as on the date of this Public Announcement, there are no other statutory or regulatory approvals required to acquire the Offer Shares and implement the Delisting Offer, if any statutory or regulatory approval becomes applicable, the acquisition of Offer Shares by the Acquirers and the Delisting Offer will be subject to such statutory or regulatory approvals and requirements, which the Acquirers consider in their sole discretion to be onerous as imposed in respect of such approval.

21.5 In the event that receipt of the statutory or regulatory approvals are delayed, changes to the proposed schedule, if any, will be notified to the Public Shareholders by way of a corrigendum to this Public Announcement and the Acquirers will be required to re-open the bid window in which the Public Announcement was published.

22. NOTE ON TAXATION

22.1 Under current Indian tax law and regulations, capital gain arising from the sale of equity shares in an Indian company are taxable in India. Any gain realized by the Acquirers on the sale of listed equity shares or a recognized stock exchange will be subject to capital gains tax in India.

22.2 Capital gains arising from the sale of equity shares in an Indian company are generally taxable in India for both category of shareholders i.e. resident shareholder as well as non-resident shareholder.

22.3 The tax liability will be carried out through domestic stock exchange. Thereafter, STT will be collected by the stock exchange and deducted from the amount of consideration payable to the shareholder.

22.4 Capital Gain arising on shares held for a period less than twelve (12) months prior to their tendering in the present delisting offer will be treated as Short-term capital gain in the hands of the shareholder. Income Tax (under applicable law) and education cess is payable @ 15% on the short term capital gain (refer Section 111A of Income Tax Act, 1961).

22.5 Capital Gain arising on shares held for more than twelve (12) months prior to their tendering in the present delisting offer will be treated as Long-term capital gain in the hands of the shareholder. Income Tax (under applicable law) and education cess is payable @ 10% on the long term capital gain exceeding ₹ 1 lakh (refer Section 112A and Section 112 of Income Tax Act, 1961).

SHAREHOLDERS ARE ADVISED TO CONSULT THEIR TAX ADVISORS FOR THE TREATMENT THAT MAY BE GIVEN BY THEIR RESPECTIVE INCOME TAX ASSESSING AUTHORITIES IN THEIR CASE, AND THE APPROPRIATE COURSE OF ACTION THAT THEY SHOULD TAKE. THE JUDICIAL AND ADMINISTRATIVE INTERPRETATION OF THE PROVISIONS OF THE INCOME TAX ACT, 1961 AND MODIFICATION BY SUBSEQUENT LEGISLATIVE, REGULATORY, ADMINISTRATIVE OR JUDICIAL DECISIONS, ANY SUCH CHANGES COULD HAVE DIFFERENT INCOME-TAX IMPLICATIONS. THIS NOTE ON TAXATION SETS OUT THE PROVISIONS OF LAW IN A SUMMARY MANNER ONLY AND IS NOT A COMPLETE ANALYSIS OR LISTING OF ALL APPLICABLE TAX CONSEQUENCES OF THE PROVISIONS OF INCOME TAX ACT, 1961. THE IMPLICATIONS ARE ALSO DEPENDENT ON THE SHAREHOLDERS FULFILLING THE CONDITIONS PRESCRIBED UNDER THE PROVISIONS OF THE RELEVANT SECTIONS UNDER THE RELEVANT TAX LAWS. THE ACQUIRERS HEREBY ACCEPT NO RESPONSIBILITY FOR ANY TAX LIABILITY ARISING TO ANY SHAREHOLDER AS A RESULT OF THIS DELISTING OFFER.

The above tax rates are subject to applicable rate of exchange, health and education cess. The tax rate and other provisions may undergo changes.

23. CERTIFICATION BY THE BOARD

23.1 The Board has certified that:

- (i) There has been no material deviation in the calculation of proceeds of issues of securities made during the five years immediately preceding the date thereof, from the stated value of the issue.
- (ii) All material information which is required to be disclosed under the provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, continuous listing requirements under the listing agreement executed with the Stock Exchanges have been disclosed to the Stock Exchanges.
- (iii) The Company is in compliance with the applicable provisions of Securities Laws.
- (iv) The Acquirers or Promoters / Promoter Group or their related entities are in compliance with the provisions of sub-regulation (2) of Regulation 4 of Delisting Regulations, based on the Due Diligence report and
- (v) The Delisting Offer is in the interest of the shareholders of the Company.

24. COMPANY SECRETARY AND COMPLIANCE OFFICER

The details of the Company Secretary and Compliance Officer of the Company are as follows:

M. Vikram Singh Thakur,
Bhagyanagar Properties Limited,
KRM Towers, Santaripada Road,
Sector 6, Gandhinagar, Mumbai - 400002, Telangana.
Telephone No. -91-40-27451118/44655730
Fax No. -91-40-27819808
Email: info@bhag.com

25. GENERAL DISCLAIMER

25.1 Every person who claims to avail of the Delisting Offer may do so pursuant to independent inquiry, investigation and analysis and shall not have any claim against the Acquirers, the Promoters and Promoter Group, the Manager to the Offer or the Company whatsoever by reason of any loss which may be suffered by such person consequent to or in connection with such offer and tender of securities through the reverse book building process through Acquisition Window Facility or otherwise whether by reason of anything stated or omitted to be stated herein or any other reason whatsoever.

For further details please refer to the Letter of Offer, the Bid Form and the Bid/Revision/Withdrawal Form which will be sent to the Public Shareholders whose names are on the register of the Company as on the Specified Date.

This Public Announcement is intended to be available on the website of the Stock Exchanges. Other members of the public, who are not members of the Company, should refer to the website of the Offer, the Bid Form and the Bid/Revision/Withdrawal Form from the website of the Stock Exchanges.

MANAGER TO THE OFFER

akasam
conglomerating business

akasam consulting private limited
CIN: U72401TG20170003224
Address: 1102, Hiranagar 2 & 3,
Mumbai, Tel. Hyderabad: 500084, Telangana
Tel No.