



Date: October 31, 2023

Scrip Code – 532832
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
MUMBAI – 400 001

IBREALEST/EQ
National Stock Exchange of India Limited
“Exchange Plaza”, Bandra-Kurla Complex,
Bandra (East),
MUMBAI – 400 051

Sub: Compliance under Regulation 23(9) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Dear Sirs,

Pursuant to Regulation 23(9) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, please find enclosed herewith disclosure of Related Party Transactions, for the half-year ended September 30, 2023.

Please take the same on record.

Thanking you,

Yours truly
for **Indiabulls Real Estate Limited**

Chandra Shekher Joshi
Company Secretary

Enclosure: as above

CC: **Luxembourg Stock Exchange**
Luxembourg

Indiabulls Real Estate Limited

CIN: L45101HR2006PLC095409

Corporate Office: WeWork Vaswani Chambers, 264/265, Dr. Annie Besant Road, Worli, Mumbai – 400030, Tel.: (022) 61899600

Registered Office: Office No 01-1001, WeWork, Blue One Square, Udyog Vihar Phase 4 Rd, Gurugram – 122016, Haryana, Tel/Fax: 0124 5025020

Email: ir@indiabulls.com Website: <http://www.indiabullsrealestate.com>

Disclosure of related party transactions for the half-year ended September 30, 2023 (Amt. Rs. in Lakhs)

										Additional disclosure of related party transactions - applicable only in case the related party transaction relates to loans, inter-corporate deposits, advances or investments made or given by the listed entity/subsidiary. These details need to be disclosed only once, during the reporting period when such transaction was undertaken.							
S. No	Details of the party (listed entity /subsidiary) entering into the transaction		Detail of counterparty			Type of related party transaction	Value of the related party transaction as approved by the audit committee	Value of transaction during the reporting period	In case monies are due to either party as a result of the transaction		In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments				Details of the loans, inter-corporate deposits, advances or investments		
	NAME	PAN	NAME	PAN	Relationship of the counterparty with the listed entity or its subsidiary				Opening balance	Closing balance	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Cost	Tenure	Nature (loan/advance/ intercorporate deposit/ investment)	Interest Rate (%)	Tenure	Secured/ unsecured
1	Indiabulls Real Estate Limited	AABCIS194F	Sylvanus Properties Limited		Subsidiary Company	Loan given	Not applicable	1,737.00	94,340.28	96,077.28							
2	Indiabulls Real Estate Limited	AABCIS194F	Athens Infrastructure Limited		Subsidiary Company	Loan given	Not applicable	1,612.50	12,376.47	13,988.97							
3	Indiabulls Real Estate Limited	AABCIS194F	Varali Properties Limited		Subsidiary Company	Loan given	Not applicable	-157.50	217.72	60.22							
4	Indiabulls Real Estate Limited	AABCIS194F	Nerissa Infrastructure Limited		Subsidiary Company	Loan given	Not applicable	0.06	11,165.08	11,165.14							
5	Indiabulls Real Estate Limited	AABCIS194F	Fama Estate Limited		Subsidiary Company	Loan given	Not applicable	-25.94	1,365.15	1,339.21							
6	Indiabulls Real Estate Limited	AABCIS194F	Lucina Buildwell Limited		Subsidiary Company	Loan given	Not applicable	0.01	1,732.28	1,732.29							
7	Indiabulls Real Estate Limited	AABCIS194F	Varali Developers Limited		Subsidiary Company	Loan given	Not applicable	0.06	1,174.17	1,174.23							
8	Indiabulls Real Estate Limited	AABCIS194F	Zeus Properties Limited		Subsidiary Company	Loan given	Not applicable	-6.80	814.28	807.48							
9	Indiabulls Real Estate Limited	AABCIS194F	Fama Construction Limited		Subsidiary Company	Loan given	Not applicable	3.16	786.15	789.31							
10	Indiabulls Real Estate Limited	AABCIS194F	Triton Buildwell Limited		Subsidiary Company	Loan given	Not applicable	-116.00	426.95	310.95							
11	Indiabulls Real Estate Limited	AABCIS194F	Karakoram Buildwell Limited		Subsidiary Company	Loan given	Not applicable	0.07	603.31	603.38							
12	Indiabulls Real Estate Limited	AABCIS194F	Lucina Estate Limited		Subsidiary Company	Loan given	Not applicable	0.07	596.37	596.44							
13	Indiabulls Real Estate Limited	AABCIS194F	Triton Infrastructure Limited		Subsidiary Company	Loan given	Not applicable	0.07	553.18	553.25							
14	Indiabulls Real Estate Limited	AABCIS194F	Fama Land Development Limited		Subsidiary Company	Loan given	Not applicable	0.07	557.63	557.70							
15	Indiabulls Real Estate Limited	AABCIS194F	Amadis Land Development Limited		Subsidiary Company	Loan given	Not applicable	0.07	397.40	397.47							
16	Indiabulls Real Estate Limited	AABCIS194F	Vindhyachal Buildwell Limited		Subsidiary Company	Loan given	Not applicable	-10.00	2,795.05	2,785.05							
17	Indiabulls Real Estate Limited	AABCIS194F	Sentia Infrastructure Limited		Subsidiary Company	Loan given	Not applicable	-26.00	2,186.15	2,160.15							
18	Indiabulls Real Estate Limited	AABCIS194F	Ceres Land Development Limited		Subsidiary Company	Loan given	Not applicable	0.07	482.46	482.53							
19	Indiabulls Real Estate Limited	AABCIS194F	Vindhyachal Infrastructure Limited		Subsidiary Company	Loan given	Not applicable	0.07	1,029.27	1,029.34							
20	Indiabulls Real Estate Limited	AABCIS194F	Diana Infrastructure Limited		Subsidiary Company	Loan given	Not applicable	-	631.70	631.70							
21	Indiabulls Real Estate Limited	AABCIS194F	Ceres Constructions Limited		Subsidiary Company	Loan given	Not applicable	0.07	358.99	359.06							
22	Indiabulls Real Estate Limited	AABCIS194F	Ceres Infrastructure Limited		Subsidiary Company	Loan given	Not applicable	0.06	353.15	353.21							
23	Indiabulls Real Estate Limited	AABCIS194F	Juventus Land Development Limited		Subsidiary Company	Loan given	Not applicable	0.07	325.88	325.95							
24	Indiabulls Real Estate Limited	AABCIS194F	Nilgiri Infrastructure Projects Limited		Subsidiary Company	Loan given	Not applicable	-	3,139.11	3,139.11							
25	Indiabulls Real Estate Limited	AABCIS194F	Makala Infrastructure Limited		Subsidiary Company	Loan given	Not applicable	-2,074.50	8,220.87	6,146.37							
26	Indiabulls Real Estate Limited	AABCIS194F	Albasta Properties Limited		Subsidiary Company	Loan given	Not applicable	-	2,104.44	2,104.44							
27	Indiabulls Real Estate Limited	AABCIS194F	Sophia Constructions Limited		Subsidiary Company	Loan given	Not applicable	-21.00	41.00	20.00							
28	Indiabulls Real Estate Limited	AABCIS194F	Airmid Properties Limited		Subsidiary Company	Loan given	Not applicable	0.06	673.05	673.11							
29	Indiabulls Real Estate Limited	AABCIS194F	Fornax Constructions Limited		Subsidiary Company	Loan given	Not applicable	0.06	716.64	716.70							
30	Indiabulls Real Estate Limited	AABCIS194F	Ceres Properties Limited		Subsidiary Company	Loan given	Not applicable	-	1.55	1.55							

										Additional disclosure of related party transactions - applicable only in case the related party transaction relates to loans, inter-corporate deposits, advances or investments made or given by the listed entity/subsidiary. These details need to be disclosed only once, during the reporting period when such transaction was undertaken.								
S. No	Details of the party (listed entity /subsidiary) entering into the transaction		Detail of counterparty			Type of related party transaction	Value of the related party transaction as approved by the audit committee	Value of transaction during the reporting period	In case monies are due to either party as a result of the transaction		In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments			Details of the loans, inter-corporate deposits, advances or investments				
	NAME	PAN	NAME	PAN	Relationship of the counterparty with the listed entity or its subsidiary				Opening balance	Closing balance	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Cost	Tenure	Nature (loan/advance/ intercorporate deposit/ investment)	Interest Rate (%)	Tenure	Secured/ unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (end-usage)
31	Indiabulls Real Estate Limited	AABCIS194F	Corus Real Estate Limited		Subsidiary Company	Loan given	Not applicable	0.51	213.49	214.00								
32	Indiabulls Real Estate Limited	AABCIS194F	Selene Constructions Limited		Subsidiary Company	Loan given	Not applicable	-1,356.00	3,014.01	1,658.01								
33	Indiabulls Real Estate Limited	AABCIS194F	Parmida Properties Limited		Subsidiary Company	Loan given	Not applicable	-1,186.00	1,575.67	389.67								
34	Indiabulls Real Estate Limited	AABCIS194F	Albasta Infrastructure Limited		Subsidiary Company	Loan given	Not applicable	0.30	8.43	8.73								
35	Indiabulls Real Estate Limited	AABCIS194F	Citra Properties Limited		Subsidiary Company	Loan given	Not applicable	2,091.00	22,425.07	24,516.07								
36	Indiabulls Real Estate Limited	AABCIS194F	Indiabulls Constructions Limited		Subsidiary Company	Loan given	Not applicable	10,360.00	134,458.25	144,818.25								
37	Indiabulls Real Estate Limited	AABCIS194F	Tapir Constructions Limited		Subsidiary Company	Loan given	Not applicable	615.70	24,525.25	25,140.95								
38	Indiabulls Real Estate Limited	AABCIS194F	Linnet Real Estate Limited		Subsidiary Company	Loan given	Not applicable	0.25	362.65	362.90								
39	Indiabulls Real Estate Limited	AABCIS194F	Linnet Properties Limited		Subsidiary Company	Loan given	Not applicable	64.00	490.50	554.50								
40	Indiabulls Real Estate Limited	AABCIS194F	Citra Developers Limited		Subsidiary Company	Loan given	Not applicable	-	1.01	1.01								
41	Indiabulls Real Estate Limited	AABCIS194F	Sophia Real Estate Limited		Subsidiary Company	Loan given	Not applicable	3.01	-	3.01								
42	Indiabulls Real Estate Limited	AABCIS194F	Elena Constructions Limited		Subsidiary Company	Loan given	Not applicable	1.00	-	1.00								
43	Indiabulls Real Estate Limited	AABCIS194F	Indiabulls Realty Company Limited		Subsidiary Company	Loan given	Not applicable	1.80	-	1.80								
44	Indiabulls Real Estate Limited	AABCIS194F	Indiabulls Industrial Infrastructure Limited		Subsidiary Company	Loan taken	Not applicable	-112.50	14,433.45	14,320.95								
45	Indiabulls Real Estate Limited	AABCIS194F	Indiabulls Industrial Infrastructure Limited		Subsidiary Company	Interest on Loan taken	Not applicable	685.42						Intercorporate Deposit	9.50%	Repayable on demand	Unsecured	Working Capital

There had been no change in the Investments made by Indiabulls Real Estate Limited in it's subsidiaries, during the period form 01 April 2023 to 30 September 2023. Except at S. No. 45 & 46 above, all are the wholly owned subsidiaries of Indiabulls Real Estate Limited.