

Date : 04.04.2024

To,
Listing Department,
BSE Limited,
Floor 25, P. J. Towers,
Dalal Street, Mumbai – 400001

Listing & Compliance Department,
The National Stock Exchange of India Limited
Exchange Plaza, Bandra Kurla Complex,
Bandra East, Mumbai – 400051

Reference: SCRIP Code: 523890 ISIN: INE891A01014 Security Symbol: DSKULKARNI

Subject: Disclosure pursuant to Regulation 30 (1) and 30 (2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Dear Sir/Madam,

Pursuant to Regulation 30(1) & 30(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, as amended, please find enclosed herewith the declaration received by the Company in the prescribed format in respect of the Equity shares held by the Promoter and Promoter Group of the Company as on financial year ended 31st March, 2024

Thanking you,
Yours faithfully,

For, D S Kulkarni Developers Limited

Sumit Ramesh Diwane
Director
DIN: 10076052



Encl : Disclosures under Regulation 30(2) of SEBI SAST Regulations.

ASHDAN TOWNSHIP HOLDINGS PRIVATE LIMITED

Date : 03.04.2024

To,

D S Kulkarni Developers Limited Unit No. 301, 3 rd Floor, Swojas One, Kothrud, Pune 411038 MH	Listing Department, BSE Limited, Floor 25, P. J. Towers, Dalal Street, Mumbai - 400001	Listing & Compliance Department, The National Stock Exchange of India Limited Exchange Plaza, Bandra Kurla Complex, Bandra East, Mumbai - 400051
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Subject: Disclosure pursuant to Regulation 30(1) and 30 (2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 on behalf of Promoter and Promoter group of the Company.

Dear Sir/Madam,

Please find enclosed herewith the declaration in respect of the Equity shares held by the Promoter and Promoter Group of the Company as on financial year ended 31st March, 2024 as required pursuant to Regulation 30(1) and 30 (2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011.

For, Ashdan Township Holdings Private Limited


Ashok Dhanraj Chordia

Director

DIN: 00569054

(On behalf of Promoter and Promoter Group/Persons acting in concert)



Encl : Disclosures under Regulation 30(2) of SEBI SAST Regulations.

Annexure - 1

Disclosures under Regulation 30(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011			
1. Name of the Target Company (TC)	D S Kulkarni Developers Limited		
2. Name(s) of the stock exchange(s) where the shares of the TC are listed	BSE Limited National Stock Exchange of India Limited		
3. Particulars of the shareholder(s) : a. Name of person(s) together with Persons Acting in Concert (PAC) whose total holding (including that in the form of shares, warrants, convertible securities and any other instrument that would entitle the holder to receive shares in the TC) is more than 25% of the voting rights of the TC. or b. Name(s) of promoter(s), member of the promoter group and PAC with him.	As per Annexure A		
4. Particulars of the shareholding of person(s) mentioned at (3) above	Number of shares	% w. r. t. total share /voting capital wherever applicable	% of total diluted share/voting capital of TC (*)
As of March 31st, 2023, holding of:			
a) Shares	As per Annexure A		N.A
b) Voting Rights (otherwise than by shares)	N.A	N.A	N.A
c) Warrants,	N.A	N.A	N.A
d) Convertible Securities	N.A	N.A	N.A
e) Any other instrument that would entitle the holder to receive shares in the TC.	N.A	N.A	N.A
Total			


Ashok Dhanraj Chordia
Promoter

(On behalf of Ashdan Township Ventures Private Limited, Promoter and Promoter Group/Persons acting in concert)

Place: Pune
Date: 03rd April, 2024

PART-B**

Name of the Target Company: D S KULKARNI DEVELOPERS LIMITED

Name(s) of the person and Persons Acting in Concert (PAC) with the person	Whether the person belongs to Promoter/ Promoter group	PAN of the person and PACs
Ashdan Township Holding Private Limited	Yes	AATCA0649P
Classic Promoters and Builders Private Limited	Yes	AABCC1200C
Atul Builders	Yes	AADFA4305K
AC Realty LLP	Yes	ABDFA9195L
Astaria Land Developers LLP	Yes	ABKFA1365P
Hinjewadi Land Developers LLP	Yes	AAGFI6936H
Eliture Land Developers LLP	Yes	AAGFE7503G



Ashok Dhanraj Chordia
Promoter

(On behalf of Ashdan Township Ventures Private Limited, Promoter and Promoter Group/Persons acting in concert)

Place: Pune

Date: 03rd April, 2024

Annexure - A

Name of the Target Company: D S KULKARNI DEVELOPERS LIMITED

Shareholding details of Promoter, Members of Promoter Group / PAC as on 31st March, 2024

Sr. No.	Name	No. of Shares	% w.r.t. total share / voting capital wherever applicable
1	Ashdan Township Holding Private Limited#	94,99,994	94.94
2	Classic Promoters and Builders Private Limited	1	0.01
3	Atul Builders	1	0.01
4	AC Realty LLP	1	0.01
5	Astaria Land Developers LLP	1	0.01
6	Hinjewadi Land Developers LLP	1	0.01
7	Eliture Land Developers LLP	1	0.01
	Total	95,00,000	95%

Note

1. In case of promoter(s) making disclosure under regulation 30(2), no additional disclosure under regulation 30(1) is required.

(*) Diluted share/voting capital means the total number of shares in the TC assuming full conversion of the outstanding convertible securities/warrants into equity shares of the TC.

(**) Part-B shall be disclosed to the Stock Exchange but shall not be disseminated.

(#) The Ultimate Beneficial Owner is Mr. Ashok Dhanraj Chordia and Mr. Atul Ashok Chordia holding 50-50% Equity Shares of Ashdan Township Holding Private Limited.


Ashok Dhanraj Chordia
Promoter

(On behalf of Ashdan Township Ventures Private Limited, Promoter and Promoter Group/Persons acting in concert)

Place: Pune

Date: 03rd April, 2024

Note 1 : We would like to inform you that, M/s. D S Kulkarni Developers Limited (herein after referred to as “the Company”) was under Corporate Insolvency Resolution Process (“CIRP”) pursuant to the provisions of the Insolvency and Bankruptcy Code, 2016 (“IBC”) and the same was acquired by Solitaire group via the resolution plan as approved by the Hon'ble National Company Law Tribunal, Mumbai Bench (NCLT) vide order dated 23rd June, 2023.

Pursuant to the approved Resolution plan the existing capital was extinguished and fresh capital was allotted as under :

1. 95,00,000 (Ninety-Five) Equity Shares of Rs. 10/- each aggregating to Rs. 9,50,00,000/- (Nine Crores Fifty Lakhs) was allotted to the resolution applicant/affiliated comprising 95% (Ninety-Five) of total equity share capital of the Company in the following manner :

No.	Name of Promoters	No. of Equity Shares	% of Shares
1	Ashdan Properties Private Limited	94,99,994	94.94
2	Classic Promoters and Builders Private Limited	1	0.01
3	Atul Builders	1	0.01
4	AC Realty LLP	1	0.01
5	Astaria Land Developers LLP	1	0.01
6	Hinjewadi Land Developers LLP	1	0.01
7	Eliture Land Developers LLP	1	0.01

2. Allotment of 5,00,000 (Five Lacs) Equity Shares of Rs. 10/- each aggregating to Rs. 50,00,000/- (Rupees Fifty Lacs only) 5% to DSK Shareholders Trust established for the purpose of holding the said Equity Shares of the Company.

The necessary Corporate Action has been initiated and submitted to National Securities Depository Limited and Central Depository Services (India) Limited for Debit of all the existing Share Capital and Credit of New Equity Shares to the Resolution Applicant, its affiliates and DSK Shareholders Trust and the necessary applications to the BSE Ltd and National Stock Exchange of India Limited have been submitted for in-principle approval for listing of equity shares and Extinguishment of entire old share Capital and the same application are in process of approval as on the date of filing this application. Currently the shares are not traded on the exchanges.

Thereafter, on 06th March, 2024, M/s Ashdan Township Holdings Private Limited has entered into Share Purchase Agreement in relation to acquisition of 95,00,000 equity shares (including Nominee Shares) of D S Kulkarni Developers Limited from M/s Ashdan Properties Private Limited under exemption provided in Regulation 10 of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011. The Acquirer and Seller are controlled by same Promoter- Mr. Ashok Dhanraj Chordia and Mr. Atul Ashok Chordia and related to same Promoter Group.