

General information about company	
Scrip code	533273
NSE Symbol	OBEROIRLTY
MSEI Symbol	NOTLISTED
ISIN	INE093I01010
Name of the company	Oberoi Realty Limited
Whether company is SME	No
Class of Security	Equity Shares
Type of report	Quarterly
Quarter Ended / Half year ended/Date of Report (For Prelisting / Allotment)	30-09-2025
Date of allotment / extinguishment (in case Capital Restructuring selected) / Listing Date	
Shareholding pattern filed under	Regulation 31 (1) (b)
Whether the listed entity is Public Sector Undertaking (PSU)?	No

Declaration					
Sr. No.	Particular	Yes/No	Promoter and Promoter Group	Public shareholder	Non Promoter- Non Public
1	Whether the Listed Entity has issued any partly paid up shares?	No	No	No	No
2	Whether the Listed Entity has issued any Convertible Securities ?	No	No	No	No
3	Whether the Listed Entity has issued any Warrants ?	No	No	No	No
4	Whether Listed Entity has granted any ESOPs, which are outstanding?	No	No	No	No
5	Whether the Listed Entity has any shares against which depository receipts are issued?	No	No	No	No
6	Whether the Listed Entity has any shares in locked-in?	No	No	No	No
7	Whether any shares held by promoters are encumbered under "Pledged"?	No	No		
8	Whether any shares held by promoters are encumbered under "Non-Disposal Undertaking"?	Yes	Yes		
9	Whether any shares held by promoters are encumbered, other than by way of Pledge or NDU, if any?	No	No		
10	Whether company has equity shares with differential voting rights?	No	No	No	No
11	Whether the listed entity has any significant beneficial owner?	Yes			

Table VI - Statement showing foreign ownership limits		
Particular	Approved limits (%)	Limits utilized (%)
As on shareholding date	100	16.13
As on the end of previous 1st quarter	100	19.43
As on the end of previous 2nd quarter	100	20
As on the end of previous 3rd quarter	100	20.31
As on the end of previous 4th quarter	100	18.46

Table I - Summary Statement holding of specified securities																
Category (I)	Category of shareholder (II)	Nos. Of shareholders (III)	No. of fully paid up equity shares held (IV)	No. Of Partly paid-up equity shares held (V)	No. Of shares underlying Depository Receipts (VI)	Total nos. shares held (VII) = (IV)+(V)+(VI)	Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	Number of Voting Rights held in each class of securities (IX)				No. Of Shares Underlying Outstanding convertible securities (XA)	No. of Shares Underlying Outstanding Warrants (XB)	No. Of Outstanding ESOP Granted (XC)	No. of Shares Underlying Outstanding convertible securities, No. of Warrants and ESOP etc. (X) = (XA+XB+XC)	Total No. of shares on fully diluted basis (including warrants, ESOP, Convertible Securities etc.) (XI)= (VII+X)
								No of Voting (XIV) Rights			Total as a % of (A+B+C)					
								Class eg:X	Class eg:Y	Total						
(A)	Promoter & Promoter Group	5	246174946			246174946	67.7	246174946		246174946	67.7					246174946
(B)	Public	97526	117427291			117427291	32.3	117427291		117427291	32.3					117427291
(C)	Non Promoter-Non Public															
(C1)	Shares underlying DRs															
(C2)	Shares held by Employee Trusts															
	Total	97531	363602237			363602237	100	363602237		363602237	100					363602237

Table I - Summary Statement holding of specified securities																
Category (I)	Category of shareholder (II)	Shareholding , as a % assuming full conversion of convertible securities (as a percentage of diluted share capital) (XII)= (VII)+(X) As a % of (A+B+C2)	Number of Locked in shares (XIII)		Number of Shares pledged (XIV)		Non-Disposal Undertaking (XV)		Other encumbrances, if any (XVI)		Total Number of Shares encumbered (XVII) = (XIV+XV+XVI)		Number of equity shares held in dematerialized form (XVIII)	Sub-categorization of shares		
			No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)		Sub-category (i)	Sub-category (ii)	Sub-category (iii)
(A)	Promoter & Promoter Group	67.7					185437141	75.33			185437141	75.33	246174946			
(B)	Public	32.3											117427291	0	0	0
(C)	Non Promoter-Non Public															
(C1)	Shares underlying DRs															
(C2)	Shares held by Employee Trusts															
	Total	100					185437141	51			185437141	51	363602237	0	0	0

Table II - Statement showing shareholding pattern of the Promoter and Promoter Group																
Sr. No.	Category & Name of the Shareholders (I)	Nos. Of shareholders (III)	No. of fully paid up equity shares held (IV)	No. Of Partly paid-up equity shares held (V)	No. Of shares underlying Depository Receipts (VI)	Total nos. shares held (VII) = (IV)+(V)+(VI)	Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	Number of Voting Rights held in each class of securities (IX)				No. Of Shares Underlying Outstanding convertible securities (XA)	No. of Shares Underlying Outstanding Warrants (XB)	No. Of Outstanding ESOP Granted (XC)	No. of Shares Underlying Outstanding convertible securities, No. of Warrants and ESOP etc. (X) = (XA+XB+XC)	Total No. of shares on fully diluted basis (including warrants, ESOP, Convertible Securities etc.) (XI)= (VII+X)
								No of Voting (XIV) Rights			Total as a % of Total Voting rights					
								Class eg: X	Class eg:Y	Total						
A	Table II - Statement showing shareholding pattern of the Promoter and Promoter Group															
(1)	Indian															
(a)	Individuals/Hindu undivided Family	4	212874946			212874946	58.55	212874946		212874946	58.55					212874946
(d)	Any Other (specify)	1	33300000			33300000	9.16	33300000		33300000	9.16					33300000
Sub-Total (A)(1)		5	246174946			246174946	67.7	246174946		246174946	67.7					246174946
(2)	Foreign															
Total Shareholding of Promoter and Promoter Group (A)= (A)(1)+(A)(2)		5	246174946			246174946	67.7	246174946		246174946	67.7					246174946
B	Table III - Statement showing shareholding pattern of the Public shareholder															
(1)	Institutions (Domestic)															
(a)	Mutual Funds	32	43502529			43502529	11.96	43502529		43502529	11.96					43502529
(c)	Alternate Investment Funds	10	713945			713945	0.2	713945		713945	0.2					713945
(d)	Banks	1	75			75	0	75		75	0					75
(e)	Insurance Companies	17	4494616			4494616	1.24	4494616		4494616	1.24					4494616
(f)	Provident Funds/ Pension Funds	1	1646982			1646982	0.45	1646982		1646982	0.45					1646982
(i)	NBFCs registered with RBI	2	1350			1350	0	1350		1350	0					1350

Sub-Total (B)(1)		63	50359497			50359497	13.85	50359497		50359497	13.85					50359497
(2)	Institutions (Foreign)															
(d)	Foreign Portfolio Investors Category I	574	53613164			53613164	14.75	53613164		53613164	14.75					53613164
(e)	Foreign Portfolio Investors Category II	36	4765217			4765217	1.31	4765217		4765217	1.31					4765217
Sub-Total (B)(2)		610	58378381			58378381	16.06	58378381		58378381	16.06					58378381
(3)	Central Government / State Government(s)															
(4)	Non-institutions															
(b)	Directors and their relatives (excluding independent directors and nominee directors)	2	47960			47960	0.01	47960		47960	0.01					47960
(c)	Key Managerial Personnel	1	530			530	0	530		530	0					530
(f)	Investor Education and Protection Fund (IEPF)	1	1973			1973	0	1973		1973	0					1973
(g)	Resident Individuals holding nominal share capital up to Rs. 2 lakhs	92403	5261969			5261969	1.45	5261969		5261969	1.45					5261969
(h)	Resident Individuals holding nominal share capital in excess of Rs. 2 lakhs	17	1480085			1480085	0.41	1480085		1480085	0.41					1480085
(i)	Non Resident Indians (NRIs)	2392	519435			519435	0.14	519435		519435	0.14					519435
(l)	Bodies Corporate	504	957954			957954	0.26	957954		957954	0.26					957954
(m)	Any Other (specify)	1533	419507			419507	0.12	419507		419507	0.12					419507
Sub-Total (B)(4)		96853	8689413			8689413	2.39	8689413		8689413	2.39					8689413
Total Public Shareholding		97526	117427291			117427291	32.3	117427291		117427291	32.3					117427291

(B)=(B)(1)+ (B)(2)+(B) (3)+(B)(4)																
C	Table IV - Statement showing shareholding pattern of the Non Promoter- Non Public shareholder															
Total (A+B+C2)		97531	363602237			363602237	100	363602237		363602237	100					363602237
Total (A+B+C)		97531	363602237			363602237	100	363602237		363602237	100					363602237

Table II - Statement showing shareholding pattern of the Promoter and Promoter Group																
Sr. No.	Category & Name of the Shareholders (I)	Shareholding , as a % assuming full conversion of convertible securities (as a percentage of diluted share capital) (XII)= (VII)+(X) As a % of (A+B+C2)	Number of Locked in shares (XIII)		Number of Shares pledged (XIV)		Non-Disposal Undertaking (XV)		Other encumbrances, if any (XVI)		Total Number of Shares encumbered (XVII) = (XIV+XV+XVI)		Number of equity shares held in dematerialized form (XVIII)	Sub-categorization of shares		
			No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)		Sub-category (i)	Sub-category (ii)	Sub-category (iii)
A	Table II - Statement showing shareholding pattern of the Promoter and Promoter Group															
(1)	Indian															
(a)	Individuals/Hindu undivided Family	58.55					185437141	87.11			185437141	87.11	212874946			
(d)	Any Other (specify)	9.16					0	0			0	0	33300000			
Sub-Total (A)(1)		67.7					185437141	75.33			185437141	75.33	246174946			
(2)	Foreign															
Total Shareholding of Promoter and Promoter Group (A)= (A)(1)+(A)(2)		67.7					185437141	75.33			185437141	75.33	246174946			
B	Table III - Statement showing shareholding pattern of the Public shareholder															
(1)	Institutions (Domestic)															
(a)	Mutual Funds	11.96											43502529	0	0	0
(c)	Alternate Investment Funds	0.2											713945	0	0	0
(d)	Banks	0											75	0	0	0

(e)	Insurance Companies	1.24											4494616	0	0	0
(f)	Provident Funds/ Pension Funds	0.45											1646982	0	0	0
(i)	NBFCs registered with RBI	0											1350	0	0	0
Sub-Total (B)(1)		13.85											50359497	0	0	0
(2)	Institutions (Foreign)															
(d)	Foreign Portfolio Investors Category I	14.75											53613164	0	0	0
(e)	Foreign Portfolio Investors Category II	1.31											4765217	0	0	0
Sub-Total (B)(2)		16.06											58378381	0	0	0
(3)	Central Government / State Government(s)															
(4)	Non-institutions															
(b)	Directors and their relatives (excluding independent directors and nominee directors)	0.01											47960	0	0	0
(c)	Key Managerial Personnel	0											530	0	0	0
(f)	Investor Education and Protection Fund (IEPF)	0											1973	0	0	0
(g)	Resident Individuals holding nominal share capital up to Rs. 2 lakhs	1.45											5261969	0	0	0
(h)	Resident Individuals holding nominal share capital in excess of Rs. 2 lakhs	0.41											1480085	0	0	0

(i)	Non Resident Indians (NRIs)	0.14											519435	0	0	0
(l)	Bodies Corporate	0.26											957954	0	0	0
(m)	Any Other (specify)	0.12											419507	0	0	0
Sub-Total (B)(4)		2.39											8689413	0	0	0
Total Public Shareholding (B)=(B)(1)+(B)(2)+(B)(3)+(B)(4)		32.3											117427291	0	0	0
C	Table IV - Statement showing shareholding pattern of the Non Promoter- Non Public shareholder															
Total (A+B+C2)		100											363602237			
Total (A+B+C)		100					185437141	51			185437141	51	363602237			

Individuals/Hindu undivided Family					
Sr. No.	1	2	3	4	
Name of the Shareholders (I)	Vikas Ranvir Oberoi	Santosh R Oberoi	Bindu Ranvir Oberoi	Gayatri Vikas Oberoi	Click here to go back
PAN (II)	AAAPO0468L	AAAPO7810N	AAAPO7811P	AAIPJ5423A	Total
No. of fully paid up equity shares held (IV)	212873614	1110	111	111	212874946
Total nos. shares held (VII) = (IV)+ (V)+ (VI)	212873614	1110	111	111	212874946
Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	58.55	0	0	0	58.55
Number of Voting Rights held in each class of securities (IX)					
Class eg:X	212873614	1110	111	111	212874946
Total	212873614	1110	111	111	212874946
Total as a % of Total Voting rights	58.55	0	0	0	58.55
Total No. of shares on fully diluted basis (including warrants and Convertible Securities etc.) (XI)=(VII+X)	212873614	1110	111	111	212874946
Shareholding , as a % assuming full conversion of convertible securities (as a percentage of diluted share capital) (XII)= (VII)+(X) As a % of (A+B+C2)	58.55	0	0	0	58.55
Non-Disposal Undertaking (XV)					
No. (a)	185437141	0	0	0	185437141

As a % of total Shares held (b)	87.11	0	0	0	87.11
Total Number of Shares encumbered (XVII) = (XIV+XV+XVI)					
No. (a)	185437141	0	0	0	185437141
As a % of total Shares held (b)	87.11	0	0	0	87.11
Number of equity shares held in dematerialized form (XVIII)	212873614	1110	111	111	212874946
Reason for not providing PAN					
Reason for not providing PAN					
Shareholder type	Promoter	Promoter Group	Promoter Group	Promoter Group	

Any Other (specify)		
Sr. No.	1	
Category	Bodies Corporate	Click here to go back
Name of the Shareholders (I)	R S Estate Developers Private Limited	
PAN (II)	AABCR6809C	Total
No. of the Shareholders (I)	1	1
No. of fully paid up equity shares held (IV)	33300000	33300000
Total nos. shares held (VII) = (IV)+ (V)+ (VI)	33300000	33300000
Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	9.16	9.16
Number of Voting Rights held in each class of securities (IX)		
Class eg: X	33300000	33300000
Total	33300000	33300000
Total as a % of Total Voting rights	9.16	9.16
Total No. of shares on fully diluted basis (including warrants and Convertible Securities etc.) (XI)=(VII+X)	33300000	33300000
Shareholding , as a % assuming full conversion of convertible securities (as a percentage of diluted share capital) (XII)= (VII)+(X) As a % of (A+B+C2)	9.16	9.16

Non-Disposal Undertaking (XV)		
No. (a)	0	0
As a % of total Shares held (b)	0	0
Total Number of Shares encumbered (XVII) = (XIV+XV+XVI)		
No. (a)	0	0
As a % of total Shares held (b)	0	0
Number of equity shares held in dematerialized form (XVIII)	33300000	33300000
Reason for not providing PAN		
Reason for not providing PAN		
Shareholder type	Promoter Group	

Mutual Funds					
Sr. No.	1	2	3	4	
Name of the Shareholders (I)	Kotak Midcap Fund	Sbi Equity Hybrid Fund	Icici Prudential Large & Mid Cap Fund	Canara Robeco Mutual Fund A/C Canara Robeco Large And Mid Cap Fund	Click here to go back
PAN (II)	AAATK4475F	AABTS6407Q	AAAAI0038F	AAATC3901G	Total
No. of fully paid up equity shares held (IV)	11346268	7637367	6178325	4348668	29510628
Total nos. shares held (VII) = (IV)+ (V)+ (VI)	11346268	7637367	6178325	4348668	29510628
Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	3.12	2.1	1.7	1.2	8.12
Number of Voting Rights held in each class of securities (IX)					
Class eg: X	11346268	7637367	6178325	4348668	29510628
Total	11346268	7637367	6178325	4348668	29510628
Total as a % of Total Voting rights	3.12	2.1	1.7	1.2	8.12
Total No. of shares on fully diluted basis (including warrants, ESOP, Convertible Securities etc.) (XI)=(VII+X)	11346268	7637367	6178325	4348668	29510628
Shareholding , as a % assuming full conversion of convertible securities (as a percentage of diluted share capital) (XII)= (VII)+(X) As a % of (A+B+C2)	3.12	2.1	1.7	1.2	8.12
Number of equity shares held in dematerialized form (XIV)	11346268	7637367	6178325	4348668	29510628

Reason for not providing PAN					
Reason for not providing PAN					
Sub-categorization of shares					
Shareholding (No. of shares) under					
Sub-category (i)	0	0	0	0	0
Sub-category (ii)	0	0	0	0	0
Sub-category (iii)	0	0	0	0	0

Any Other (specify)					
Sr. No.	1	2	3	4	
Category	Trusts	Bodies Corporate	HUF	Clearing Members	
Category / More than 1 percentage	Category	Category	Category	Category	
Name of the Shareholders (I)					Click here to go back
PAN (II)					Total
No. of the Shareholders (I)	2	60	1434	37	1533
No. of fully paid up equity shares held (IV)	1558	93812	275853	48284	419507
Total nos. shares held (VII) = (IV)+ (V)+ (VI)	1558	93812	275853	48284	419507
Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)	0	0.03	0.08	0.01	0.12
Number of Voting Rights held in each class of securities (IX)					
Class eg: X	1558	93812	275853	48284	419507
Total	1558	93812	275853	48284	419507
Total as a % of Total Voting rights	0	0.03	0.08	0.01	0.12
Total No. of shares on fully diluted basis (including warrants, ESOP, Convertible Securities etc.) (XI)=(VII+X)	1558	93812	275853	48284	419507
Shareholding , as a % assuming full conversion of convertible securities (as a percentage of diluted share capital) (XII)=	0	0.03	0.08	0.01	0.12

(VII)+(X) As a % of (A+B+C2)					
Number of equity shares held in dematerialized form (XIV)	1558	93812	275853	48284	419507
Reason for not providing PAN					
Reason for not providing PAN					
Sub-categorization of shares					
Shareholding (No. of shares) under					
Sub-category (i)	0	0	0	0	0
Sub-category (ii)	0	0	0	0	0
Sub-category (iii)	0	0	0	0	0

Significant Beneficial Owners																
Sr. No.	Details of the SBO					Details of the registered owner					Details of holding/ exercise of right of the SBO in the reporting company, whether direct or indirect*:					Date of creation / acquisition of significant beneficial interest
	Name	PAN	Passport No. in case of a foreign national	Nationality	Nationality (Applicable in case of Any other is selected)	Name	PAN	Passport No. in case of a foreign national	Nationality	Nationality (Applicable in case of Any other is selected)	Whether by virtue of:					
											Shares	Voting rights	Rights on distributable dividend or any other distribution	Exercise of control	Exercise of significant influence	
1	Vikas Ranvir Oberoi	AAAPO0466L		India		R S Estate Developers Private Limited	AABCR6809C		Any other	Company	67.7	67.7	0	No	No	18-08-2006
Total:											67.7	67.7	0			