

EMBASSY CORPORATE



To,
The Compliance Officer
MAC Charles (India) Limited
1st Floor, Embassy Point,
No 150, Infantry Road,
Bangalore-560001

Date: 19.07.2024

To
Listing Department
BSE Limited
PJ Tower, Dalal Street, Fort
Mumbai – 400 001

Dear Sir,

Sub: Revised Disclosures under Regulation 31(1) and 31(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 for the intimation dated 06.05.2024.

Ref: 1. Name of the Company: Mac Charles (India) Limited
2. BSE: 507836

With reference to the above-mentioned subject, we are hereby enclosing the disclosures under regulation 31(1) and 31(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations,2011.

Embassy Property Developments Pvt. Ltd.

Embassy Point, 1st Floor, 150, Infantry Road, Bangalore - 560 001, India. T: +91 80 4179 9999 F: +91 80 2228 6912
www.embassyindia.com | CIN: U85110KA1996PTCO20897
email:secretarialteam@embassyindia.com

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Please take note of the same as compliance under SEBI (Substantial Acquisition of Shares and Takeovers) Regulations,2011.

For Embassy Property Developments Pvt. Ltd.

Devika Priyadarsini
Company Secretary
M.No. A49485

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ANNEXURE – 1

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

Name of the Target Company (TC)													Mac Charles (India) Limited		
Names of the Stock Exchanges where the shares of the target company are listed													BSE Limited		
Date of reporting													06.05.2024		
Name of the promoter or PAC on whose shares encumbrance has been created/released/invoked													Embassy Property Developments Private Limited		
Details of the creation/invocation/release of encumbrance:															
Name of the promoter (s) or PACs with him(**)	Promoter holding in the target company (1)			Promoter holding already encumbered (2)		Details of events pertaining to encumbrance (3)							Post event holding of encumbered shares {creation [(2)+(3)] / release [(2)-(3)] / invocation [(2)-(3)]}		
	No. of shares	% of total share capital	% w.r.t diluted share capital(*)	No. of shares	% of total share capital	Type of event (creation / release / invocation)	Date of creation/ invocation release of encumbrance	Type of encumbrance (pledge/ lien/ non disposal undertaking/ others)	Reasons for encumbrance **	No. of shares	% of total share capital	Name of the entity in whose favor shares encumbered	No. of shares	% of total share capital	
Embassy Property	96169 52	73.41 %	73.41 %	96169 52	73.41 %	Release	03.05.2024	Pledge Equity Shares	In relation to of Loan taken	96169 52	73.41 %	Trustee Name-	-	-	

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Developments Pvt Ltd										by Embassy Property Developments Private Limited.			Catalyst Trusteeship Limited Lender-Shine Star Build-Cap Private Limited and Chartered Finance & Leasing Limited		
Embassy Property Developments Pvt Ltd	9616952	73.41%	73.41%	-	-	Creation	03.05.2024	Pledge Shares	Equity	In relation to of Loan taken by Embassy Property Developments Private Limited from Indiabulls Commercial Credit Limited for an amount Rs.187 Crs, trustee for the said transaction being Indiabulls	9616952	73.41%	Trustee Name- Indiabulls Housing Finance Limited Lender Name- Indiabulls Commercial Credit Limited	9616952	73.41%

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									Housing Finance Limited						
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For Embassy Property Developments Pvt. Ltd.

Devika Priyadarsini
Company Secretary
M.No. A49485

Place: Bangalore
Date: 06.05.2024

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Annexure - II
Format for disclosure of details of encumbrance
(In addition to Annexure - I prescribed by way of circular dated August 05, 2015)

Name of listed company	Mac Charles (India) Limited
Name of the recognised stock exchanges where the shares of the company are listed	BSE Limited
Name of the promoter(s) / PACs whose shares have been encumbered	Embassy Property Developments Private Limited
Total promoter shareholding in the listed company	No. of shares – 9616952 % of total share capital – 73.41%
Encumbered shares as a % of promoter shareholding	100%
Whether encumbered share is 50% or more of promoter shareholding	YES
Whether encumbered share is 20% or more of total share capital	YES

Details of all the existing events/ agreements pertaining to encumbrance

	Encumbrance 1 (Date of creation of encumbrance:03.05.2024)
Type of encumbrance (pledge, lien, negative lien, non-disposal undertaking etc. or any other covenant, transaction, condition or arrangement in the nature of encumbrance)	Pledge of Equity Shares
No. and % of shares encumbered	No. of shares: 9616952 % of total share capital: 73.41%

Embassy Property Developments Pvt. Ltd.



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Specific details about the encumbrance	Name of the entity in whose favour shares encumbered (X)	Indiabulls Housing Finance Limited	
	Whether the entity X is a scheduled commercial bank, public financial institution, NBFC or housing finance company? If No, provide the nature of the business of the entity.	No Company engaged in <i>inter alia</i> providing trusteeship services.	
	Names of all other entities in the agreement	Listed company and its group companies (if any) – 1. Mac Charles (India) Limited 2. Embassy Property Developments Private Limited Other entities (if any) – 1. Catalyst Trusteeship Limited in its capacity as Debenture Trustee 2. Catalyst Trusteeship Limited in its capacity as Common Security Trustee	
	Whether the encumbrance is relating to any debt instruments viz. debenture, commercial paper, certificate of deposit etc.? If yes, provide details about the instrument, including credit rating	No	
		3. Whether the debt instrument is listed on stock exchanges? No 4. Credit Rating of the debt instrument: - NA 5. ISIN of the Instrument – NA	
Security Cover / Asset Cover	Value of shares on the date of event / agreement (A)	NA	
	Amount involved (against which shares have been encumbered) (B)	NA	

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	Ratio of A / B	NA	
End use of money	Borrowed amount to be utilized for what purpose – (a) Personal use by promoters and PACs (b) For the benefit of listed company Provide details including amount, purpose of raising money by listed company, schedule for utilization of amount, repayment schedule etc. (a) Any other reason (please specify)	General Corporate Purpose	

For Embassy Property Developments Pvt. Ltd.

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Company Secretary
M.No. A49485

Place: Bangalore

Date: 06.05.2024

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