

August 02, 2024

National Stock Exchange of India Limited

Exchange Plaza
Bandra Kurla Complex,
Bandra (East),
Mumbai 400 051.

Scrip Code: CHALET

BSE Limited

Corporate Relationship Department

Phiroze Jeejeebhoy Towers,
Dalal Street, Fort,
Mumbai 400 001.

Scrip Code: 542399

Dear Sir/ Madam,

Sub: Disclosure pursuant to Regulation 31(1) and 31(2) of Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeover) Regulations, 2011 in relation to release and creation of pledge on the equity shares of Chalet Hotels Limited

Pursuant to the provisions of Regulation 31(1) and 31(2) of Securities and Exchange Board of India ("SEBI") (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 read with SEBI Circular No. SEBI/HO/CFD/DCR1/CIR/P/2019/90 dated August 07, 2019 on disclosure of reasons for encumbrance by promoter of listed companies, please find enclosed herewith the disclosures in prescribed formats towards release and creation of pledge on the equity shares of Chalet Hotels Limited.

Please take note of the same and acknowledge.

Thanking you,

Yours Faithfully,
For **Cape Trading LLP**

Neel C. Raheja
Designated Partner
DPIN: 00029010

Encl: a/a

CC : The Company Secretary
Chalet Hotels Limited
Raheja Tower, Plot No.C-30, Block 'G',
Next to Bank of Baroda, Bandra Kurla Complex,
Bandra (E), Mumbai - 400 051.
Phone: +91-22-2656 4000
Email: companysecretary@chalet-hotels.com

Capstan Trading LLP	1,64,95,680	7.56	7.56	29,95,680	1.37	Nil	-	-	-	-	-	-	29,95,680	1.37
Palm Shelter Estate Development LLP	80,52,387	3.69	3.69	-	-	Nil	-	-	-	-	-	-	-	-
Raghukool Estate Development LLP	1,64,95,680	7.56	7.56	33,95,680	1.56	Nil	-	-	-	-	-	-	33,95,680	1.56
Ivory Properties And Hotels Private Limited [#]	35,71,533	1.64	1.64	-	-	Nil	-	-	-	-	-	-	-	-
K Raheja Private Limited	1,24,00,000	5.69	5.69	-	-	Nil	-	-	-	-	-	-	-	-
K Raheja Corp Private Limited	37,85,824	1.74	1.74	-	-	Nil	-	-	-	-	-	-	-	-
Touchstone Properties And Hotels Private Limited	1,45,00,000	6.65	6.65	1,44,00,000	6.60	Nil	-	-	-	-	-	-	1,44,00,000	6.60
Genext Hardware and Parks Private Limited	8,00,000	0.37	0.37	-	-	Nil	-	-	-	-	-	-	-	-
Neel Chandru Raheja	1,03,26,318	4.73	4.73	-	-	Nil	-	-	-	-	-	-	-	-
Ravi Chandru Raheja	51,63,159	2.37	2.37	-	-	Nil	-	-	-	-	-	-	-	-
Jyoti Chandru Raheja	77,80,300	3.57	3.57	-	-	Nil	-	-	-	-	-	-	-	-
Sumati Ravi Raheja	51,63,159	2.37	2.37	-	-	Nil	-	-	-	-	-	-	-	-

Notes:

[#]Ivory Properties and Hotels Private Limited (Registered Owner) holds 104 Equity Shares for and on behalf of the beneficiaries of Ivory Property Trust (Promoter), out of its total shareholding of 35,71,533 Equity Shares.

(**) The names of all the promoters, their shareholding in the target company and their pledged shareholding as on the reporting date should appear in the table irrespective of whether they are reporting on the date of event or not.

(*) Total share capital to be taken as per the latest filing done by the company to the Stock Exchange under Clause 35 of the listing Agreement. 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.

For **CAPE TRADING LLP**

Neel C. Raheja
Designated Person
DPIN: 00029010

Date: 02/08/2024
Place: Mumbai

Disclosure of reasons for encumbrance:**(Format prescribed by way of SEBI Circular No. SEBI/HO/CFD/DCR1/CIR/P/2019/90 dated August 07, 2019)**

Name of listed company	Chalet Hotels Limited
Name of the recognised stock exchanges where the shares of the company are listed	i. National Stock Exchange of India Limited ii. BSE Limited
Name of the promoter(s) / PACs whose shares have been encumbered	Cape Trading LLP
Total promoter shareholding in the listed company	No. of shares: 14,72,62,680 % of total share capital: 67.52
Encumbered shares as a % of promoter shareholding	
Whether encumbered share is 50% or more of promoter shareholding	YES / NO
Whether encumbered share is 20% or more of total share capital	YES / NO

Details of all the existing events/ agreements pertaining to encumbrance:

		Encumbrance 1 (Date of creation of encumbrance: 31/07/2024)					
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					
No. and % of shares encumbered		No. of shares: 1,15,00,000 % of total share capital: 5.27					
Specific details about the encumbrance	Name of the entity in whose favour shares encumbered (X)	IDBI Trusteeship Services Limited, Security Trustee for ICICI Bank 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.	Others - Security Trustee					
	Names of all other entities in the agreement	Listed company and its group companies (if any): <table border="1" data-bbox="1167 1002 2141 1187"> <thead> <tr> <th>Name of the Agreement</th> <th>Parties to the Agreement</th> </tr> </thead> <tbody> <tr> <td>Corporate Rupee Loan Facility Agreement</td> <td>K Raheja Corp Real Estate Private Limited (Borrower) ICICI Bank Limited (Lender)</td> </tr> <tr> <td>Pledge Agreement</td> <td>K Raheja Corp Real Estate Private Limited (Borrower) Cape Trading LLP (Pledgor) IDBI Trusteeship Services Limited (Security Trustee)</td> </tr> </tbody> </table> Other entities, (if any): None	Name of the Agreement	Parties to the Agreement	Corporate Rupee Loan Facility Agreement	K Raheja Corp Real Estate Private Limited (Borrower) ICICI Bank Limited (Lender)	Pledge Agreement
Name of the Agreement	Parties to the Agreement						
Corporate Rupee Loan Facility Agreement	K Raheja Corp Real Estate Private Limited (Borrower) ICICI Bank Limited (Lender)						
Pledge Agreement	K Raheja Corp Real Estate Private Limited (Borrower) Cape Trading LLP (Pledgor) IDBI Trusteeship Services Limited (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.	YES/ NO If yes, 1. Name of the issuer 2. Details of the debt instrument 3. Whether the debt instrument is listed on stock exchanges? 4. Credit Rating of the debt instrument 5. ISIN of the instrument
Security Cover / Asset Cover	Value of shares on the date of event / agreement (A)	INR 9,71,46,25,000/-*
	Amount involved (against which shares have been encumbered) (B)	INR 4,50,00,00,000/-
	Ratio of A / B	2.16 times
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. (c) Any other reason (please specify)	Nil Nil The pledge of shares of Chalet Hotels Limited is in nature of additional security for the borrowing by K Raheja Corp Real Estate Private Limited, group company.

Note:

**For the purpose of this disclosure, value has been arrived at by multiplying number of securities pledged by the closing price (higher of the two stock exchanges i.e. BSE - INR 844.75/- has been considered) as on 31/07/2024.*

For Cape Trading LLP

Neel C. Raheja
Designated Person
DPIN: 00029010

Date: 02/08/2024

Place: Mumbai