

**MAC CHARLES (INDIA) LTD.**  
**CIN No. L55101KA1979PLC003620**

**Regd. Office:**  
**1<sup>st</sup> Floor, Embassy Point**  
**150 Infantry Road,**  
**Bangalore – 560 001**

**Phone:080-4903 0000/Extn: 3490**  
**Email: [investor.relations@maccharlesindia.com](mailto:investor.relations@maccharlesindia.com)**  
**website: [www.maccharlesindia.com](http://www.maccharlesindia.com)**

The Manager  
Listing Department  
BSE Limited  
PJ Towers, Dalal Street, Fort  
Mumbai – 400 001.  
Fax No: 022 – 2272 3121

Date: 06<sup>th</sup> May,2024

Dear Sirs,

**Sub: Disclosure under regulation 31(1) read with Regulation 29(3) and Regulation 28(3) of SEBI (Substantial Acquisitions of Shares and Takeovers) Regulations, 2011 by promoter and promoter group**

**Ref: Name of the Company: Mac Charles (India) Limited**

**Scrip code: 507836**

With reference to the above, please find attached revised disclosure in Annexure-II required under Regulation 31(1), Regulation 29(3) and Regulation 28 (3) of SEBI (Substantial Acquisitions of Shares and takeovers) Regulations, 2011 submitted by the promoter of the Company Embassy Property Developments Private Limited..

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

Kindly acknowledge.

Thanking You,

For **Mac Charles (India) Limited**

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SARWESWA SARWESWARABAG  
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NAIDU  
Date: 2024.05.06  
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**Chandana Naidu**  
**Company Secretary**  
**ACS:25570**

**EMBASSY CORPORATE**



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

Date: 06.05.2024

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

Dear Sir,

Sub: Disclosures under Regulation 31(1) and 31(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations,2011.

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

**EMBASSY CORPORATE**



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

**For Embassy Property Developments Pvt. Ltd.**

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DEVIKA  
PRIYADARSINI  
Date: 2024.05.06  
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**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	

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**EMBASSY CORPORATE**

Embassy Property Developments Pvt Ltd	9616952	73.41%	73.41%	9616952	73.41%	Release	03.05.2024	-	-	-	-	-	-	-	
Embassy Property Developments Pvt Ltd	9616952	73.41%	73.41%	9616952	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 Housing Finance Limited	9616952	73.41%	Trustee Name- Indiabulls Housing Finance Limited	9616952	73.41%

**For Embassy Property Developments Pvt. Ltd.**

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**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: <u>03.05.2024</u> )
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%

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## EMBASSY CORPORATE

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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## EMBASSY CORPORATE

	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.

DEVIKA  
PRIYADARSINI  
INI

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DEVIKA PRIYADARSINI  
Date: 2024.05.06  
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**Devika Priyadarsini**  
**Company Secretary**  
**M.No. A49485**

Place: Bangalore

Date: 06.05.2024

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