

Date : 15.01.2021

The Manager
Listing Department
BSE Limited
PJ Towers, Dalal Street, Fort
Mumbai – 400 001.

Fax No: 022 – 2272 3121

Dear Sirs,

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

Ref: Name of the Company: Mac Charles (India) Limited
Scrip code: 507836

With reference to the above, please find attached Disclosure in Annexure-II required under Regulation 31(1) 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


Chandana Naidu
Company Secretary
ACS:25570



To,
The Compliance Officer
MAC Charles (India) Limited
#72/4, 1st Floor Cunningham Road
Bengaluru - 560001

Date: 15.01.2021

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

Dear Sir,

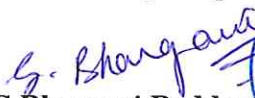
Sub: Disclosures under Regulation 31(1) and 31(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011.

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.

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

For Embassy Property Developments Pvt. Ltd.


G. Bhargavi Reddy
Company Secretary
ACS:17019



Annexure - I**Format for disclosure of details of encumbrance**

(To be submitted within two Trading Days of transaction / trading in Mac Charles Securities)

Name of Company	Mac Charles (India) Limited
Name of the recognized stock exchanges where the Shares of the Company are listed	BSE Limited
Name of the Promoter	Embassy Property Developments Private Limited
Total Holding	No. of Shares -9616952 i.e. 73.41% of total share holding
Specific details about the encumbrance	
Encumbrance	Date of creation of encumbrance: created on 12/01/2021 for the additional loan of Rs. 78 crores and original encumbrance was created on 24/12/2016 for Rs. 400 crores.
Type of encumbrance	Pledge
No. and % of Shares encumbered	9616952 Shares; 73.41% of total shareholding
Name of the entity in whose favour shares encumbered	Indiabulls Housing Finance Ltd
Whether the entity X is a scheduled commercial bank, public financial institution, NBFC or housing Finance Company? If No, provide the nature of Business of the entity	NBFC
Names of all other entities in the agreement	1. Embassy Property Developments Pvt. Ltd. (EPDPL) (Holding Company of Listed Company) 2. Embassy Inn Pvt. Ltd. – Wholly Owned Subsidiary of EPDPL
Whether the emburance is relating to any debt instrument i.e. debenture, commercial paper, certificate of deposit etc.? If Yes provide details about the instrument including credit rating	No
Value of Shares on the date of agreement i.e. 08 th January, 2021 (Closing price at BSE) [A]	Rs.2,14,45,80,296/-
Amount involved (against which shares have been encumbered)[B]	Rs. 478 Crores
Ratio A/B	0.45:1

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



	(total security value including above pledge against loan is 1.5:1)
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)	For the business needs of promoter and its wholly owned subsidiary company i.e. Embassy Property Developments Pvt. Ltd. and Embassy Inn Pvt. Ltd.



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



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 India Limited						
Date of reporting							15-01-2021						
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)	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 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

Embassy Property Developm ents Pvt Ltd	91619 52	73.41 %	73.41 %	NIL	NIL	Creation	created on 12/01/202 1 for the additional loan of Rs. 78 crores and original encumbra nce was created on 24/12/201 6 for Rs. 400 crores.	Pledge	96169 52	73.41 %	Indiab u lls Ventur es Limited	96169 52	73.41 %
--	-------------	------------	------------	-----	-----	----------	--	--------	-------------	------------	---	-------------	------------

Signatures of Authorised Signatory: G Bhargavi Reddy, Company Secretary


Place: Bangalore
Date: 15.01.2021

**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