

MALANI VENTURES PRIVATE LIMITED

CIN: U64990MH2011PTC213254

Registered Office: 702, 7th Floor, Shah Trade Centre, Rani Sati Marg,
Mumbai, Malad East, Maharashtra, India, 400097
Email: malaniventures@gmail.com

March 21, 2026

To,
The Listing Department
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai - 400 001

Dear Sir/Madam,

Scrip Code-543543

Sub: Disclosure regarding Creation of Pledge under Regulation 31 of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011.

Pursuant to the provisions of Regulation 31 of the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, please find enclosed herewith the disclosure regarding creation of pledge on 5,80,000 (Five Lacs Eighty Thousand) Equity Shares of M/s. B-Right Real Estate Limited.

We have enclosed herewith the disclosure under the said regulation along with details of shares pledged by us as Promoter Group of the Company.

You are requested to take the above information on your record.

Thank you,

For Malani Ventures Private Limited,

Paras Hansrajbhai Desai
Director
DIN: 07302022

Place: Mumbai

CC: The Company Secretary
B-Right Real Estate Limited

ANNEXURE-I

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 Regulations, 2011 terms of Regulation 31(1) and 31(2) of SEBI (Substantial Acquisition of Shares and Takeovers)

Name of the Target Company(TC)	B-Right Realstate Limited
Names of the Stock Exchanges where the shares of the target company are listed	BSE Limited
Date of reporting	21-03-26
Name of the promoter or PAC on whose shares encumbrance has been	Malani Ventures Private Limited
Details of the creation/invocation/release of encumbrance:	20-03-26

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	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
PROMOTER GROUP													
Malani Ventures Private Limited	2,527,200.00	24.46	1,820,000.00	17.62	Creation	20-03-26	Pledge	Working Capital Purpose	580,000.00	5.61	HDFC Bank LTD	2,400,000.00	23.23

For Malani Ventures Private Limited

Paras Hansrajbhai Desai
Director
DIN: 07302022

Date: 21/03/2026
Place: Mumbai

ANNEXURE-III

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 Regulations, 2011 terms of Regulation 31(1) and 31(2) of SEBI (Substantial Acquisition of Shares and Takeovers)

Name of the Target Company(TC)	B-Right Realestate Limited
Names of the Stock Exchanges where the shares of the target company are	BSE Limited
Date of reporting	21-03-26
Name of the promoter or PAC on whose shares encumbrance has been	Malani Ventures Private Limited
Details of the creation/invocation/release of encumbrance:	20-03-26

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
PROMOTER													
BLOW SALES LLP	2,515,200.00	24.35	24.35	-	-	-	-	-	-	-	-	-	-
CHEERFUL DEALTRADE LLP	2,515,200.00	24.35	24.35	-	-	-	-	-	-	-	-	-	-
PROMOTER GROUP													
MALANI VENTURES PRIVATE LIMITED	2,527,200.00	24.46	24.46	1,820,000.00	17.62	Creation	20-03-26	Pledge	580,000.00	5.61	HDFC Bank LTD	2,400,000.00	23.23
SANJAY NATHALAL SHAH	16.00	0	0	-	-	-	-	-	-	-	-	-	-
NATHALAL AMRUTLAL SHAH	16.00	0	0	-	-	-	-	-	-	-	-	-	-
AMISHA SANJAY SHAH	16.00	0	0	-	-	-	-	-	-	-	-	-	-
SHAH SANJAY NATHALAL	16.00	0	0	-	-	-	-	-	-	-	-	-	-
JYOTSANA NATHALAL SHAH	16.00	0	0	-	-	-	-	-	-	-	-	-	-

For Malani Ventures Private Limited

Paras Hansrajbbhai Desai
Director
DIN: 07302022

Date: 21/03/2026
Place: Mumbai