MALANI VENTURES PRIVATE LIMITED

(FORMERLY KNOWN AS SANCHARANI CORPORATE SERVICES 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

October 04, 2025

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 against shares held by Promoter & Promoter Group 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 24,00,000 (Twenty-Four Lacs) Equity Shares of M/s. B-Right Realestate Limited

We have enclosed herewith the disclosure obtained 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,
Yours faithfully,
For Malani Ventures Private Limited,

PARAS HANSRAJBHAI DESAI
Digitally signed by PARAS HANSRAJBHAI DESAI
Date: 2025.10.04 20:16:16 +05'30'

Paras Hansrajbhai Desai
Director
(on behalf of Promoters Group)

Place: Mumbai

CC: The Company Secretary
B-Right Realestate Limited

ANNEXURE-I

Format for disclosure by the Promoter(s) to the stock exchanges and to the Target Company for encumbrance of shares / invocation ofencumbrance/ 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 listed	BSE Limited
Date of reporting	04-10-25
Name of the promoter or PAC on whose shares encumbrance has been	Malani Ventures Private Limited
Details of the creation/invocation/release of encumbrance:	30-09-25

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 GROUP													
Malani Ventures Private Limited	2,424,000.00	23.46	23.46	-	-	Creation	30-09-25	Pledge	2,400,000.00	23.23	HDFC Bank LTD	2,400,000.00	23.23

For Malani Ventures Private Limited

PARAS HANSRAJBHAI DESAI

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Date: 2025.10.04 18:42:01 +05'30'

Paras Hansrajbhai Desai
Director
DIN: 07302022

Date: 04/10/2025
Place: Mumbai

ANNEXURE-II

Name of the Listed Company	B-Right Realestate Limited
Names 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	Malani Ventures Private Limited
Encumbered shares as a % of promoter shareholding	32.2
Whether encumbered share is 50% or more of promoter shareholding	No
Whether encumbered share is 20% or more of total share capital	Yes

Details of all the existing events/ agreements pertaining to encumbrance		
Particulars	**Encumbrance**	
	(Date of creation of encumbrance: 30-09-2025)	
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 encumbered: 24,00,000 % of shares encumbered: 23.23	
Specific details about the encumbrance	Name of the entity in whose favour shares encumbered (X)	HDFC Bank Ltd
	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.	Yes
	Names of all other entities in the agreement Listed Company and its group Company (if any) other entities (if any)	B-Right Realestate Limited
	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 :If yes, 1. Name of the issuer 2. Details of the debt instrument 3.Whether the debt instrument is listedon stock exchanges? 4. Credit Rating of the debt instrument 5. ISIN of the instrument	No
Security Cover / Asset Cover	Value of shares on the date of event / agreement (A)	776,400,000.00
	Amount involved (against which shares have been encumbered) (B)	776,400,000.00
	Ratio of A / B	1.00
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 benefit of Listed Company Amount: Rs. 30 Crore Purpose: Working Capital Schedule for utilization of amount: For Working Capital purpose Repayment schedule: Amount to be renewed every year

For Malani Ventures Private Limited

PARAS HANSRAJBHAI DESAI

Digitally signed by PARAS HANSRAJBHAI DESAI
Date: 2025.10.04 18:42:20 +05'30'

Paras Hansrajbhai Desai
Director
DIN: 07302022

Date: 04/10/2025
Place: Mumbai