# 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 25, 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 7,70,000 (Seven Lacs Seventy Thousand) Equity Shares of M/s. B-Right Realestate 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
Digitally signed by PARAS HANSRAJBHAI DESAI
Date: 2026.03.25 19:11:23 +05'30'

**Paras Hansrajbhai Desai**
**Director**
**DIN: 07302022**

**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 | 25-03-26 |
| Name of the promoter or PAC on whose shares encumbrance has been | Malani Ventures Private Limited |
| Details of the creation/invocation/release of encumbrance: | 24-03-26 |

| 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 | 1,630,000.00 | 15.78 | Creation | 24-03-26 | Pledge | Working Capital Purpose | 770,000.00 | 7.45 | HDFC Bank LTD | 2,400,000.00 | 23.23 |
| | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |

**For Malani Ventures Private Limited**

PARAS HANSRAJBHAI DESAI

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Date: 2026.03.25 19:11:44 +05'30'

**Paras Hansrajbhai Desai**
**Director**
**DIN: 07302022**

**Date: 25/03/2026**
**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 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 | 25-03-26 |
| Name of the promoter or PAC on whose shares encumbrance has been | Malani Ventures Private Limited |
| Details of the creation/invocation/release of encumbrance: | 24-03-26 |

| 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 | 1,630,000.00 | 15.78 | Creation | 24-03-26 | Pledge | 770,000.00 | 7.45 | 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 HANSRAJBHAI DESAI

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Date: 2026.03.25 19:12:00 +05'30'

**Paras Hansrajbhai Desai**
**Director**
**DIN: 07302022**

**Date: 25/03/2026**
**Place: Mumbai**