

MAC CHARLES (INDIA) LTD.
CIN No. L55101KA1979PLC003620

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To
The General Manager- Listing
BSE Limited
24th Floor, P J Towers, Dalal Street, Fort
Mumbai – 400001

February 14, 2023

Dear Sir/Madam,

Sub: Submission of Security Cover pursuant to the provisions of Regulation 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI LODR”)

Ref: Scrip Code 973344; 974123; 974208; 974432; 974457

This is to inform you, pursuant to the provisions of Regulation 54 of SEBI LODR, we are hereby submitting Security cover for quarter ended December 31, 2022.

We request you to take on record of the same.

Thanking you,

For **Mac Charles (India) Limited**

Chandana Naidu Khare
Company Secretary and Compliance Officer
ACS:25570

Statement containing details of secured, listed, rated, redeemable non-convertible debentures ('NCDs') of the Company outstanding as at 31 December 2022 and security cover maintained against such securities pursuant to SEBI circular dated 19 May 2022.

I. Details of secured, listed, rated, redeemable NCDs' (face value of Rs. 1 million each) of the Company outstanding as at 31 December 2022

S.No	ISIN	Series	Outstanding as on 31 December 2022 including interest (Amount in millions)
1	INE435D07011	Zero Coupon, Senior, secured, rated, redeemable and listed NCDs (DTD dated 19 July 2021)	999.00
2	INE435D07037	Zero Coupon, Senior, secured, rated, redeemable and listed NCDs (DTD dated 19 July 2021)	250.00
3	INE435D07060	Zero Coupon, Senior, secured, rated, redeemable and listed NCDs (DTD dated 19 July 2021)	250.00
4	NA	Accrued redemption premium on points 1 to 3 above (DTD dated 19 July 2021)	253.12
5	INE435D07045	Zero Coupon, Senior, secured, rated, redeemable and listed NCDs (DTD dated 23 August 2022)	1,350.00
6	INE435D07052	Zero Coupon, Senior, secured, rated, redeemable and listed NCDs (DTD dated 23 August 2022)	1,350.00
7	INE435D07078	Zero Coupon, Senior, secured, rated, redeemable and listed NCDs (DTD dated 23 August 2022)	500.00
8	NA	Accrued redemption premium on points 5 to 7 above	160.89

II. Computation of Security Cover Ratio as on 31 December 2022 pursuant to SEBI circular dated 19 May 2022

Column A	Column B	Column C ⁱ	Column D ⁱⁱ	Column E ⁱⁱⁱ	Column F	Column G
Particulars	Description of asset for which this certificate relate	Exclusive Charge	Exclusive Charge	Assets not offered as Security	(Total C to E)	Related to only those
		Debt for which this certificate being issued	Other Secured Debt			Market Value for Assets charged on Exclusive
		Book Value	Book Value			
ASSETS						
Property, Plant and Equipment	Land, Plant and machinery and Computers	225.97		0.20	226.17	405.00
Investment Property *	Land	679.28			679.28	943.20
Capital Work-in-Progress & Advance	IPUD (Project Zenith) & Advance- Zenith	1,864.09			1,864.09	7,015.00
Investments	Investment in subsidiaries, equity shares and mutual funds	2,035.10		1,219.07	3,254.17	2,431.08

Loans	Loans given to subsidiaries and other inter-corporate loans			1,025.58	1,025.58	
Advances	Advance paid for purchase of investment property	53.20			53.20	113.33
Advances *	Advance paid for purchase of investment property	658.04			658.04	1,448.27
Trade Receivables	Trade receivables			12.60	12.60	
Cash and Cash Equivalents	Cash and Cash Equivalents	7.37		2.74	10.11	7.37
Cash and Cash Equivalents	Cash and Cash Equivalents	-			-	-
Bank Balances other than Cash and Cash Equivalents	Bank Balances other than Cash and Cash Equivalents	2,822.46		16.78	2,839.24	2,822.46
Bank Balances other than Cash and Cash Equivalents	Bank Balances other than Cash and Cash Equivalents	370.00			370.00	370.00
Asset Held for sale	Assets classified as held for sale	27.93			27.93	119.79
Others *	Accrued interest and Non refundable security deposit	29.33		304.73	334.06	29.33
Total		8,772.78	-	2,581.70	11,354.48	15,704.83
LIABILITIES						
Debt securities to which this certificate pertains	Debentures issued					1,752.12
Debt securities to which this certificate pertains	Debentures issued	4,747.34	285.97		5,033.31	3,360.89
Others	Deferred tax liabilities	not to be filled		28.92	28.92	
Trade payables	Trade payables			24.39	24.39	
Others	Other current financial liabilities, Current provisions, Other current liabilities, Current tax liabilities, net, Disposal group - liabilities directly associated with assets held for sale, Liabilities classified as held for sale			98.91	98.91	
Total		4,747.34	285.97	152.22	5,185.53	5,113.01
Cover on Book Value		1.85				
	Cover on Market Value (ISIN 1,2&3)					5.97
	Cover on Market Value (ISIN 5,6&7)					1.56

* The assets given as security also include the assets of Embassy Construction Private Limited and Mac Charles Hub Projects Private Limited. Assets of Embassy Construction Private limited include advance of non refundable security deposit amounting to ₹ 30 million pertaining to Joint Development Agreement included in 'Advances' and refundable security deposit amounting to ₹ 80.38 million pertaining to Joint Development Agreement included in 'Advances'. Assets of Mac Charles Hub Projects Private Limited include land amounting to ₹ 679.28 million included in 'Invest Property', advance paid for acquisition of land amounting to ₹ 547.67 million included in 'Advances' and refundable security deposit and its Ind AS adjustment amounting to ₹ 17.04 million included in 'Others'.

For Mac Charles (India) Limited

PANDITHACHOLANALLUR
RAMAKRISHNAN RAJAGOPALAN

Digitally signed by PANDITHACHOLANALLUR
RAMAKRISHNAN RAJAGOPALAN
Date: 2023.02.14 16:45:17 +05'30'

Name: P.R.Ramakrishnan

Designation: Director

Date: 14.02.2023

Place: Bangalore