

MAC CHARLES (INDIA) LTD.
CIN No. L55101KA1979PLC003620

Regd. Office:
1st Floor, Embassy Point
150 Infantry Road,
Bangalore – 560 001

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

February 13, 2025

Dear Sir/Madam,

Sub: Submission of Security Cover for the Quarter ended 31st December, 2024

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, 2024.

We request you to take on record of the same.

Thanking you,

For Mac Charles (India) Limited

Richa Saxena
Company Secretary and Compliance Officer
M.No.-A17163

Statement containing details of secured, listed, rated, redeemable non-convertible debentures ('NCDs') of the Company outstanding as at 31 December 2024 and security cover maintained against such securities pursuant to Operational circular SEBI/HO/DDHS/P/CIR/2023/50 dated 31 March 2023.

I. Details of secured, listed, rated, redeemable NCDs' of the Company outstanding as at 31 December 2024

S.No	ISIN	Series	Outstanding as on 31 December 2024 including interest (Amount in millions)
1	INE435D07011	Zero Coupon, Senior, secured, rated, redeemable and listed NCDs (DTD as amended on 11 May 2023)	999.00
2	INE435D07037	Zero Coupon, Senior, secured, rated, redeemable and listed NCDs (DTD as amended on 11 May 2023)	250.00
3	INE435D07060	Zero Coupon, Senior, secured, rated, redeemable and listed NCDs (DTD as amended on 11 May 2023)	250.00
4	INE435D07086	Zero Coupon, Senior, secured, rated, redeemable and listed NCDs (DTD as amended on 11 May 2023)	500.00
5	INE435D07094	Zero Coupon, Senior, secured, rated, redeemable and listed NCDs (DTD as amended on 11 May 2023)	1,001.00
6	NA	Accrued redemption premium on points 1 to 5 above (DTD as amended on 11 May 2023)	1,157.92
7	INE435D07110 w.e.f. 19 December 2024 (INE435D07045 till 18 December 2024)	Zero Coupon, Senior, secured, rated, redeemable and listed NCDs (DTD as amended on 24 March 2023)	1,350.00
8	INE435D07136 w.e.f. 19 December 2024 (INE435D07052 till 18 December 2024)	Zero Coupon, Senior, secured, rated, redeemable and listed NCDs (DTD as amended on 24 March 2023)	1,350.00
9	INE435D07128 w.e.f. 19 December 2024 (INE435D07078 till 18 December 2024)	Zero Coupon, Senior, secured, rated, redeemable and listed NCDs (DTD as amended on 24 March 2023)	500.00
10	NA	Accrued redemption premium on points 7 to 9 above (DTD as amended on 24 March 2023)	1,620.70

II. Computation of Security Cover Ratio as on 31 December 2024 pursuant to SEBI circular dated 31 March 2023

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 items covered
		Debt for which this certificate being issued	Other Secured Debt			Market Value for Assets charged on Exclusive basis
		Book Value	Book Value	Book Value		
ASSETS						
Property, Plant and Equipment	Land, Plant and machinery, Computers and Vehicle	187.98	16.35	0.73	205.06	268.34
Investment Property *	Land	2,917.34			2,917.34	9,269.16
Capital Work-in- Progress & Advance	IPUD (Project Zenith) & Advance- Zenith	4,405.38			4,405.38	13,730.64
Investments	Investment in subsidiaries, equity shares and mutual funds	2,035.10		1,790.46	3,825.56	2,480.79
Loans	Loans given to subsidiaries and other loans			2,568.83	2,568.83	-
Advances	Advance paid for purchase of investment property	10.66			10.66	120.95
Advances *	Advance paid for purchase of investment property	493.80			493.80	278.40
Trade Receivables	Trade receivables			23.10	23.10	

Cash and Cash Equivalents	Cash and Cash Equivalents (Project Zenith)	28.98		0.95	29.93	28.98
Cash and Cash Equivalents	Cash and Cash Equivalents (Project Embassy Business Hub)	9.06			9.06	9.06
Bank Balances other than Cash and Cash Equivalents *	Bank Balances other than Cash and Cash Equivalents (Project Zenith)	585.50		5.08	590.58	585.50
	Bank Balances other than Cash and Cash Equivalents (Project Embassy Business Hub)	1,663.12			1,663.12	1,663.12
Asset Held for sale	Assets classified as held for sale	23.10			23.10	83.06
Others *	Accrued interest and Non refundable security deposit and other asset	126.71		539.56	666.27	126.71
Total		12,486.72	16.35	4,928.71	17,431.78	28,644.71
LIABILITIES						
Debt securities to which this certificate pertains	Debentures issued					4,157.92
Debt securities to which this certificate pertains	Debentures issued	8,774.37	693.39		9,467.76	4,820.70
Others	Deferred tax liabilities	not to be filled		-	-	
Trade payables	Trade payables			21.37	21.37	
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			272.24	272.24	
Total		8,774.37	693.39	293.61	9,761.37	8,978.62
Cover on Book Value			1.42			
	Cover on Market Value (ISIN 1,2,3 ,4 &5)					4.16
	Cover on Market Value (ISIN 7,8 &9)					2.33

* The assets given as security also include the assets of Squadron Developers Private Limited and Mac Charles Hub Projects Private Limited. Assets of Squadron Developers Private Limited include a deposit in term deposit amounting to ₹117.12 million included in 'Bank Balances other than Cash and Cash Equivalents', land amounting to ₹623.40 million included in 'Investment Property', advance paid for purchase of land amounting to ₹106 million included in 'Others', amount in escrow account amounting to ₹3.26 million included in 'Cash and Cash Equivalents'. Assets of Mac Charles Hub Projects Private Limited include land amounting to ₹2,293.94 million included in 'Investment Property', advance paid for acquisition of land amounting to ₹387.80 million included in 'Others', deposit in escrow account amounting to ₹5.48 million included in 'Cash and Cash Equivalents', deposit in term deposit account amounting to ₹70 million included in 'Bank Balances other than Cash and Cash Equivalents', interest accrued but not due on designated FDs amounting to ₹0.38 million and refundable security deposit and its Ind AS adjustment amounting to ₹113.38 million included in 'Others'.

For Mac Charles (India) Limited.

HARISH Digitally signed by
HARISH ANAND
Date: 2025.02.13
18:38:31 +05'30'

Authorised Signatory
Name : Harish Anand
Designation : Director

Place : Bengaluru