

## CENTURY 21 OFFICESPACE PRIVATE LIMITED

Registered address: 11th floor, C21 Business Park, C21 Square, Opposite Radisson Blue Hotel, Mr-10, Indore-452010

CIN: U47990MP2021PTC057258, email: [cs@c21mall.com](mailto:cs@c21mall.com), contact no.: 0731-4007894

Date: 25/10/2025

|   |   |
|---|---|
| To,<br>The Deputy Gen. Manager<br>Dept. of Corporate services<br>BSE Limited,<br>PhirozeJeejeebhoy Towers,<br>Dalal Street, Mumbai - 400001.<br>Email: <a href="mailto:corp.relations@bseindia.com">corp.relations@bseindia.com</a> | To,<br>Sayaji Hotels (Indore) Limited<br>H-1, Scheme No. 54, Vijay Nagar, Indore,<br>Madhya Pradesh 452010.<br>Scrip Code: 544080<br>Email : <a href="mailto:cs@shilindore.com">cs@shilindore.com</a> |
|---|---|

Dear Sir/Madam,

**Subject: - 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 terms of Regulation 31(1) and 31(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011.**

This has with reference to the captioned subject, we, Century 21 Officespace Private Limited ("Acquirer") wish to inform you that we had pledged 1,78,000 shares of the target company on 01/08/2024, i.e. before we were categorised as promoter, Since all the formalities pertaining to open offer have been completed and we have been classified from the category of "Public" to "Promoter" of the Company pursuant to completion of Open Offer, we are submitting this disclosure in compliance with the applicable statutory requirements.

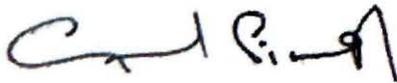
Please find attached herewith the Disclosure by the Promoter(s) to the stock exchanges and to the Target Company for encumbrance of shares / invocation of encumbrance/release of encumbrance, in terms of Regulation 31(1) and 31(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Kindly acknowledge and take the same on your records.

Thanking you,

Yours faithfully,

**For Century 21 Officespace Private Limited**



\_\_\_\_\_  
Director  
Place: Indore  
Encl: a/a

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

|   |  |
|---|--|
| Name of the Target Company(TC)  | Sayaji Hotels (Indore) Limited         |
| Names of the stock exchanges where the shares of the target company are listed            | Bombay Stock Exchange                  |
| Date of reporting   | 25/10/2025                             |
| Name of the promoter or PAC on whose shares encumbrance has been created/released/invoked | Century 21 Officespace Private Limited |

**Details of the creation of encumbrance:**

| 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 [(1)-(3)]} |        |                          |
|--|--|--------------------------|---|--------------------------|---|--|--|---|--------|---|--------|--------------------------|
|  | Number                                     | % of total share capital | Number                                  | % of total share capital | Type of event (creation / release / invocation) | Date of creation/ release/ invocation of encumbrance | Type of encumbrance (pledge/ lien/ non disposal undertaking/ others) | Reasons for encumbrance                     | Number | % of total share capital  | Number | % of total share capital |
| Century 21 Officespace Private Limited     | 924433                                     | 30.34%                   | -                                       | -                        | Creation  | 01/08/2024   | Pledge   | To fulfill short term Financial requirement | 178000 | 5.842%  | 178000 | 5.842%                   |

Signature of the Promoter(s) of Century 21 Officespace Private Limited



Place : Indore, Authorised Signatory/Director  
Date : 25/10/2025

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## ANNEXURE - 2

|   |   |
|---|---|
| Name of listed company  | <b>Sayaji Hotels (Indore) Limited</b>   |
| Name of the recognised stock exchanges where the shares of the company are listed | Bombay Stock Exchange   |
| Name of the promoter(s) / PACs whose shares have been encumbered                  | <b>Century 21 Officespace Private Limited</b>                                 |
| Total promoter shareholding in the listed company                                 | No. of shares – 924433<br>% of total share capital -30.34%                    |
| Encumbered shares as a % of promoter shareholding                                 | 19.25%<br>(% of 924433 shares held by Century 21 Officespace Private Limited) |
| Whether encumbered share is 50% or more of promoter shareholding                  | NO  |
| Whether encumbered share is 20% or more of total share capital                    | NO  |

For Century 21 Officespace Private Limited

  
Authorised Signatory/Director

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## Details of all the existing events/ agreements pertaining to encumbrance

|  |  |  |
|--|--|--|
|  |  | <b>Encumbrance 1</b><br>(Date of creation of encumbrance: 01/08/2024)  |
| 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: 178000<br>% of total share capital 5.842%   |
| Specific details about the encumbrance   | Name of the entity in whose favour shares encumbered (X)   | <b>A R Hospitality Limited</b>   |
|  | 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/ NO<br><b>Hospitality Business</b>   |
|  | Names of all other entities in the agreement   | Listed company and its group companies (if any) –<br>1.<br>2. ...<br><br>Other entities (if any) –<br>1.<br>2. ...   |
|  | 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 | YES/ NO<br>If yes,<br>1. Name of the issuer<br>2. Details of the debt instrument<br>3. Whether the debt instrument is listed on stock exchanges?<br>4. Credit Rating of the debt instrument<br>5. ISIN of the instrument |

For Century 21 Officespace Private Limited  
  
 Authorised Signatory/Director

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|                              |  |  |
|------------------------------|--|--|
| Security Cover / Asset Cover | Value of shares on the date of event / agreement (A)   | Rs. 20,45,22,000/- (Value of shares: Rs. 1149/- per share*178000)<br>(Closing price as on the date of event) |
|                              | Amount involved (against which shares have been encumbered) (B)  | Rs. 1,00,00,000/-  |
|                              | Ratio of A / B   | 20.45:1  |
| End use of money             | Borrowed amount to be utilized for what purpose –<br>(a) Personal use by promoters and PACs<br>(b) For the benefit of listed company<br><br>Provide details including amount, purpose of raising money by listed company, schedule for utilization of amount, repayment schedule etc.<br>(a) Any other reason (please specify) | To fulfill short term Financial requirement  |

Signature of Authorised Signatory:  
Place: Indore  
Date: 25/10/2025

For Century 21 Officespace Private Limited

  
Authorised Signatory/Director