

Ref No.: SECY/S-16/2024

30<sup>th</sup> August, 2024

BSE Ltd.  
Phiroze Jeejeebhoy Towers, Dalal Street,  
Mumbai – 400 001  
Ph. No.: 022-22723121  
**COMPANY NO. 507828**

**Sub: Disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

**Ref: Intimation of execution of “Restructuring Agreement” with Suraksha Asset Reconstruction Limited (Trustee of Suraksha ARC-034 Trust)**

Dear Sir/Madam,

Pursuant to Regulation 30 of the SEBI (LODR) Regulations, 2015, we wish to inform you that the Company has signed and executed “Restructuring Agreement” dated 30<sup>th</sup> August, 2024, with Suraksha Asset Reconstruction Limited (Trustee of Suraksha ARC-034 Trust) in favour of whom Housing Development Finance Corporation (HDFC) Limited had assigned its debt, which was previously restructured on 06<sup>th</sup> April, 2020.

Due to financial constraints faced by the Company on account of various reasons in the past, it has not been able to service its debts as per the Restructuring Agreement dated 06<sup>th</sup> April, 2020. Accordingly, with a view for realization of the outstanding dues and upon the request made by the Company to the Suraksha ARC, the entire outstanding dues have been restructured with effect from 01<sup>st</sup> April, 2024 pursuant to the “Restructuring Agreement” dated 30<sup>th</sup> August, 2024 which details the terms of restructuring of the debts owed to it by the Company.

It is expected that the implementation of the proposed debt restructuring would result in reduction of financial stress, will lead to realignment of debt to a sustainable level and reduction in financial leverage. The Company believes that the debt restructuring will enable the Company to service its debt obligations towards the Suraksha ARC promptly.

The details of the restructuring in relation to the loans and/borrowings availed by the Company as required pursuant to SEBI Circular no. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023 is attached as “Annexure 1”.

Kindly take the same on record and acknowledge.

This is for your information and record please.

Thanking you.

Yours faithfully,

**For Ansal Housing Limited**

**(Shalini Talwar)**  
**Company Secretary**  
**M.No.: A46139**

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**Ansal Housing Limited**

— An ISO 9001:2015 Company —

(Formerly known as Ansal Housing & Construction Ltd.)

Regd. Office : 606, 6th Floor, Indra Prakash, 21, Barakhamba Road, New Delhi - 110001, Ph. : 91-11-23317466, 23315108

Head Office : GF - SR - 18, Ansal Plaza, Sector - 1, Vaishali, Ghaziabad, U.P. - 201010. Ph. : 91-120-3854000, 4195100

E-mail : ahl@ansals.com Website : www.ansals.com  www.facebook.com/AnsalsHousing CIN : L45201DL1983PLC016821

**Annexure 1**

1	Name(s) of the parties with whom the agreement is entered	Ansal Housing Limited (Being the <b>Company</b> ), Mr. Kushgar Ansal (being the <b>Personal Guarantor</b> ), Wrangler Builders Pvt Ltd, Third Eye Media Pvt Ltd, Geo Connect Ltd., Fenny Real Estate Pvt Ltd., A.R. Paradise Pvt Ltd., Anjuman Buildcon Pvt Ltd., Delta Colonizers Pvt. Ltd., Maestro Promoters Pvt. Ltd., A. R. Infrastructure Pvt. Ltd, Samyak Properties Pvt Ltd., Resolve Estates Pvt. Ltd., Ish Kripa Properties Private Limited (being the <b>Corporate Guarantors</b> ) and Suraksha Asset Reconstruction Limited (SARC), (acting in its capacity as Trustee of Suraksha ARC-034 Trust) ( <b>Lender</b> ).
2	Details and reasons for restructuring of debt	<p>Suraksha Asset Reconstruction Limited (SARC), (acting in its capacity as Trustee of Suraksha ARC-034 Trust) in favour of whom HDFC Limited had assigned all the rights, title and interest in financial assistances granted by HDFC to the Company and in lieu of previous Restructuring Agreement entered by the Company with SARC dated 06<sup>th</sup> April, 2020, has executed a revised “Restructuring Agreement” dated 30<sup>th</sup> August, 2024 for restructuring and rescheduling of the said debt with the Company.</p> <p>The outstanding debt had become disproportionate relative to the cash flow expected to be generated in the underlying mortgaged projects situated at Agra, Indore, Meerut and Gurgaon. These Projects are still under execution and require investment for the completion. Hence, the restructuring of the debt is crucial and essential.</p>
3	Brief details of the Restructuring Agreement	<ul style="list-style-type: none"> <li>• SARC has restructured the said outstanding debt at Rs. 169 Crores with effect from 01<sup>st</sup> April, 2024.</li> <li>• Repayment of the Restructured Loan will be made at a rate of interest of 14% per annum in monthly instalments till 31<sup>st</sup> December 2026.</li> <li>• In case of delay in payment, a default interest @24% per annum compounded quarterly on the amount of delay will apply.</li> <li>• The restructured loan together with all security interest shall be secured by subsisting mortgages/ charges over underlying immovable properties and guarantees created in favour of the SARC and shall continue to be valid and in full force and effect, to the extend for the purposes of the restructured loan till the final Settlement date.</li> <li>• All revenues arising out of /generated from the underlying mortgaged projects including the realization shall be paid into/ deposited in the RERA Escrow Account of the respective projects.</li> </ul> <p>For each of the projects, 100% of the project realization in the concerned RERA escrow account of such project shall be utilized as under:</p> <ol style="list-style-type: none"> <li>i. Firstly towards project costs as envisaged in the Business by</li> </ol>


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		<p>the Lender into the Project Costs Escrow Account for such Project;</p> <p>ii. Secondly, towards payment of interest on the Third Party Loan to be transferred to the account of such lender.</p> <p>iii. Thirdly, towards monthly payment of amount up to Rs. 50,00,000/- at the sole discretion of the Lender for the Corporate Overheads/ Expenses which shall be reduced for the following month by the Shortfall in Sales Rate.</p> <p>iv. Fourthly, towards payment of minimum interest due as mentioned in the Repayment Schedule.</p> <p>v. Fifthly, towards repayment of the principal of Third Party Loan to be transferred to the account of such lender.</p> <p>vi. Sixthly, towards aggregate repayment of entire interest and remaining principal due and payable with respect to Lender's loans acquired from the Erstwhile Lender;</p> <p>vii. Finally, remaining surplus towards Borrower's share in Borrower's Surplus Escrow Account.</p>
4	Details of benefit, if any, to the promoter/promoter group/group companies from such proposed restructuring	NIL
5	Brief details of change in shareholding pattern (if any) of the entities.	There is no change in the Shareholding Pattern of the entities due to the restructuring.
6	Schedule of implementation of restructuring	The restructuring shall be implemented with effect from 01 <sup>st</sup> April, 2024.

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