

Annexure – II	
Format for disclosure of reasons for encumbrance	
(In addition to Annexure – I prescribed by way of circular dated August 05, 2015)	
Name of listed company	Omaxe Limited
Name of the recognised stock exchanges where the shares of the company are listed	BSE Limited National Stock Exchange of India Limited
Name of the promoter(s) / PACs whose shares have been encumbered	Fresh Encumbrance by: 1. M/s Guild Builders Private Limited Existing Encumbrance by: 1. M/s Dream Home Developers Private Limited 2. Mr. Rohtas Goel 3. Rohtas Goel HUF 4. Mr. Mohit Goel 5. Mr. Jatin Goel
Total promoter shareholding in the listed company	No. of shares : 13,56,06,918 % of total share capital – 74.14%
Encumbered shares as a % of promoter shareholding	48.01% (Including fresh and existing encumbrance by all Promoter/ Promoter Group)
Whether encumbered share is 50% or more of promoter shareholding	No
Whether encumbered share is 20% or more of total share capital	Yes (Including fresh and existing encumbrance by all Promoter/ Promoter Group)

Details of all the existing events/ agreements pertaining to encumbrance

	Encumbrance 1 (Date of Creation of encumbrance: 19.12.2018)	Encumbrance 2 (Date of Creation of encumbrance: 29.09.2015)	Encumbrance 3 (Date of Creation of encumbrance: 28.08.2017)	
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	Pledge	Pledge	
No. and % of shares encumbered	No. of shares: 1,56,27,000 % of total share capital: 8.54	No. of shares: 2,28,40,990 % of total share capital: 12.49	No. of shares: 37,16,667 % of total share capital: 2.03	
Specific details about the encumbrance	Name of the entity in whose favour shares encumbered (X)	Lender: Yes Bank Limited Security Trustee: Vistra ITCL (India) Limited	Indiabulls Housing Finance Limited Venus India Asset-Finance Pvt. Ltd.	
	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.	No. Corporate Trustee	Housing Finance Company NBFC	
	Names of all other entities in the agreement	Listed Companies and its group companies: 1. Omaxe Limited 2. Omaxe Pancham Realcon Pvt. Ltd 3. Aviral Colonizers Pvt Ltd. 4. Satkar Colonisers Pvt Ltd. 5. Beautiful Landbase Pvt Ltd., 6. Bhavesh Buildcon Pvt Ltd., 7. Mangla Villas Pvt Ltd., 8. Utkrisht Real Estate & associates 9. Panchi Developers (P) Ltd 10. Shamba Developers (P) Ltd. 11. Guild Builders Pvt. Ltd. Other entities (if any) – Not Applicable	Listed Companies and its group companies: 1. Omaxe Limited 2. Omaxe Forest Spa and Hills Developers Limited 3. Garv Buildtech Pvt. Ltd 4. Sunil Goel 5. Guild Builders Pvt. Ltd. Other entities (if any) – Not Applicable	Listed Companies and its group companies: 1. Omaxe Limited 2. Guild Builders Pvt. Ltd. Other entities (if any) – Not Applicable
	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	No.	No.	No.
Security Cover / Asset Cover	Value of shares on the date of event / agreement (A)	Rs. 73,42,00,000/-	Rs. 49,49,00,000/-	
	Amount involved (against which shares have been encumbered) (B) *	Rs. 90,00,00,000/-	Rs. 15,06,00,000/-	
	Ratio of A / B	0.82	3.29	
Borrowed amount to be utilized for what purpose –				
(a) Personal use by promoters and PACs	No.	No.	No.	
(b) For the benefit of listed company	No.	Yes.	Yes.	

End use of money	Provide details including amount, purpose of raising money by listed company, schedule for utilization of amount, repayment schedule etc.	NA.	(Loan was availed for the benefit of listed & its Subsidiary Company) The Company has borrowed the funds for Working Capital Purpose & for Project cum Corporate Loan Repayment Schedule: a) 36 EMI starting from 05/11/2016 to 5/10/2019. b) 24 EMI 05/2/2017 to 5/1/2019. c) 47 EMI 05/8/2018 to 5/6/2022. d) 46 EMI 05/8/2018 to 5/5/2022. e) 46 EMI 05/10/2018 to 5/7/2022. f) 5 Quarterly instalment of Rs.20.4106 Cr. each starting from 15 July, 2019 to 15th July..2020.	The Company has borrowed the funds for working capital purpose Repayment Schedule: 24 Equal monthly instalment starting from 30th Sept,2018 to 31st August..2020
	(a) Any other reason (please specify)	Yes. For the benefit of Group Company of listed company The Company has borrowed the funds for Construction of project " Omaxe Ananda"at Allahabad Repayment Schedule: 4 Quarterly Instalments of Rs.6.50 Crs. starting from 31/05/2021 to 28/02/2022,8 Quarterly Instalments of Rs.13 Crs. starting from 24/05/2022 to 28/02/2024	No.	No.

		Encumbrance 4 (Date of Creation of encumbrance: 03.10.2017)	Encumbrance 5 (Date of Creation of encumbrance: 30.09.2023)
Type of encumbrance (pledge, lien, negative lien, non-disposal undertaking etc. or any other covenant, transaction,		Pledge	Pledge
No. and % of shares encumbered		No. of shares: 77,31,000 % of total share capital: 4.23	No. of shares: 32,00,000 % of total share capital: 1.74
Specific details about the encumbrance	Name of the entity in whose favour shares encumbered (X)	Rama Shankar Khemka	Venus India Asset-Finance Pvt. Ltd.
	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.	No. Individual.	NBFC
	Names of all other entities in the agreement	Listed Companies and its group companies: 1. Omaxe Limited 2. Guild Builders Pvt. Ltd. Other entities (if any) – Not Applicable	Listed Companies and its group companies: 1. Guild Builders Private Limited 2. Dream Home Developers Private Ltd. Other entities (if any) – Not Applicable
	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	No.	NO
Security Cover / Asset Cover	Value of shares on the date of event / agreement (A)	Rs. 1,53,15,00,000/-	Rs. 16,00,00,000/-
	Amount involved (against which shares have been encumbered) (B) *	Rs. 45,00,00,000/-	Rs. 15,00,00,000/-
	Ratio of A / B	3.4	1.07
End use of money	Borrowed amount to be utilized for what purpose –		
	(a) Personal use by promoters and PACs	No.	No.
	(b) For the benefit of listed company	Yes.	Yes.
	Provide details including amount, purpose of raising money by listed company, schedule for utilization of amount, repayment schedule etc.	The Company has borrowed the funds: as investment Repayment Schedule: Payble by 1, December, 2019	The Company has borrowed the funds for general corporate purpose. Repayment schedule : 21 equal Monthly Installments starting from Jan-24 to Sept-25.
(a) Any other reason (please specify)	No.	No.	