

Annexure – II

Format for disclosure of reasons for encumbrance

(In addition to Annexure – I prescribed by way of circular dated August 05, 2015)

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|---|--|
| Name of listed company | Ansal Properties & Infrastructure Limited |
| Name of the recognised stock exchanges where the shares of the company are listed | i) BSE Ltd. (BSE) ii) National Stock Exchange of India Ltd. (NSE) |
| Name of the promoter(s) / PACs whose shares have been encumbered | Pranav Ansal & SON HUF (Karta Pranav Ansal) |
| Total promoter shareholding in the listed company | 7110101 (4.52%) |
| Encumbered shares as a % of promoter shareholding | 7110101 (100%) |
| Whether encumbered share is 50% or more of promoter shareholding | YES |
| Whether encumbered share is 20% or more of total share capital | NO |

Fig in Security Cover / Asset Cover are in Cr.

Details of all the existing events/ agreements pertaining to

| | | Encumbrance 1 (Date of creation of encumbrance: 8/6/2015) | Encumbrance 2 (Date of creation of encumbrance: 25-09-2017) |
|--|--|--|--|
| 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 |
| No. and % of shares encumbered (% of total share capital) | | 1810101 (1.15%) | 5300000 (3.37%) |
| Specific details about the encumbrance | Name of the entity in whose favour shares encumbered (X) | IL&FS Trust Co. Ltd. | Vistra ITCL India Limited |
| | 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. | Debenture Trustee | Debenture Trustee |
| | Names of all other entities in the agreement | Listed company and promoter group companies (if any) | Listed company and promoter group companies (if any) |
| | | Amba Bhawani Properties Pvt. Ltd. | Amba Bhawani Properties Pvt. Ltd. |
| | | Apna Ghar Properties Pvt. Ltd. | Apna Ghar Properties Pvt. Ltd. |
| | | Chiranjiv charitable Investment Pvt Ltd. | Prime Maxi Promotion Services Pvt. Ltd. |
| | | Other entities (if any) - | Other entities (if any) - |
| | | Mr. Pranav Ansal | Mr. Pranav Ansal |
| | | Pranav Ansal & Son HUF | Pranav Ansal & Son HUF |
| | | Mrs. Anushka Ansal | Mr. Ayush Ansal |
| Mr. Sushil Ansal | | | |
| Mrs. Kusum Ansal | | | |
| Mrs. Sheetal Ansal | | | |
| 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 | Yes | |
| If Yes | | | |
| Name of the issue | Charismatic Infratech Pvt Ltd (a wholly owned subsidiary of listed company) | Ansal Condominium limited (a wholly owned subsidiary of listed company) | |
| Details of the debt instrument | 1000 secured, rated, listed, redeemable NCD of face value Rs. 10,00,000/- | 154 secured, rated, listed, redeemable NCD of face value Rs. 10,00,000/- | |
| Whether the debt instrument is listed on stock exchanges? | Yes (BSE Ltd.) | Yes (BSE Ltd.) | |
| Credit Rating of the debt instrument | BWR D | BWR D | |
| ISIN of the instrument | INE858N07013 | INE446W07018 | |
| Security Cover / Asset Cover | Value of shares on the date of event / agreement (A) | 3.6111514 Cr | 11.4745 Cr |
| | Amount involved (against which shares have been encumbered) (B) | 100 Cr | 15.4 Cr |
| | Ratio of A / B | 0.04 | 0.75 |
| End use of money | Borrowed amount to be utilized for what purpose - (a) Personal use by promoters and PACs (b) For the benefit of listed company Provide details including amount, purpose of raising money by listed company, schedule for utilization of amount, repayment schedule etc. (a) Any other reason (please specify) | The amount was utilized by Charismatic Infratech Pvt. Ltd. | The amount was utilized by Ansal Condominium Limited (borrower). |

For Pranav Ansal And Son HUF

Pranav Ansal
Karta of Pranav Ansal & Sons HUF

Karta

Date: 04/10/2019