

Annexure - II

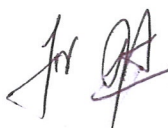
**Format for disclosure of reasons for encumbrance
(In addition to Annexure - I prescribed by way of circular dated August 05, 2015)**

Name of listed company	Ansai 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	Ayush Ansai
Total promoter shareholding in the listed company	1589900 (1.01%)
Encumbered shares as a % of promoter shareholding	1548167 (97.38%)
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

		Encumbrance 1 (Date of creation of encumbrance: 13-12-2016)	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)		781267 (0.50%)	766900 (0.49%)	
Specific details about the encumbrance	Name of the entity in whose favour shares encumbered (X)	Housing Development Finance Corporation Limited	IL&FS Securities Services Limited (Vistra)	
	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, 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)
		New Line Properties & Consultants Pvt. Ltd.		Amba Bhawani Properties Pvt. Ltd.
		Amba Bhawani Properties Pvt. Ltd.		Apna Ghar Properties Pvt. Ltd.
		Orchid Realtech Private Limited		Prime Maxi Promotion Services Pvt. Ltd.
		Other entities (if any) -		Other entities (if any) -
		Mr. Sushil Ansai		Mr. Pranav Ansai
		Mrs. Kusum Ansai		Pranav Ansai & Son HUF
		Mrs. Sheetal Ansai		Mr. Ayush Ansai
		Mr. Pranav Ansai		
		Sushil Ansai & Sons HUF		
	Pranav Ansai & Son HUF			
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	Yes (BSE Ltd.)		
If Yes				
Name of the issue		Ansai Condominium limited (a wholly owned subsidiary of listed company)		
Details of the debt instrument		154 secured, rated, listed, redeemable NCD of face value Rs. 10,00,000/-		
Whether the debt instrument is listed on stock exchanges?		Yes		
Credit Rating of the debt instrument		BWR D		
ISIN of the instrument		INE446W07018		
Security Cover / Asset Cover	Value of shares on the date of event / agreement (A)	1.2 Cr	1.6603385 Cr	
	Amount involved (against which shares have been encumbered) (B)	28 Cr	15.4 Cr	
	Ratio of A / B		0.04 0.11	
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 the Promoter (borrower).	The amount was utilized by Ansai Condominium Limited (borrower).	


Ayush Ansai

Date: 04/10/2019