Name of listed company: Ansal Properties & Infrastructure Limited

Name of the recognized stock exchanges where the shares of the company are listed:
- BSE Ltd. (BSE)
- National Stock Exchange of India Ltd. (NSE)

Name of the promoter(s) / PACS whose shares have been encumbered: MMr. Pranav Ansal

Total promoter shareholding in the listed company: 1997800 (1.27%) (Date of creation of encumbrance: 25-09-2017)

Encumbered shares as a % of promoter shareholding: 1997800 (100%) (Date of creation of encumbrance: 07-09-2018)

Whether encumbered share is 50% or more of promoter shareholding: Yes

Whether encumbered share is 20% or more of total share capital: No

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

<table>
<thead>
<tr>
<th>Type of encumbrance (pledge, lien, negative lien, non-disposal undertaking etc. or any other covenant, transaction, condition or arrangement in the nature of encumbrance)</th>
<th>Encumbrance 1 (Date of creation of encumbrance: 25-09-2017)</th>
<th>Encumbrance 2 (Date of creation of encumbrance: 27-07-2018)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pledge</td>
<td>Pledge</td>
<td></td>
</tr>
</tbody>
</table>

No. and % of shares encumbered (% of total share capital):
- 397800 (0.25%) (BSE Ltd.)
- 1560000 (1.02%) (Altas Trustee Services Ltd.)

Specific details about the encumbrance:
- Name of the entity in whose favour shares encumbered (X):
  - Vistra ITCL India Limited
  - Axis Trustee Services 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, Debenture Trustee
  - No, Security Trustee
- Names of all other entities in the agreement:
  - Listed company and promoter group companies (if any)
  - Ambe Bhawani Properties Pvt. Ltd.
  - Agaa Ghar Properties Pvt. Ltd.
  - Prime Maxi Promotion Services Pvt. Ltd.
  - Other entities (if any) -
    - Mr. Pranav Ansal
    - Ansal Colour Engineering SEZ Limited (subsidiary of listed company)
    - Mr. Ayush 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 (BSE Ltd.)
    - No

If Yes:
- Name of the issue:
  - Ansal Condominium limited (a wholly owned subsidiary of listed company)
- Details of the debt instrument:
  - 154 secured, rated, listed, redeemable NCD of face value Rs. 10,00,00,000/-
- Whether the debt instrument is listed on stock exchanges:
  - Yes
- Credit Rating of the debt instrument:
  - BiR D
- ISIN of the instrument:
  - INE446WD7078
- Security Cover / Asset Cover:
  - Value of shares on the date of event / agreement (A):
    - 0.861237 Cr
  - Amount involved (against which shares have been encumbered) (B):
    - 25.44 Cr
  - Ratio of A / B:
    - 0.06
  - 1.27
- 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 Ansal Condominium Limited (borrower).
    - The amount was utilized by Ansal Condominium Limited (borrower).

For Prime Maxi Promotion Services Private Limited

(Director/Authorized Signatory)

Pradeep Kumar Ansal

DIN - 06870046