

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	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	Amba Bhawani Properties Pvt. Ltd.
Total promoter shareholding in the listed company	5309357 (3.37%)
Encumbered shares as a % of promoter shareholding	5200000 (97.94%)
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: 08-06-2015)	Encumbrance 2 (Date of creation of encumbrance: 11-09-2017)	Encumbrance 3 (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	Pledge	
No. and % of shares encumbered (% of total share capital)	2200000 (1.40%)	2000000 (1.27%)	1000000 (0.64%)	
Specific details about the encumbrance	Name of the entity in whose favour shares encumbered (X)	IL&FS Trust Co. Ltd.	Yes Bank 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.	Debenture Trustee	YES	Debenture Trustee
	Names of all other entities in the agreement	Listed company and promoter group companies (if any) Amba Bhawani Properties Pvt. Ltd. Apna Ghar Properties Pvt. Ltd. Chiranjiv charitable Investment Pvt Ltd. Other entities (if any) -Promoter Mr. Pranav Ansal Pranav Ansal & Son HUF Mrs. Anushka Ansal Mr. Sushil Ansal Mrs. Kusum Ansal Mrs. Sheetal Ansal	Listed company and promoter group companies (if any) Amba Bhawani Properties Pvt. Ltd. Sithir Housing and Construction Pvt. Ltd. New Line Properties & Consultants Pvt Ltd. Delhi Tower & Estates Pvt Ltd. Chiranjiv Investment Pvt.Ltd.	Listed company and promoter group companies (if any) Amba Bhawani Properties Pvt. Ltd. Apna Ghar Properties Pvt. Ltd. Prime Maxi Promotion Services Pvt. Ltd. Other entities (if any) -Promoter Mr. Pranav Ansal Pranav Ansal & Son HUF 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	Yes (BSE Ltd.)
	If Yes			
	Name of the issuer	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		Yes
	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)	4.389 Cr	5.09 Cr	
	Amount involved (against which shares have been encumbered) (B)	100 Cr	75 Cr	
	Ratio of A / B		0.04	0.07
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 Charanjiv charitable Trust (borrower).	
			The amount was utilized by Ansal Condominium limited (borrower).	

for Amba Bhawani Properties Private Limited

For Amba Bhawani Properties Pvt. Ltd.

(Director/Authorized Signatory)

Gopul Singh

DIN - 06874035 Director/Authorised Signatory