

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	Apna Ghar Properties Pvt. Ltd.
Total promoter shareholding in the listed company	8340764 (5.30%)
Encumbered shares as a % of promoter shareholding	8340471 (99.99%)
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

Fig in Security Cover / Asset Cover are in Cr.

		Encumbrance 1 (Date of creation of encumbrance: 04-04-2014)	Encumbrance 2 (Date of creation of encumbrance: 08-06-2015)	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)		1992471 (1.27%)	2403000 (1.53%)	3945000 (2.51%)	
Specific details about the encumbrance	Name of the entity in whose favour shares encumbered (X)	IFCI Limited	IL&FS Trust Co. Ltd.	Visra 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.	YES	No, Debenture Trustee	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)	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.	Amba Bhawani Properties Pvt. Ltd.
		1	Apna Ghar Properties Pvt. Ltd.	Apna Ghar Properties Pvt. Ltd.	Apna Ghar Properties Pvt. Ltd.
		2. ...	Chiranjiv Investment Pvt Ltd.	Prime Maxi Promotion Services Pvt. Ltd.	Prime Maxi Promotion Services Pvt. Ltd.
		Other entities (if any) –	Other entities (if any) –	Other entities (if any) –	Other entities (if any) –
			Mr. Pranav Ansal	Mr. Pranav Ansal	Mr. Pranav Ansal
			Pranav Ansal & Son HUF	Pranav Ansal & Son HUF	Pranav Ansal & Son HUF
	Ms. 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	No	Yes (BSE Ltd.)	Yes (BSE Ltd.)		
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	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)		4.793985 Cr	8.540925 Cr	
	Amount involved (against which shares have been encumbered) (B)	50 Cr	100 Cr	15.4 Cr	
	Ratio of A / B			0.05	0.55
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 availed and utilized by the listed company (Ansal Properties and Infrastructure Limited). The amount has been fully repaid. Letter for request to release pledged shares has been given to IFCI, which is under process.	The amount was utilized by Charismatic Infratech Pvt. Ltd.	The amount was utilized by Ansal Condominium limited (borrower).	

for Apna Ghar Properties Private Limited

For Apna Ghar Properties Pvt. Ltd.

(Director/Authorized Signatory)

Gopal Singh. Auth Signatories/Director
DIN – 06874035