

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	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