

Form MBP - 4
Register of contracts with related party and contracts and
Bodies etc. in which directors are interested
[Pursuant to section 189(1) and rule 16(1)]
For the period 01st April 2020 to 31st March 2021

A: Contracts or agreements with any related party under section 188 or in which any director is concerned or interested under sub-section (2) of section 184															
Date of contract / arrangement	Name of the party with which contract is entered into	Name of the Interested Director	Relation with Director/Company/Nature of Concern or Interest	Principal terms and conditions	Whether the transaction is at arm's length basis	Date of approval at the meeting of the Board	No. of Directors present in the meeting	Details of voting on such resolution			Date of the next meeting at which register was placed for signature	Reference of specific items (a) to (g) under sub-section (1) of Section 188	Amount of contract or arrangement (Rs.)	Date of shareholder's approval if any	Remarks, if any
								Directors voting in favour	Directors voting against	Directors remaining neutral					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
	Ashiana Maintenance Services LLP*	Mr. Ankur Gupta, Mr. Vishal Gupta, Mr. Varun Gupta	DIRECTORS ARE DESIGNATED PARTNERS	Establishment charges	Yes	Board Approval is not Required, as it is in the ordinary course of Business and at arm's length price.	N.A.	N.A.	N.A.	N.A.	26.06.2021	Availing or rendering of services under section 188(1)(d)	32,34,600	N.A.	No Remarks
	Ashiana Maintenance Services LLP*	Mr. Ankur Gupta, Mr. Vishal Gupta, Mr. Varun Gupta	DIRECTORS ARE DESIGNATED PARTNERS	Staff welfare and Business Promotion Expenses Paid	Yes	Board Approval is not Required, as it is in the ordinary course of Business and at arm's length price.	N.A.	N.A.	N.A.	N.A.	26.06.2021	Availing or rendering of services under section 188(1)(d)	32,58,307	N.A.	No Remarks
	Ashiana Maintenance Services LLP*	Mr. Ankur Gupta, Mr. Vishal Gupta, Mr. Varun Gupta	DIRECTORS ARE DESIGNATED PARTNERS	Payment of maintenance charges and electricity charges, water charges in respect of unsold units in different projects of the company.	Yes	Board Approval is not Required, as it is in the ordinary course of Business and at arm's length price.	N.A.	N.A.	N.A.	N.A.	26.06.2021	Availing or rendering of services under section 188(1)(d)	41,95,443	N.A.	No Remarks
	Ashiana Maintenance Services LLP*	Mr. Ankur Gupta, Mr. Vishal Gupta, Mr. Varun Gupta	DIRECTORS ARE DESIGNATED PARTNERS	Referral charges pursuant to referral benefit scheme .	Yes	Board Approval is not Required, as it is in the ordinary course of Business and at arm's length price.	N.A.	N.A.	N.A.	N.A.	26.06.2021	Availing or rendering of services under section 188(1)(d)	35,000	N.A.	No Remarks
	Ashiana Maintenance Services LLP*	Mr. Ankur Gupta, Mr. Vishal Gupta, Mr. Varun Gupta	DIRECTORS ARE DESIGNATED PARTNERS	Hotel & Club Income	Yes	Board Approval is not Required, as it is in the ordinary course of Business and at arm's length price.	N.A.	N.A.	N.A.	N.A.	26.06.2021	Availing or rendering of any services under section 188(1)(d)	3,11,129	N.A.	No Remarks
	Ashiana Maintenance Services LLP*	Mr. Ankur Gupta, Mr. Vishal Gupta, Mr. Varun Gupta	DIRECTORS ARE DESIGNATED PARTNERS	Repairs and Maintenance Building	Yes	Board Approval is not Required, as it is in the ordinary course of Business and at arm's length price.	N.A.	N.A.	N.A.	N.A.	26.06.2021	Availing or rendering of any services under section 188(1)(d)	1,19,47,996	N.A.	No Remarks
	Ashiana Maintenance Services LLP*	Mr. Ankur Gupta, Mr. Vishal Gupta, Mr. Varun Gupta	DIRECTORS ARE DESIGNATED PARTNERS	Upkeep Inventory Charges	Yes	Board Approval is not Required, as it is in the ordinary course of Business and at arm's length price.	N.A.	N.A.	N.A.	N.A.	26.06.2021	Availing or rendering of any services under section 188(1)(d)	195	N.A.	No Remarks
	Ashiana Maintenance Services LLP*	Mr. Ankur Gupta, Mr. Vishal Gupta, Mr. Varun Gupta	DIRECTORS ARE DESIGNATED PARTNERS	Support Services	Yes	Board Approval is not Required, as it is in the ordinary course of Business and at arm's length price.	N.A.	N.A.	N.A.	N.A.	26.06.2021	Availing or rendering of any services under section 188(1)(d)	92,40,002	N.A.	No Remarks
	Karma Hospitality LLP	Mr. Ankur Gupta	ONE OF THE DIRECTORS IS A DESIGNATED PARTNERS	Management fee	Yes	Board Approval is not Required, as it is in the ordinary course of Business and at arm's length price.	N.A.	N.A.	N.A.	N.A.	26.06.2021	Availing or rendering of services under section 188(1)(d)	13,17,777	N.A.	No Remarks
	OPG Realtors Limited	Mr. Ankur Gupta, Mr. Vishal Gupta, Mr. Varun Gupta , Ms. Sonal Mattoo	COMMON DIRECTOR	<u>Lease arrangement in respect of Third floor of C-8, Maharani Bagh, New Delhi - 110 048</u> Brief terms: 1. Term of arrangement would be for 9 years; 2. Monthly rent of Rs. 5 lakhs. 3. Rent may increase upto 5% p.a. 4. Yearly rental value of arrangement would be Rs. 60 lakhs. 5. Parties to this arrangement have the liberty to decide on terms and conditions of this arrangement (including but not limited to the period and financial terms) and enter into a formal agreement for any period not exceeding 9 years given above.	Yes	30th May, 2014	Seven	All Director Voted in favour	Nil	Nil	26.06.2021	Rent Received covered under section 188(1)(c)	63,00,000	29th August, 2014	No Remarks
	OPG Realtors Limited	Mr. Ankur Gupta, Mr. Vishal Gupta, Mr. Varun Gupta , Ms. Sonal Mattoo	COMMON DIRECTOR	<u>Lease arrangement in respect of W-177, Greater Kailash, Part-II, New Delhi - 110048;</u> 1. Term of arrangement would be for 3 years; 2. Monthly rent of Rs. 6 lakhs. 3. Rent may increase upto 5% p.a. 4. Yearly rental value of arrangement would be Rs. 72 lakhs. 5. Parties to this arrangement have the liberty to decide on terms and conditions of this arrangement (including but not limited to the period and financial terms) and enter into a formal agreement for any period not exceeding 3 years given above.	Yes	12th February 2021	Five	All Director Voted in favour	Nil	Nil	26.06.2021	Rent received covered under section 188(1)(c)	16,00,000	Not Required since the transaction is on arm's length basis	No Remarks
	OPG Realtors Limited	Mr. Ankur Gupta, Mr. Vishal Gupta, Mr. Varun Gupta , Ms. Sonal Mattoo	COMMON DIRECTOR	<u>Lease rent paid in respect of Second floor of N-5, Panchsheel Park, New Delhi - 110 017</u> Brief terms: 1. Term of arrangement would be for 9 years; 2. Monthly rent of Rs. 5 lakhs. 3. Rent may increase upto 5% p.a. 4. Yearly rental value of arrangement would be Rs. 60 lakhs. 5. Parties to this arrangement have the liberty to decide on terms and conditions of this arrangement (including but not limited to the period and financial terms) and enter into a formal agreement for any period not exceeding 9 years given above.	Yes	30th May, 2014	Seven	All Director Voted in favour	Nil	Nil	26.06.2021	Rent Received covered under section 188(1)(c)	63,00,000	29th August, 2014	No Remarks

Form MBP - 4
Register of contracts with related party and contracts and Bodies etc. in which directors are interested
[Pursuant to section 189(1) and rule 16(1)]
For the period 01st April 2020 to 31st March 2021

A: Contracts or agreements with any related party under section 188 or in which any director is concerned or interested under sub-section (2) of section 184															
Date of contract / arrangement	Name of the party with which contract is entered into	Name of the Interested Director	Relation with Director/Company/Nature of Concern or Interest	Principal terms and conditions	Whether the transaction is at arm's length basis	Date of approval at the meeting of the Board	No. of Directors present in the meeting	Details of voting on such resolution			Date of the next meeting at which register was placed for signature	Reference of specific items (a) to (g) under sub-section (1) of Section 188	Amount of contract or arrangement (Rs.)	Date of shareholder's approval if any	Remarks, if any
								Directors voting in favour	Directors voting against	Directors remaining neutral					
	OPG Realtors Limited	Mr. Ankur Gupta, Mr. Vishal Gupta, Mr. Varun Gupta , Ms. Sonal Mattoo	COMMON DIRECTOR	Sale of Fixed Asset	Yes	Board Approval is not Required, as it is in the ordinary course of Business and at arm's length price.	N.A.	N.A.	N.A.	Nil	26.06.2021	Selling, or otherwise disposing off or buying property of any kind under section 188(1)(b)	18,00,00,000	N.A.	No Remarks
	OPG Realtors Limited	Mr. Ankur Gupta, Mr. Vishal Gupta, Mr. Varun Gupta , Ms. Sonal Mattoo	COMMON DIRECTOR	Lease rent paid in respect of Third floor of 308A, Southern Park, New Delhi - 110 017 Brief terms: 1. Term of arrangement would be for 9 years; 2. Monthly rent of Rs. 1.68 lakhs. 3. Rent may increase upto 15% as per the terms of agreement 4. Yearly rental value of arrangement would be Rs. 20.16 lakhs. 5. Parties to this arrangement have the liberty to decide on terms and conditions of this arrangement (including but not limited to the period and financial terms) and enter into a formal agreement for any period not exceeding 9 years given above.	Yes	Board Approval is not Required, as it is in the ordinary course of Business and at arm's length price.	N.A.	N.A.	N.A.	N.A.	26.06.2021	Rent Received covered under section 188(1)(c)	23,18,400	N.A.	No Remarks
	Woodstory LLP	Mr. Vishal Gupta	ONE OF THE DIRECTORS IS A DESIGNATED PARTNERS	Purchase of material (wood work). On the basis of terms and conditions in purchase orders.	Yes	Board Approval is not Required, as it is in the ordinary course of Business and at arm's length price.	N.A.	N.A.	N.A.	N.A.	26.06.2021	Section 188(1)(a)	59,68,703	Not Required	No Remarks

* Ashiana Maintenance Services Ltd. was converted into Limited Liability Partnership Firm w.e.f. 22nd December, 2016.