

**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 2022 to 31st March 2023**

| 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,<br>Mr. Vishal Gupta,<br>Mr. Varun Gupta                     | Mr. Ankur Gupta, Mr. Vishal Gupta and Mr. Varun are Directors of the Designated Partners | Establishment charges received as per the arrangement letters  | 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.                        | 30.05.2023  | Availing or rendering of services under section 188(1)(d)                   | 3,095,140                               | N.A.  | No Remarks      |
|  | Ashiana Maintenance Services LLP                      | Mr. Ankur Gupta,<br>Mr. Vishal Gupta,<br>Mr. Varun Gupta                     | Mr. Ankur Gupta, Mr. Vishal Gupta and Mr. Varun are Directors of the Designated Partners | Hotel and Club Income on the basis of actual billing   | 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.                        | 30.05.2023  | Availing or rendering of services under section 188(1)(d)                   | 689,952                                 | N.A.  | No Remarks      |
|  | Ashiana Maintenance Services LLP                      | Mr. Ankur Gupta,<br>Mr. Vishal Gupta,<br>Mr. Varun Gupta                     | Mr. Ankur Gupta, Mr. Vishal Gupta and Mr. Varun are Directors of the Designated Partners | Receipt of charges against support services provided on the basis of actual expenses   | 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.                        | 30.05.2023  | Availing or rendering of services under section 188(1)(d)                   | 9,239,996                               | N.A.  | No Remarks      |
|  | Ashiana Maintenance Services LLP                      | Mr. Ankur Gupta,<br>Mr. Vishal Gupta,<br>Mr. Varun Gupta                     | Mr. Ankur Gupta, Mr. Vishal Gupta and Mr. Varun are Directors of the Designated Partners | Maintenance Charges :Upkeep charges for unsold inventory on basis of actual expenses   | 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.                        | 30.05.2023  | Availing or rendering of any services under section 188(1)(d)               | 26,815,852                              | N.A.  | No Remarks      |
|  | Ashiana Maintenance Services LLP                      | Mr. Ankur Gupta,<br>Mr. Vishal Gupta,<br>Mr. Varun Gupta                     | Mr. Ankur Gupta, Mr. Vishal Gupta and Mr. Varun are Directors of the Designated Partners | Business Promotion expenses paid to AMSL   | 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.                        | 30.05.2023  | Availing or rendering of any services under section 188(1)(d)               | 2,610,222                               | N.A.  | No Remarks      |
|  | Ashiana Maintenance Services LLP                      | Mr. Ankur Gupta,<br>Mr. Vishal Gupta,<br>Mr. Varun Gupta                     | Mr. Ankur Gupta, Mr. Vishal Gupta and Mr. Varun are Directors of the Designated Partners | Electricity expenses paid to AMSL on the basis of actual billing   | 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.                        | 30.05.2023  | Availing or rendering of any services under section 188(1)(d)               | 1,484,670                               | N.A.  | No Remarks      |
|  | Karma Hospitality LLP                                 | Mr. Ankur Gupta  | ONE OF THE DIRECTORS IS A DESIGNATED PARTNERS  | Management fee paid on the basis of Hotel Operation Agreement dated 21 November, 2008, and Supplementary Agreement dated 01 December, 2011 | 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.                        | 30.05.2023  | Availing or rendering of services under section 188(1)(d)                   | 4,523,790                               | N.A.  | No Remarks      |
|  | OPG Realtors Limited                                  | Mr. Ankur Gupta,<br>Mr. Vishal Gupta,<br>Mr. Varun Gupta                     | COMMON DIRECTOR  | Lease arrangement in respect of Third Floor C-8 Maharani Bagh New Delhi as per lease deed dated 06 April 2018                              | Yes  |  | Seven                                   | All Director Voted in favour         | Nil                      | Nil                         | 30.05.2023  | Rent Received covered under section 188(1)(c)                               | 2,100,000                               | 29th August, 2014   | No Remarks      |
|  | OPG Realtors Limited                                  | Ms. Sonal Mattoo<br>Mr. Ankur Gupta,<br>Mr. Vishal Gupta,<br>Mr. Varun Gupta | COMMON DIRECTOR  | Lease arrangement in respect of W-177, Greater Kailash Part II, New Delhi as per lease deed dated 10 February 2021                         | Yes  |  | Five                                    | All Directors Voted in favour        | Nil                      | Nil                         | 30.05.2023  | Rent received covered under section 188(1)(c)                               | 2,100,000                               | Not Required since the transaction is on arm's length basis | No Remarks      |
|  | OPG Realtors Limited                                  | Ms. Sonal Mattoo<br>Mr. Ankur Gupta,<br>Mr. Vishal Gupta,<br>Mr. Varun Gupta | COMMON DIRECTOR  | Lease arrangement in respect of N5 Second Floor, Panchsheel Park, New Delhi as per lease deed dated 31 December 2018                       | Yes  |  | Seven                                   | All Directors Voted in favour        | Nil                      | Nil                         | 30.05.2023  | Rent Received covered under section 188(1)(c)                               | 2,400,000                               | 29th August, 2014   | No Remarks      |

For ASHIANA HOUSING LTD.

*Nitin Sharma*  
**NITIN SHARMA**  
 Company Secretary

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**Bodies etc. in which directors are interested**  
*[Pursuant to section 189(1) and rule 16(1)]*  
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| 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,<br>Mr. Vishal Gupta,<br>Mr. Varun Gupta,<br>Ms. Sonal Mattoo | COMMON DIRECTOR  | Lease arrangement in respect of Third Floor 308A, Southern Park, Saket District Centre, Saket, New Delhi - 110017, as per lease deed dated 10 February 2021 | 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.                        | 30.05.2023  | Rent Received covered under section 188(1)(c)                               | 2,735,712                               | 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.                        | 30.05.2023  | Section 188(1)(a)   | 7,555,448                               | Not Required                          | No Remarks      |
|  | Woodstory LLP   | Mr. Vishal Gupta  | ONE OF THE DIRECTORS IS A DESIGNATED PARTNERS                | Charges paid for repair and maintenance of furniture.   | 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.                        | 30.05.2023  | Section 188(1)(a)   | 1,215,684                               | Not Required                          | No Remarks      |
|  | Woodstory LLP   | Mr. Vishal Gupta  | ONE OF THE DIRECTORS IS A DESIGNATED PARTNERS                | Charges paid for Labouré employed at different projects for furniture, fixtures.  | 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.                        | 30.05.2023  | Section 188(1)(a)   | 10,652,289                              | Not Required                          | No Remarks      |

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

For ASHIANA HOUSING LTD.  
  
**NITIN SHARMA**  
 Company Secretary