

Register of Loans, Guarantees and Investments (FY 2025-26)

Form MBP - 2 Register of loans, guarantee, security and acquisition made by the company (Pursuant to section 186(9) & rule 12(1))																
Nature of transaction (whether Loan/Guarantee/Security/Acquisition)	Date of making Loan/Acquisition/Giving Guarantee/Providing Security	Name and Address of the Person or Body Corporate to whom it is made or given or whose securities have been acquired (Listed /Unlisted entities)	Amount of Loan/Security/Acquisition/Guarantee (Rs.)	Time period for which it is made/given	Purpose of Loan/Acquisition/ Guarantee/Security	% of loan/acquisition /exposure on guarantee/security provided to the paid up Capital, Free Reserves and securities Premium account and % of free reserves and securities	Date of Passing of Board resolution	Date of passing Special resolution, if required	Rate of Interest	Date of maturity	No. and kind of Securities	For Acquisitions				
												Nominal Value and paid up value	Cost of Acquisition (in case of Securities how the purchase price was arrived at) (Rs.)	Date of Selling Investments	Selling Price (how the price was arrived at)	Signature and Remarks
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Acquisition	01.01.2011	Latest Developers Advisory Limited	5,00,000	N.A.	INVESTMENT OF FUNDS OF COMPANY	0.03%	1.11.2010	N.A.	N.A.	N.A.	EQUITY SHARES	RUPEES 10 PER EQUITY SHARE	5,00,000	N.A.	N.A.	
Acquisition	01.01.2011	Topwell Projects Consultants Limited	5,00,000	N.A.	INVESTMENT OF FUNDS OF COMPANY	0.03%	1.11.2010	N.A.	N.A.	N.A.	EQUITY SHARES	RUPEES 10 PER EQUITY SHARE	5,00,000	N.A.	N.A.	
Acquisition	07.02.2011; 02.05.2011; 21.09.2012	Topwell Projects Consultants Limited	5,00,00,000; 33,00,00,000; 5,00,00,000;	N.A.	INVESTMENT OF FUNDS OF COMPANY	2.86%; 18.86%; 7.86%	05.02.2011; 05.02.2011; 05.02.2011	N.A.	Zero percent	N.A.	(0%OCD)	10 PER OCD (PAID UP VALUE); 76 PER OCD (PAID UP VALUE);	5,00,00,000; 33,00,00,000; 5,00,00,000;	31.03.2013	N.A.	
Acquisition	27.03.2012	Latest Developers Advisory Limited	15,00,00,000;	N.A.	INVESTMENT OF FUNDS OF COMPANY	8.57%	27.03.2011	N.A.	Zero percent	N.A.	(0%OCD)	100 PER OCD (30 PAID UP)	150000000	31.03.2013	N.A.	
Acquisition	11.04.2014	SREI INFRASTRUCTURE FINANCE LTD. Regd. Office: Vishwakarma 86C, Topsia Road (South), Kolkata - 700	2,20,45,753	N.A.	INVESTMENT OF FUNDS OF COMPANY	0.77%	N.A.	N.A.	11.30%	24/05/2017	20 (11.30%NCD)	10,00,000 PER NCD	2,20,45,753 (AS PER THE PREVAILING MARKET RATE)	09.05.2014	2,22,63,123	
Acquisition	11.04.2014	RELIANCE CAPITAL LIMITED Regd. Office: "H" BLOCK 1st FLOOR Dhirubhai Ambani Knowledge City, Koparkhairne Navi Mumbai	81,67,079	N.A.	INVESTMENT OF FUNDS OF COMPANY	0.28%	N.A.	N.A.	9.90%	24/01/2023	8 (9.90% NCD)	10,00,000 PER NCD	81,67,079 (AS PER THE PREVAILING MARKET RATE)	9.09.2014	85,80,328	
Acquisition	20.06.2014	IFCI LTD. Regd. Office: IFCI Tower, 61 Nehru Place, New Delhi-110 019	20,13,800	N.A.	INVESTMENT OF FUNDS OF COMPANY	0.07%	N.A.	N.A.	9.75%	26/04/2014	2(9.75% NCD)	10,00,000 PER NCD	20,43,183 (AS PER THE PREVAILING MARKET RATE)	13.10.2014	21,21,421	
Acquisition	30.6.2014; 28.08.2014; 29.10.2014; 18.03.2015; 16.02.2015	GUJARAT STATE PETROLEUM CORPORATION LIMITED Regd. Office: GSPC BHWAN, BEHIND UDYOG BHOWAN, SECTOR-11, Gandhinagar, Gandhinagar, Gandhinagar	3,099,300; 2,177,583; 23,099,728; 12,585,287; 29,418,295	N.A.	INVESTMENT OF FUNDS OF COMPANY	0.10%; 0.007%; 0.81%; 0.44%; 1.04%	24.08.14	N.A.	9.80%	28/09/2023	3; 28 (9.80% NCD) 22; 12; 28	10,00,000 PER NCD	30,99,300; 21,77,583; 2,30,99,728; 1,25,85,287; 29,418,295 (AS PER THE PREVAILING MARKET RATE)	29.09.2014; 31.12.2014; 25.03.2015; 30.04.2015;	31,950,98; 61,60,200; 2,94,18,295; 2,96,88,936	
Acquisition	09.09.2014	GUJARAT STATE PETROLEUM CORPORATION LIMITED Regd. Office: GSPC BHWAN, BEHIND UDYOG BHOWAN, SECTOR-11, Gandhinagar, Gandhinagar, Gandhinagar	10,07,562	N.A.	INVESTMENT OF FUNDS OF COMPANY	0.03%	24.08.14	N.A.	9.03%	22/3/2028	10 (9.03% NCD)	10,00,000 PER NCD	1,00,75,652 (AS PER THE PREVAILING MARKET RATE)	22.09.2014	1,01,24,813	
Acquisition	23.9.2014; 12.09.2016	GUJARAT STATE PETROLEUM CORPORATION LIMITED Regd. Office: GSPC BHWAN, BEHIND UDYOG BHOWAN, SECTOR-11, Gandhinagar, Gandhinagar, Gandhinagar	99,886,820; 15,312,197	N.A.	INVESTMENT OF FUNDS OF COMPANY	3.53%	24.08.14; 01.04.2016	N.A.	10.45%	28/9/2072	9 (10.45% NCD); 14 (10.45% NCD)	10,00,000 PER NCD	98,86,820; 15,312,197 (AS PER THE PREVAILING MARKET RATE)	26.09.2014; 19.09.2016	98,97,250; 15,344,378	
Acquisition	29.09.2014	TAMIL NADU GENERATION AND DISTRIBUTION CORPORATION Ltd. Regd Office: 10 th floor, NPKRR Maaligai, 144, Anna Salai, Chennai - 600 003	4,09,98,904	N.A.	INVESTMENT OF FUNDS OF COMPANY	1.44%	01.04.2014	N.A.	9.72%	N.A.	40 (9.72% NCD)	10,00,000 PER NCD	4,09,98,904 (AS PER THE PREVAILING MARKET RATE)	13.10.2014; 31.12.2014; 18.03.2015; 25.03.2015	72,00,905; 74,76,270; 1,34,93,291; 1,35,33,124	
Acquisition	13.10.2014; 25.03.2015	BAJAJ FINANCE LIMITED Regd. Office: AKURDI PUNE - Maharashtra - 411 035	24,294,572; 5,465,506	N.A.	INVESTMENT OF FUNDS OF COMPANY	0.85%; 0.19%	16.09.14	N.A.	10.15%	N.A.	24 (10.15% TIER II NCD); 5	10,00,000 PER NCD	2,42,94,572; 54,65,506 (AS PER THE PREVAILING MARKET RATE)	30.12.2014; 31.12.2014; 10.3.2015; 25.03.2015; 27.07.2015	53,58,321; 32,15,827; 1,19,78,231; 5,46,506	
Acquisition	13.10.2014; 25.03.2015; 26.11.2015; 19.09.2016; 21.03.2017; 18.02.2017	ITNL IL&FS TRANSPORTATION NETWORKS LIMITED (ITNL) Regd. Office: THE IL&FS FINANCIAL CENTRE PLOT NO C22 GBLOCK BANDRA KURLA COMPLEX, BANDRA WEST - 400 054	16,099,200; 16,411,747; 1,04,62,136; 15,515,835; 9,433,430; 2,145,630	N.A.	INVESTMENT OF FUNDS OF COMPANY	0.56%; 0.58%; 0.20%; 0.12%; 0.027%	16.09.14; 01.04.2015; 01.04.2016	N.A.	11.50%	21/06/2024	16 (11.50% NCD); 10 (11.50% NCD); 15 (11.50% NCD); 9 (11.50% NCD); 2 (11.50% NCD)	10,00,000 PER NCD	16,099,200; 16,411,747; 1,04,62,136; 15,515,835; 9,433,430; 2,145,630 (AS PER THE PREVAILING MARKET RATE)	25.03.2015; 3.05.2016; 12.09.2016; 31.08.2018	1,64,11,747; 62,29,495; 10,321,835; 36,194,498	
Acquisition	13.10.2014; 25.03.2015	BOI Bank of India Head Office: Star House, C-5, G-Block, Bandra - Kurla Complex, Bandra - East, Mumbai - 400 050	16,284,000; 17,319,205	N.A.	INVESTMENT OF FUNDS OF COMPANY	0.57%; 0.61%	16.09.15	N.A.	11.00%	N.A.	15 (11% Perpetual Bond); 15	10,00,000 PER BOND	1,62,84,000; 1,73,19,205 (AS PER THE PREVAILING MARKET RATE)	31.12.2014; 25.03.2015; 8.05.2015	56,18,493; 1,73,19,205 1,74,65,610	
Acquisition	14.10.2014	India Infrastructure Finance Company Limited (IIFCL) Regd. Office: 8th Floor, Hindustan Times Building 18 & 20, Kasturba Gandhi Marg New Delhi-110 001	2,26,95,005	N.A.	INVESTMENT OF FUNDS OF COMPANY	0.80%	N.A.	N.A.	8.66%	N.A.	19,000 (8.66% PER NCD)	10,00,000 PER BOND	2,26,95,005 (AS PER THE PREVAILING MARKET RATE)	29.10.2014	2,28,15,824	
Acquisition	10.03.2015	IDBI Bank Ltd. Head Office: WTC Complex, Cuffee Parade, Colaba, Mumbai - 400 005	1,15,43,400	N.A.	INVESTMENT OF FUNDS OF COMPANY	0.40%	16.09.16	N.A.	10.75%	N.A.	11(10.75% Perpetual Bond)	10,00,000 PER BOND	1,15,43,400 (AS PER PREVAILING MARKET RATE)	10.06.2016	1,21,07,817	
Acquisition	24.03.2015	RELIANCE CAPITAL LIMITED Regd. Office: "H" BLOCK 1st FLOOR Dhirubhai Ambani Knowledge City, Koparkhairne Navi Mumbai Maharashtra-400710	90,14,276	N.A.	INVESTMENT OF FUNDS OF COMPANY	0.31%	21.03.15	N.A.	9.65%	N.A.	9 (9.65% NCD)	10,00,000 PER NCD	90,00,000 (AS PER THE PREVAILING MARKET RATE)	8.9.2015	94,12,893	
Acquisition	30.04.2015	WELSPUN INDIA LIMITED Regd. Office: Welspun City, Village Versamedi, Taluka Anjar, Dist. Kutch, Gujarat - 370 110	2,92,47,890	N.A.	INVESTMENT OF FUNDS OF COMPANY	0.56%	01.04.2015	N.A.	10.40%	31/03/2018	29 (10.40% NCD)	10,00,000 PER NCD	2,92,47,890 (AS PER THE PREVAILING MARKET RATE)	19.05.2015	2,94,30,988	
Acquisition	19.05.2015	CANARA BANK Head Office: 112, J C ROAD BENGALURU - 560 002	2,90,86,120	N.A.	INVESTMENT OF FUNDS OF COMPANY	0.55%	01.04.2015	N.A.	9.55%	N.A.	29 (9.55% NCD)	10,00,000 PER NCD	2,90,86,120 (AS PER THE PREVAILING MARKET RATE)	19.05.2015; 25.05.2015	2,94,30,987; 2,91,43,122	
Acquisition	25.05.2015; 23.06.2015; 25.06.2015	L&T FINCORP LIMITED Regd. Office: L&T House, NM Marg, Ballard Estate Mumbai 400 001	19,177,693 3,150,323; 3,221,634	N.A.	INVESTMENT OF FUNDS OF COMPANY	0.36%; 0.06%; 0.06%	01.04.2015	N.A.	9.95%	31/12/2024; 28/03/2025	25 (9.95% NCD); 3	10,00,000 PER NCD	1,91,77,693; 31,50,323; 32,21,634 (AS PER THE PREVAILING MARKET RATE)	25.06.2015; 19.08.2015 11.09.2015	31,51,954; 1,75,19,539 55,13,705	
Acquisition	07.05.2015; 17.03.2016; 10.06.2016	ORIENTAL BANK OF COMMERCE Regd. Office: Harsha Bhawan, E-Block, Connaught Place New Delhi-110001	2,50,58,411; 90,98,321; 93,32,468	N.A.	INVESTMENT OF FUNDS OF COMPANY	0.48%; 0.17%; 0.14%	01.04.2015; 01.04.2015; 01.04.2016	N.A.	0.0948	N.A.	25 (9.48% NCD); 9 (9.48% NCD); 9 (9.48% NCD)	10,00,000 PER NCD	2,50,58,411; 90,98,321; 93,32,468 (AS PER THE PREVAILING MARKET RATE)	15.09.2015	2,61,06,513	
Acquisition	08.05.2015	PUNJAB NATIONAL BANK Head Office: 7 Bhikaji Cama Place, New Delhi-110067	1,71,94,778	N.A.	INVESTMENT OF FUNDS OF COMPANY	0.33%	01.04.2015	N.A.	N.A.	N.A.	17 (9.15% NCD)	10,00,000 PER NCD	1,71,94,778 (AS PER THE PREVAILING MARKET RATE)	28.09.2015	1,77,36,193	
Acquisition	17.07.2015; 19.08.2015; 31.08.2015	RELIANCE GAS TRANSPORTATION INFRASTRUCTURE LIMITED Regd. Office: 101, SHIVAM APARTMENTS, 9, PATEL COLONY, BEDI BUNDER ROAD, JAMNAGAR, Gujarat - 361008	4,494,761; 9,303,817 1,37,98,580	N.A.	INVESTMENT OF FUNDS OF COMPANY	0.08%; 0.17%; 0.26%	01.04.2015	N.A.	10.25%	22/08/2021	4; 9; 13 (10.25% NCD)	10,00,000 PER NCD	44,94,761; 93,03,817; 1,37,98,580 (AS PER THE PREVAILING MARKET RATE)	30.09.2015	1,34,64,349	
Acquisition	21.08.2015	NORTH EASTERN ELECTRIC POWER CORPN LTD Regd. Office: BROOKLAND COMPOUND LOWER NEW COLONY, DIST. EAST KHASI HILLS, SHILLONG, MEGHALAYA - 793003	2,26,15,907	N.A.	INVESTMENT OF FUNDS OF COMPANY	0.43%	01.04.2015	N.A.	9.60%	45301	22 (9.60% NCD)	10,00,000 PER NCD	2,26,15,907 (AS PER THE PREVAILING MARKET RATE)	26.08.2015;	2,26,49,823	
Acquisition	31.08.2015	CHHATTISGARH MINERAL DEVELOPMENT CORPORATION LIMITED Regd. Office: KHANDI BHAWAN, RING ROAD, RAIPUR, DISTT-RAIPUR, Chhattisgarh -	2,30,43,769	N.A.	INVESTMENT OF FUNDS OF COMPANY	0.44%	01.04.2015	N.A.	9.95%	19/08/2022	23 (9.95% NCD)	10,00,000 PER NCD	2,30,43,769 (AS PER THE PREVAILING MARKET RATE)	30.09.2015 20.11.2015	1,80,00,000 50,35,437	

For ASHIANA HOUSING LTD.


NITIN SHARMA
Company Secretary

Form MBP - 2 Register of loans, guarantee, security and acquisition made by the company (Pursuant to section 186(9) & rule 12(1))																
Nature of transaction (whether Loan/Guarantee/Security/Acquisition)	Date of making Loan/Acquisition/Giving Guarantee/Providing Security	Name and Address of the Person or Body Corporate to whom it is made or given or whose securities have been acquired (Listed/Unlisted entities)	Amount of Loan/Security/Acquisition/Guarantee (Rs.)	Time period for which it is made/given	Purpose of Loan/Acquisition/Guarantee/Security	% of loan/acquisition/exposure on guarantee/security provided to the paid up Capital, Free Reserves and securities Premium account and % of free reserves and securities	For Loans					For Acquisitions				
							Date of Passing of Board resolution	Date of passing Special resolution, if required	Rate of Interest	Date of maturity	No. and kind of Securities	Nominal Value and paid up value	Cost of Acquisition (in case of Securities how the purchase price was arrived at) (Rs.)	Date of Selling Investments	Selling Price (how the price was arrived at)	Signature and Remarks
Acquisition	05.10.2016;	INDIABULLS HOUSING FINANCE LTD. Regd Office: M62863, First Floor, Connaught Place, Ne Delhi-110001	4,008,876;	N.A	INVESTMENT OF FUNDS OF COMPANY	0.06%	01.04.2016	N.A	9.00%	26.09.2021	4 (9.00% NCD);	10,00,000 PER NCD	4,008,876; (AS PER PREVAILING MARKET RATE)	14.10.2016	40,20,553	
Acquisition	14.10.2016;	INDIABULLS HOUSING FINANCE LTD. Regd Office: M62863, First Floor, Connaught Place, Ne Delhi-110002	4,003,649;	N.A	INVESTMENT OF FUNDS OF COMPANY	0.05%	01.04.2016	N.A	9.15%	26.09.2022	4(9.15% NCD);	10,00,000 PER NCD	4,003,649; (AS PER PREVAILING MARKET RATE)	22.12.2016	40,93,238	
Acquisition	09.01.2017	Indian Railway Finance Corp Bonds Regd Office:UG - Floor, East Tower, NBCC Place, Bhisham Pitamah Marg, Lodhi Rd ,Pragati Vihar, New Delhi, Delhi-110003	1,73,29,767	N.A	INVESTMENT OF FUNDS OF COMPANY	0.23%	01.04.2016	N.A	7.24%	08.11.2021	17(7.24% Bonds)	10,00,000 PER BOND	17,329,767; (AS PER PREVAILING MARKET RATE)	10.02.2017	1,74,97,173	
Acquisition	17.02.2017	Reliance Home Finance Ltd. Regd Off: 6th Floor, South wing, Off Western Highway, Santacruz (East) Mumbai-400032	3,43,22,068	N.A	INVESTMENT OF FUNDS OF COMPANY	0.47%	01.04.2016	N.A	8.90%	03.01.2020	34(8.90% NCD)	10,00,000 PER NCD	34,322,068; (AS PER PREVAILING MARKET RATE)	27.02.2017	3,44,28,772.00	
Acquisition	15.03.2017	POWER FINANCE CORPORATION LIMITED Regd. Office: 'URJANIDHI', 1,BARAKHAMBHA LANE, CONNAUGHT PLACE, NEW DELHI -110001	3,10,20,646	N.A	INVESTMENT OF FUNDS OF COMPANY	0.42%	01.04.2016	N.A	6.83%	15.04.2020	31 (6.83% Bonds)	10,00,000 PER NCD	31,020,646; (AS PER PREVAILING MARKET RATE)	19.04.2017;21.04.2017	13,920,878; 16,913,686	
Acquisition	21.04.2017	Reliance General Insurance Company Ltd. Regd Office: H Block 1st Floor DhirubhaiAmbani Knowledge City Navi Mumbai - 400710 Maharashtra	1,69,57,282	N.A	INVESTMENT OF FUNDS OF COMPANY	0.22%	01.04.2016	N.A	9.10%	17.08.2026	16 (9.10% NCD)	10,00,000 PER NCD	16,957,282.19 (AS PER PREVAILING MARKET RATE)	05.05.2017(8); 09.05.2017(8)	8,514,564; 8,525,742	
Acquisition	11.04.2017	ITNL IL&FS TRANSPORTATION NETWORKS LIMITED(ITNL) Regd: Office: THE IL&FS FINANCIAL CENTRE PLOT NO C22 GBLOCK BANDRA KURLA COMPLEX, BANDRA Mumbai-400050	1,20,33,741	N.A	INVESTMENT OF FUNDS OF COMPANY	0.15%	01.04.2016	N.A	9.33%	31.03.2027	12 (9.33% NCD)	10,00,000 PER NCD	12,033,741 (AS PER PREVAILING MARKET RATE)	15.05.2017 (8); 31.08.2017(4)	8092021; 414,392	
Acquisition	19.04.2017; 07.06.2017	DEWAN HOUSING FINANCE CORP LTD. Regd Office: Warden House, 2nd Floor, Sir P.M. Road, Fort, Mumbai - 400 001	39628510; 2,137,956	N.A	INVESTMENT OF FUNDS OF COMPANY	0.54%	01.04.2016	N.A	9.25%	09.09.2023	37,500 (9.25% NCD); 2,000	1,000 PER NCD	39,628,510; 2,137,956 (AS PER PREVAILING MARKET RATE)	14.07.2017 (5,500); 1.09.2017 (15,000);28.09.2017 (19,000)	5,973,301; 15,429,986; 19,725,956	
Acquisition	25.09.2017;28.12.2017	BAJAJ FINANCE LIMITED Regd. Office: AKURDI PUNE - Maharashtra - 411 015	5108561; 11,380,615	N.A	INVESTMENT OF FUNDS OF COMPANY	0.21%	01.04.2016	N.A	8.15%	22.06.2027	5 (8.15% NCD); 11(8.15% NCD)	10,00,000 PER NCD	5,108,561; 11,380,615(AS PER PREVAILING MARKET RATE)	28.09.2017; 06/04/2018; 18.06.2018	5112410; 95,41,861 (9); 1,972,413 (2)	
Acquisition	31.10.2017; 05.07.2018	RENEW AKSHAY URJA PVT. LTD. Regd. Office: 138, Ansal Chamber-II Bikaji Cama Place, New Delhi, South Delhi, Delhi	7,051,426; 1,000,677	N.A	INVESTMENT OF FUNDS OF COMPANY	0.09%	01.04.2016	N.A	8.65%	30.09.2027	7 (8.65% NCD); 10 (8.65% NCD)	10,00,000 PER NCD	7,051,426; 1,00,677(AS PER PREVAILING MARKET RATE)	28.12.2017 (4); 26.09.2018	4007956; 3,770,422	
Acquisition	15.11.2017	SHRIRAM TRANSPORT FINANCE CO. LTD. Regd. Office: Wockhardt Towers, West Wing, Level-3, Mumbai-400051	1,71,35,083	N.A	INVESTMENT OF FUNDS OF COMPANY	0.22%	01.04.2016	N.A	8.20%	15.10.2027	17 (8.20% NCD)	10,00,000 PER NCD	17,135,083(AS PER PREVAILING MARKET RATE)	19.03.2018 (4); 28.03.2018 (13)	4,182,290; 13,629,128	
Acquisition	08.02.2018;04.04.2018	POWER FINANCE CORPORATION LIMITED Regd. Office: 'URJANIDHI', 1,BARAKHAMBHA LANE, CONNAUGHT PLACE, NEW DELHI -110001	20,11,648; 30,72,106	N.A	INVESTMENT OF FUNDS OF COMPANY	0.07%	01.04.2016	N.A	7.44%	11.06.2027	2 (7.44% BONDS);3	10,00,000 PER NCD	2,011,648; 30,72,106 (AS PER PREVAILING MARKET RATE)	18.06.2018	4,622,115 (5)	
Acquisition	13.04.2018	The Great Eastern Shipping Company LIMITED Regd. Office: 'Ocean House, 134/A, Dr. Annie Besant, Road,Worli, Mumbai	10,00,242	N.A	INVESTMENT OF FUNDS OF COMPANY	0.01%	01.04.2016	N.A	8.85%	12.04.2028	1 (8.85% Bonds)	10,00,000 PER NCD	1,000,242; (AS PER PREVAILING MARKET RATE)	05.07.2018	1022367.12 (10)	
Acquisition	16.05.2018	The Jammu & Kashmir Bank Ltd. Regd. Office: 'Ocean House, 134/A, Dr. Annie Besant, Road,Worli, Mumbai	2,08,04,502	N.A	INVESTMENT OF FUNDS OF COMPANY	0.27%	01.04.2016	N.A	9.25%	27.12.2024	20 (9.25% Bonds)	10,00,000 PER NCD	20,804,520; (AS PER PREVAILING MARKET RATE)	06.07.2018	21,125,013 (AS PER PREVAILING MARKET RATE)	
Acquisition	06.07.2018	RENEW AKSHAY URJA PVT. LTD. Regd. Office: 138, Ansal Chamber-II Bikaji Cama Place, New Delhi, South Delhi, Delhi	1,00,42,122	N.A	INVESTMENT OF FUNDS OF COMPANY	0.01%	01.04.2016	N.A	8.75%	30.09.2018	10 (8.75% Bonds)	10,00,000 PER NCD	10,042,122; (AS PER PREVAILING MARKET RATE)	26.09.2018	95,96,394	
Acquisition	01.06.2018	Axis Strategic Bond Fund- Growth	3,50,00,000	N.A.	INVESTMENT OF FUNDS OF COMPANY	N.A	N.A	N.A	N.A	N.A	20,69,206.075 Units	N.A	16,9147 (AS PER THE PREVAILING MARKET RATE)			
Acquisition	01.06.2018	Axis Strategic Bond Fund- Direct Growth	6,50,00,000	N.A.	INVESTMENT OF FUNDS OF COMPANY	N.A	N.A	N.A	N.A	N.A	36,68,544.209 Units	N.A	17,7182 (AS PER THE PREVAILING MARKET RATE)			
Acquisition	05.08.2016	Franklin India Income Opportunities Fund-Growth	11,08,69,488	N.A	INVESTMENT OF FUNDS OF COMPANY	N.A	N.A	N.A	N.A	N.A	62,02,211.246 Units	N.A	17,8758 (AS PER PREVAILING MARKET RATE)			
Acquisition	17.07.2018; 13.08.2018	SHRIRAM TRANSPORT FINANCE CO. LTD. Regd. Office: Wockhardt Towers, West Wing, Level-3, Mumbai-400051	2,064,939; 2,078,254	N.A	INVESTMENT OF FUNDS OF COMPANY	0.05%	01.04.2016	N.A	0.09	28.03.2038	2; 2 (9.00% Bonds)	10,00,000 PER NCD	2,064,939; 2,078,254(AS PER PREVAILING MARKET RATE)	26.09.2018	4872883	
Acquisition	14.09.2018	PUNJAB NATIONAL BANK Head Office: 7 Bhikaji Cama Place, New Delhi-110067	3,47,79,452	N.A	INVESTMENT OF FUNDS OF COMPANY	0.45%	01.04.2016	N.A	0.09	30.08.2022	35 (9.00% Bonds)	10,00,000 PER NCD	34,779,452 (AS PER PREVAILING MARKET RATE)	26.09.2018	3,48,83,013	
Acquisition	25.10.2018	ICICI Prudential Corporate Bond Fund-Growth	3,50,00,000	N.A.	INVESTMENT OF FUNDS OF COMPANY	N.A	N.A	N.A	N.A	N.A	19,16,065.387 Units	N.A	18,2666 (AS PER THE PREVAILING MARKET RATE)			
Acquisition	25.10.2018	ICICI Prudential Corporate Bond Fund-Direct Plan- Growth	6,50,00,000	N.A.	INVESTMENT OF FUNDS OF COMPANY	N.A	N.A	N.A	N.A	N.A	34,60,410.245 Units	N.A	18,7839 (AS PER THE PREVAILING MARKET RATE)			

For ASHIANA HOUSING LTD.

Nitin Sharma
NITIN SHARMA
Company Secretary

Form MBP - 2
Register of loans, guarantee, security and acquisition made by the company
(Pursuant to section 186(9) & rule 12(1))

Form MBP - 2 Register of loans, guarantee, security and acquisition made by the company [Pursuant to section186(9) & rule 12(1)]																	
Nature of transaction (whether Loan/Guarantee/Security/Acquisition)	Date of making Loan/Acquisition/Giving Guarantee/Providing Security	Name and Address of the Person or Body Corporate to whom it is made or given or whose securities have been acquired (Listed /Unlisted entities)	Amount of Loan/Security/Acquisition/Guarantee (Rs.)	Time period for which it is made/given	Purpose of Loan/Acquisition/Guarantee/Security	% of loan/acquisition /exposure on guarantee/security provided to the paid up Capital, Free Reserves and securities Premium account and % of free reserves and securities	For Loans					For Acquisitions					
							Date of Passing of Board resolution	Date of passing Special resolution, if required	Rate of Interest	Date of maturity	No. and kind of Securities	Nominal Value and paid up value	Cost of Acquisition (in case of Securities how the purchase price was arrived at) (Rs.)	Date of Selling Investments	Selling Price (how the price was arrived at)	Signature and Remarks	
Acquisition (Folio No. 8061196/64)	09.10.2018; 24.10.2018; 30.10.2018; 29.12.2019; 17.09.2020; 17.12.2020; 08.12.2020; 14.12.2020; 14.12.2020; 22.12.2020; 29.12.2020; 29.12.2020; 29.12.2020; 30.12.2020; 31.12.2020; 10.01.2021; 10.01.2021; 27.01.2021; 31.01.2021; 04.03.2021; 29.03.2021; 18.04.2021; 21.06.2021; 04.07.2021; 11.07.2021; 19.08.2021; 24.08.2021; 26.08.2021;	ICICI Prudential Liquid Fund - Direct Plan- Growth	13,00,00,000; 10,00,00,000; 5,00,00,000; 6,00,00,000; 1,99,99,000; 1,49,99,250; 5,99,97,000; 3,39,98,300; 1,99,99,000; 4,99,97,500; 49,99,750; 99,99,500; 99,99,500; 4,99,97,500; 4,99,97,500; 12,69,93,650.32; 2,99,98,500.07; 4,99,97,500.12; 2,99,98,500.07; 11,99,94,000.30; 8,99,95,500.22; 4,99,97,500.12; 49,997,500.12; 7,99,96,000.20; 19,999,000.05; 4,99,97,500.12; 4,99,97,500.12; 2,99,98,500.07; 3,99,98,000.10; 2,99,98,500.07; 3,99,98,000.10; 2,99,98,500.07; 1,99,99,000.05; 4,99,97,500.12; 19,09,026;	N.A.	INVESTMENT OF FUNDS OF COMPANY	N.A	N.A	N.A	N.A	4,87,093.338 Units; 3,73,565.462 Units; 1,86,558.463 Units; 2,07,229.405 Units; 66,765.373 Units; 49,711.411 Units; 1,98,840.108 Units; 1,12,619.553 Units; 66,246.796 Units; 1,65,508.217 Units; 16,540.599 Units; 33,081.198 Units; 33,081.198 Units; 1,65,388.973 Units; 1,65,371.906 Units; 4,19,723.809 Units; 99,147.356 Units; 1,65,022.194 Units; 98,975.944 Units; 3,94,787.623 Units; 2,95,394.763 Units; 1,63,813.816 Units; 1,62,890.832 Units; 2,60,305.185 Units; 2,95,394.763 Units; 1,61,979.922 Units; 161906.172 Units; 97,124.675 Units; 1,29,453.295 Units; 96924.372 Units; 1,29,150.833 Units; 96,727.357 Units; 64,422.608 Units; 1,60,411.946 Units; 6,055.473 Units;	N.A	266.8893; 267.6907; 268.0125; 289.5342; 299.5415; 301.7265; 301.7349; 301.8863; 301.8863; 302.0847; 302.2714; 302.2714; 302.2714; 302.3025; 302.3337; 302.5648; 302.5648; 302.9744; 303.0888; 303.9457; 304.6618; 305.2093; 306.9387; 307.3162; 307.5089; 308.6648; 308.8054; 308.8659; 308.9763; 309.5042; 309.6999; 310.1346; 310.4345; 311.6819; 315.2563	09.07.2019; 26.03.2020; 25.03.2021; 30.03.2021; 03.05.2021; 08.09.2021; 28.09.2021; 28.09.2021; 26.10.2021; 23.12.2022;	9,00,00,000; 27,35,33,592.35; 13,00,00,000; 50,00,00,000; 19,62,66,638.86; 7,00,00,000; 28,16,07,734.42; 1,83,92,265.58; 5,00,00,000; 7,00,00,000;			
Acquisition (Folio No. 11679432/44)	26.04.2018; 19.06.2018; 28.06.2018; 04.07.2018; 17.07.2018; 11.10.2018; 02.12.2018; 15.01.2019; 07.02.2019; 17.02.2019; 27.02.2019; 11.04.2019; 24.04.2019; 29.04.2019; 07.05.2019; 23.05.2019; 28.05.2019; 18.06.2019; 24.06.2019; 10.07.2019; 17.07.2019; 06.08.2019; 18.08.2019; 19.08.2019; 29.08.2019; 16.09.2019; 18.09.2019; 13.10.2019;	ICICI Prudential Liquid Fund - Direct Plan- Growth	1,00,00,00,000; 4,25,00,000; 7,900,000; 80,00,000; 2,13,00,000; 2,68,00,000; 1,80,00,000; 3,28,00,000; 68,00,000; 1,67,97,000; 1,84,29,000; 40,43,000; 37,47,000; 37,91,000; 43,19,000; 1,55,57,000; 17,62,000; 55,03,500; 50,29,500; 54,77,600; 87,25,500; 51,27,300; 34,62,200; 47,69,000; 24,02,800; 67,10,500; 62,78,000; 28,48,000; 68,61,350; 52,68,000; 56,36,760; 45,34,510; 42,88,286; 89,68,436; 51,97,830; 50,44,498; 54,38,477; 56,24,285; 57,47,539; 1,12,74,900; 38,26,700; 48,25,840; 46,92,859; 3,73,428.33; 1,09,28,453.58; 8,31,234.29; 2,00,20,567.97; 70,70,608.47; 1,94,61,726.91; 1,04,02,179.89; 1,21,40,249.99; 1,88,19,906; 1,09,33,968.30; 1,09,33,968.30; 1,49,64,087.80; 1,12,85,712.71; 45,26,141.69; 1,23,69,677.52; 80,51,903.40; 68,48,480.58; 1,04,69,058.55; 68,05,214.74; 10,60,91,683;	N.A.	INVESTMENT OF FUNDS OF COMPANY	N.A	N.A	N.A	N.A	38,70,117.315 Units; 1,62,789.967 Units; 30,203.614 Units; 30,545.998 Units; 81,118.691 Units; 1,00,376.412 Units; 66,695.420 Units; 120,450.160 Units; 24,859.671 Units; 61,292.965; 67,124.116 Units; 14,595.178 Units; 13,492.303 Units; 13,637.691 Units; 15,513.410 Units; 55,694.022 Units; 6,301.806 Units; 19,604.400 Units; 17,896.583 Units; 19,432.795 Units; 30,913.875 Units; 18,102.035 Units; 12,198.877 Units; 16,800.429 Units; 8,450.964 Units; 23,535.060 Units; 22,011.890 Units; 9,946.444 Units; 23,927.302 Units; 18,351.321 Units; 19,580.330 Units; 15,732.574 Units; 14,848.682 Units; 31,032.726 Units; 17,960.296 Units; 17,388.705 Units; 18,729.744 Units; 19,364.245 Units; 19,772.172 Units; 38,669.868 Units; 13,111.823 Units; 16,529.436; 16036.851 Units; 1,253.300 Units; 36,294.602 Units; 27,527.360 Units; 66,274.684 Units; 23,349.629 Units; 64,075.115 Units; 34,203.408 Units; 39,867.285 Units; 61,796.210 Units; 35,532.372 Units; 35,423.438 Units; 48,448.494 Units; 36,476.100 Units; 14,620.596 Units; 39,937.189 Units; 25,272.130 Units; 50,408.866 Units; 20,159.631 Units; 20,155.906 Units; 33,465.623 Units;	N.A	258.3901; 261.0726; 261.5581; 261.9001; 262.5782; 266.9950; 269.8836; 272.3118; 273.5354; 274.0445; 274.5511; 277.0093; 277.7139; 277.9796; 278.4043; 279.3298; 279.6024; 280.7278; 281.0313; 281.8740; 282.2519; 283.2444; 283.8130; 283.8618; 284.3226; 285.1278; 285.2095; 286.3335; 286.7582; 287.0638; 287.8787; 288.2243; 288.7991; 288.9993; 289.4067; 290.1020; 290.3658; 290.4469; 290.6883; 291.5681; 291.8511; 291.9543; 292.6297; 297.9560; 301.1041; 302.0353; 302.0847; 302.8146; 303.7330; 304.1270; 304.5166; 304.5479; 307.7185; 308.8659; 309.4002; 309.5730; 309.7283; 310.1346; 310.4345; 311.5082; 312.1961; 315.2563;	07.05.2018; 17.05.2018; 31.05.2018; 02.07.2018; 06.08.2018; 05.03.2019; 05.05.2019; 05.06.2019; 02.07.2019; 05.08.2019; 04.09.2019; 02.10.2019; 05.11.2019; 05.11.2019; 04.12.2019; 06.01.2020; 05.02.2020; 04.03.2020; 04.03.2020; 25.03.2020; 05.11.2020; 2.12.2020; 05.01.2021; 02.02.2021; 02.03.2021; 06.04.2021; 06.04.2021; 03.08.2021; 05.09.2021; 05.10.2021; 05.10.2021; 01.11.2021; 06.12.2021; 04.01.2022	50,00,00,000; 40,00,00,000; 10,31,44,971.70; 5,05,21,956.13; 2,94,36,620.99; 12,11,61,028.37; 1,16,11,906.74; 2,17,06,733.39; 1,05,54,426.66; 1,42,57,789.55; 1,58,09,497.16; 1,30,17,728.23; 97,32,245.64; 52,72,270.29; 1,01,88,835.72; 1,85,06,011.81; 2,19,03,590.99; 1,09,46,357.60; 2,83,71,197.39; 70,78,400.34; 1,94,73,151.50; 4,14,26,525.24; 1,09,50,458.79; 2,59,28,286.48; 1,58,35,504.80; 1,23,76,478.96; 1,49,17,116.94; 1,04,75,806.97;			
Acquisition	29.01.2019; 12.02.2019; 13.02.2019; 14.02.2019; 24.03.2019;	Aditya Birla Sun Life Liquid Fund- Growth- Direct Plan	75,00,000; 1,50,00,000; 60,00,000; 60,00,000; 1,00,00,000	N.A.	INVESTMENT OF FUNDS OF COMPANY	N.A	N.A	N.A	N.A	N.A	25,272.130 Units; 50,408.866 Units; 20,159.631 Units; 20,155.906 Units; 33,465.623 Units;	N.A	269.7696; 297.5667; 297.6245; 297.6795; 298.8141;	05.03.2019	3,46,54,660.21;		
Acquisition	03.01.2020	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	5,00,000	N.A	INVESTMENT OF FUNDS OF COMPANY	100.00%	20.01.2020	N.A	N.A	N.A	EQUITY SHARES	RUPEES 10 PER EQUITY SHARES	500000	18.11.2021	250000		
Corporate Guarantee	23.07.2020	Housing Development Finance Corporation Limited (HDFC Ltd) Ramon House, 169Backbay Reclamation HT Parekh, Mumbai, Maharashtra-400020	35,00,00,000	As per master facility agreement b/w M/s Vista Housing and HDFC Limited dated 23.06.2020	Corporate Guarantee given to secure Construction Finance Non Corporation Housing Loan availed by M/s Vista Housing for Construction and Development of the Residential project known as "Vrinda Gardens" phase-IV & V situated at Jagatpura,	4.64%	24.06.2020	N.A	N.A	The Corporate Gaurantee has ceased on 22.11.2022 on account of payment of loan by Vista Housing, entity i.r.o whose loan the Guarantee was given by AHL. The Charge Satisfaction related to the same is duly registered with MCA on 14.01.2023.	N.A	N.A	N.A	N.A	N.A		
Acquisition	08.09.2021	Bharat Bond FOF- Direct Plan Growth	9,99,95,000	9 Years	INVESTMENT OF FUNDS OF COMPANY	N.A	N.A	N.A	N.A	N.A	85,43,952.310 Units	N.A	11.7036	N.A.	N.A.		
Acquisition	24.12.2021;	ICICI Prudential PSU Bond plus SDL 40;60 Index Fund- Direct Plan Growth	69,996,500.17;	6 Years	INVESTMENT OF FUNDS OF COMPANY	N.A	N.A	N.A	N.A	N.A	69,50,440.896 Units;	N.A	10.0708;	N.A.	N.A.		
Acquisition	09.12.2021	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	10,80,00,000	10 Years	INVESTMENT OF FUNDS OF COMPANY (BY SUBSCRIPTION OF OPTIONAL CONVERTIBLE DEBENTURES)	1.43%	17.11.2021	N.A	Zero Interest	09.12.2031	1080	1,00,000 PER OCD	10,80,00,000 (AS PER THE FACE VALUE)	N.A.	N.A.		
Acquisition	28.03.2022	Axis CPSE Plus SDL 2025 70:30 Debt Index Fund Direct Growth	9,99,95,000	3 Years	INVESTMENT OF FUNDS OF COMPANY	N.A	N.A	N.A	N.A	N.A	99,30,384.549 Units	N.A	10.0696	N.A.	N.A.		
Acquisition	24.03.2023	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	90,00,000	10 Years	INVESTMENT OF FUNDS OF COMPANY (BY SUBSCRIPTION OF OPTIONAL CONVERTIBLE DEBENTURES)	0.13%	01.03.2023	N.A	Zero Interest	24.03.2033	90	1,00,000 PER OCD	90,00,000 (AS PER THE FACE VALUE)	N.A.	N.A.		
Loan	29.04.2023 - For Rs. 25,00,000 19.05.2023 - For Rs. 1,25,00,000	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	1,50,00,000	180 days from disbursement date	Business purpose	0.20%	09.08.2022	NA	12%	For Rs. 25,00,000 . 26th Oct 2023 For Rs. 1,25,00,000 . 15th November 2023	NA	NA	NA	NA	NA		
Loan	31.08.2023	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	1,50,00,000	180 days from disbursement date	Business purpose	0.20%	09.08.2022	NA	12%	27.02.2024	NA	NA	NA	NA	NA		
Loan	29.09.2023 - For Rs. 1,00,00,000 04.11.2023 - For Rs. 30,00,000 22.11.2023 - For Rs. 18,00,000	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	1,48,00,000	180 days from disbursement date	Business purpose	0.19%	09.08.2022	NA	12%	For Rs. 1,00,00,000 . 29th March 2024 For Rs. 30,00,000 . 03rd May 2024 For Rs. 18,00,000 . 29th May 2024	NA	NA	NA	NA	NA		

For ASHIANA HOUSING LTD.

[Signature]
NITIN SHARMA
Company Secretary

Form MBP - 2 Register of loans, guarantee, security and acquisition made by the company [Pursuant to section186(9) & rule 12(1)]															
Nature of transaction (whether Loan/Guarantee/Security/A cquisition)	Date of making Loan/Acquisition/Giv ing Guarantee/Providin g Security	Name and Address of the Person or Body Corporate to whom it is made or given or whose securities have been acquired (Listed /Unlisted entities)	Amount of Loan/Security/Acquisition/Gu arantee (Rs.)	Time period for which it is made/given	Purpose of Loan/Acquisition/ Guarantee/Security	% of loan/acquisition /exposure on guarantee/security provided to the paid up Capital, Free Reserves and securities Premium account and % of free reserves and securities	Date of Passing of Board resolution	Date of passing Special resolutio n, if required	Rate of Interest	Date of maturity	For Acquisitions				
											No. and kind of Securities	Nominal Value and paid up value	Cost of Acquisition (in case of Securities how the purchase price was arrived at) (Rs.)	Date of Selling Investments	Selling Price (how the price was arrived at)
Loan	30.11.2023	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	18,50,000	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.02%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	N.A	
Loan	08.12.2023	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	6,50,000	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.01%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	N.A	
Loan	19.12.2023	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	30,50,000	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.04%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	N.A	
Loan	22.12.2023	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	31,00,000	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.04%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	N.A	
Loan	26.12.2023	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	9,00,000	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.01%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	N.A	
Loan	04.01.2024	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	6,00,000	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.01%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	N.A	
Loan	10.01.2024	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	80,90,000	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.11%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	N.A	
Loan	07.02.2024	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	41,00,000	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.05%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	N.A	
Loan	21.02.2024	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	1,05,00,000	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.14%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	N.A	
Loan	02.03.2024	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	3,50,000	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.005%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	N.A	
Loan	16.03.2024	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	48,00,000	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.06%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	N.A	
Loan	28.03.2024	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	80,00,000	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.11%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	N.A	
Loan	31.03.2024	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	10,00,000	1 year	Business purpose	0.01%		NA	12%	30.05.2024	NA	NA	NA	NA	
Loan	11.04.2024	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	85,00,000	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.11%	09.08.2022	N.A	15%	27.03.2026	N.A	NA	NA	NA	
Loan	07.05.2024	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	53,00,000	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.07%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	N.A	
Loan	18.05.2024	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	34,00,000	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.04%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	NA	
Loan	28.05.2024	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	64,00,000	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.08%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	NA	
Loan	05.06.2024	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	8,00,000	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.01%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	N.A	
Loan	15.06.2024	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	15,20,000	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.02%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	N.A	
Loan	21.06.2024	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	28,00,000	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.04%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	N.A	
Loan	04.07.2024	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	38,00,000	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.05%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	N.A	
Loan	11.07.2024	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	56,00,000	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.07%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	N.A	
Loan	20.07.2024	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	46,00,000	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.06%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	N.A	
Loan	31.07.2024	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	66,00,000	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.09%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	N.A	
Loan	08.08.2024	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	38,00,000	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.05%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	N.A	
Loan	22.08.2024	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	1,32,00,000	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.17%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	N.A	
Loan	30.08.2024	Kairav Developers Limited (Unit No.485, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	46,00,000	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.06%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	N.A	

For ASHIANA HOUSING LTD.

NITIN SHARMA
Company Secretary

Form MBP - 2 Register of loans, guarantee, security and acquisition made by the company (Pursuant to section 186(9) & rule 12(1))																
Nature of transaction (whether Loan/Guarantee/Security/Acquisition)	Date of making Loan/Acquisition/Giving Guarantee/Providing Security	Name and Address of the Person or Body Corporate to whom it is made or given or whose securities have been acquired (Listed /Unlisted entities)	Amount of Loan/Security/Acquisition/Guarantee (Rs.)	Time period for which it is made/given	Purpose of Loan/Acquisition/Guarantee/Security	% of loan/acquisition /exposure on guarantee/security provided to the paid up Capital, Free Reserves and securities Premium account and % of free reserves and securities	For Loans				For Acquisitions					
							Date of Passing of Board resolution	Date of passing Special resolution, if required	Rate of Interest	Date of maturity	No. and kind of Securities	Nominal Value and paid up value	Cost of Acquisition (in case of Securities how the purchase price was arrived at) (Rs.)	Date of Selling Investments	Selling Price (how the price was arrived at)	Signature and Remarks
Loan	10.09.2024	Kairav Developers Limited (Unit No.4&5, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	22,50,000	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.03%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	N.A	N.A	
Loan	17.09.2024	Kairav Developers Limited (Unit No.4&5, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	2,23,84,637	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.29%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	N.A	N.A	
Loan	26.09.2024	Kairav Developers Limited (Unit No.4&5, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	70,49,765	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.09%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	N.A	N.A	
Loan	07.10.2024	Kairav Developers Limited (Unit No.4&5, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	51,36,000	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.07%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	N.A	N.A	
Loan	15.10.2024	Kairav Developers Limited (Unit No.4&5, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	1,15,06,000	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.15%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	N.A	N.A	
Loan	28.10.2024	Kairav Developers Limited (Unit No.4&5, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	73,22,000	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.10%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	N.A	N.A	
Loan	30.10.2024	Kairav Developers Limited (Unit No.4&5, 3rd Floor, Southern park Building, Saket District Centre, Saket, New Delhi-110017)	10,68,750	1 year from 28.03.2024 (Renewal agreement signed on 25.03.2025)	Business Purpose	0.01%	09.08.2022	N.A	15%	27.03.2026	N.A	N.A	N.A	N.A	N.A	
Acquisition	05.03.2025	Nitya Care Homes Private Limited	1,00,000	N.A.	INVESTMENT OF FUNDS OF COMPANY	0.001%	07.10.2024	N.A.	N.A.	N.A.	10,000	10	1,00,000	N.A.	N.A.	
Corporate Guarantee	12.03.2025	InCred Financial Services Limited (Unit No. 1203, 12th floor, B Wing, The Capital, Plot No. C-70, G Block, BKC, Mumbai, Maharashtra, India - 400051.)	5,72,00,000	48 Months	This Corporate Guarantee is part of the terms and conditions of Master Rent Agreement involving amount to INR 5.72 crores (Approx.) between Kairav Developers Limited and Novus Procura India Private Limited and this corporate guarantee is provided to InCred Financial Services Limited through notification of Assignment dated 12th March 2025.	0.75%	07.02.2025	N.A	N.A.	12.03.2029	N.A	N.A	N.A	N.A	N.A	
Loan	17.06.2025	Nitya Care Homes Private Limited (5F, Everest, 46/C, Chowringhee Road, Little Russel Street, Kolkata, Kolkata, West Bengal, India, 700071)	40,00,000	1 year	Business Purpose	0.05%	24.03.2025	N.A	15%	16.06.2025	N.A	N.A	N.A	N.A	N.A	
Loan	24.09.2025	Nitya Care Homes Private Limited (5F, Everest, 46/C, Chowringhee Road, Little Russel Street, Kolkata, Kolkata, West Bengal, India, 700071)	12,00,00,000	1 year	Business Purpose	1.62%	24.03.2025	N.A	15%	16.06.2025	N.A	N.A	N.A	N.A	N.A	
Loan	30.09.2025	Nitya Care Homes Private Limited (5F, Everest, 46/C, Chowringhee Road, Little Russel Street, Kolkata, Kolkata, West Bengal, India, 700071)	1,03,52,110	1 year	Business Purpose	0.14%	24.03.2025	N.A	15%	16.06.2025	N.A	N.A	N.A	N.A	N.A	
Acquisition	04.11.2025	Nitya Care Homes Private Limited (5F, Everest, 46/C, Chowringhee Road, Little Russel Street, Kolkata, Kolkata, West Bengal, India, 700071)	15,00,00,000	20 years	INVESTMENT OF FUNDS OF COMPANY	2.03%	13.10.2025	NA	0%	20 years from allotment date	1500 Optionally Fully Convertible Debentures (OFCDs)	Nominal Value and Paid-up value : Rs. 1,00,000 per OFCD aggregating to Rs. 15 Crores	Fair Value i.e. Nominal Value of OFCD as determined by the Valuation Report of the Registered Valuer	NA	NA	

For ASHIANA HOUSING LTD.

For ASHIANA HOUSING LTD.


NITIN SHARMA
Company Secretary

Company Secretary

Signature

Date: 07th April 2026
Place: New Delhi