## 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 2024 to 31st March 2025

			A: Contra	icts or agreements with any related party under section 188	3 or in which any	director is concerned or int	terested under	sub-section (	2) of section 1	84			
Date of contract / arrangement									Details of votir				Amount of contract or arrangment (Rs.)
	Name of the party with which contract is entered into	Name of the Interested Director	Relation with Director/Company/N ature 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	Directors voting in favour	Directors voting against	Directors remaining neutral	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	
1	2	3	4	5	6	7	8	9	10	11	12	13	14
Arrangement letter dated 25-06-2024	Ashiana Maintenance Services LLP	Mr. Ankur Gupta, Mr. Vishal Gupta, 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.	30-05-2025	Availing or rendering of services under section 188(1)(d)	34,38,606
As per actual billing	Ashiana Maintenance Services LLP	Mr. Ankur Gupta, Mr. Vishal Gupta, Mr. Varun Gupta	Mr. Ankur Gupta, Mr.Vishal Gupta and Mr. Varun are Directors of the Designated Partners	Sale of Assets of Ashiana Nirmay Care Homes as per 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.	30-05-2025	selling or otherwise disposing of, or buying, property of any kind under section 188(1)(b)	1,44,36,005
As per actual billing	Ashiana Maintenance Services LLP	Mr. Ankur Gupta, Mr. Vishal Gupta, 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.	30-05-2025	Availing or rendering of services under section 188(1)(d)	1,21,71,541
As per actual billing	Ashiana Maintenance Services LLP	Mr. Ankur Gupta, Mr. Vishal Gupta, 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.	30-05-2025	Availing or rendering of services under section 188(1)(d)	92,40,009
As per actual billing	Ashiana Maintenance Services LLP	Mr. Ankur Gupta, Mr. Vishal Gupta, Mr. Varun Gupta	Mr. Ankur Gupta, Mr. Vishal Gupta and Mr. Varun are Directors of the Designated Partners	Income towards branding services for use of Ashiana logo 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.	30-05-2025	Availing or rendering of services under section 188(1)(d)	28,00,000
As per actual billing	Ashiana Maintenance Services LLP	Mr. Ankur Gupta, Mr. Vishal Gupta, Mr. Varun Gupta	Mr. Ankur Gupta, Mr.Vishal Gupta and Mr. Varun are Directors of the Designated Partners	Ashiana Maintenance Services LLP paying rent to AHL for premise of Nirmay Care Homes 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.	30-05-2025	Rent Received covered under section 188(1)(c)	45,02,319
As per actual billing	Ashiana Maintenance Services LLP	Mr. Ankur Gupta, Mr. Vishal Gupta, Mr. Varun Gupta	Mr. Ankur Gupta, Mr.Vishal Gupta and Mr. Varun are Directors of the Designated Partners	Maintenance Charges :Upkeep charges for unsold invesntory 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.	30-05-2025	Availing or rendering of any services under section 188(1)(d)	3,24,40,406
As per actual billing	Ashiana Maintenance Services LLP	Mr. Ankur Gupta, Mr. Vishal Gupta, Mr. Varun Gupta	Mr. Ankur Gupta, Mr.Vishal Gupta and Mr. Varun are Directors of the Designated Partners	Referral Benefit Paid To E-209 A. Town Ews Unit Agst. E-607 Town Unit Rior Period 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.	30-05-2025	Availing or rendering of any services under section 188(1)(d)	5,67,800
As per actual billing	Ashiana Maintenance Services LLP	Mr. Ankur Gupta, Mr. Vishal Gupta, Mr. Varun Gupta	Mr. Ankur Gupta, Mr.Vishal Gupta and Mr. Varun are Directors of the Designated Partners	Commission Expenses paid to AMSL for sale of units of Ashiana Nirmay and Surbhi 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.	30-05-2025	Availing or rendering of any services under section 188(1)(d)	7,16,565
As per actual billing	Ashiana Maintenance Services LLP	Mr. Ankur Gupta, Mr. Vishal Gupta, 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.	30-05-2025	Availing or rendering of any services under section 188(1)(d)	11,97,339
As per actual billing	Ashiana Maintenance Services LLP	Mr. Ankur Gupta, Mr. Vishal Gupta, Mr. Varun Gupta	Mr. Ankur Gupta, Mr.Vishal Gupta and Mr. Varun are Directors of the Designated Partners	Electricy 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.	30-05-2025	Availing or rendering of any services under section 188(1)(d)	89,57,265
As per actual billing	Ashiana Maintenance Services LLP	Mr. Ankur Gupta, Mr. Vishal Gupta, Mr. Varun Gupta	Mr. Ankur Gupta, Mr.Vishal Gupta and Mr. Varun are Directors of the Designated Partners	Café Expenses paid on 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.	30-05-2025	Availing or rendering of any services under section 188(1)(d)	16,81,077

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		1	A: Contra	acts or agreements with any related party under section 188	B or in which any	director is concerned or int	erested under				-1		
Date of contract /	Name of the party with which	Name of the	Relation with	Principal terms and conditions	Whether the	Date of approval at the	No. of	Directors	Details of voting  Directors	Directors	Date of the next	Reference of	Amount of contract or arrangment (Rs.)
arrangement	contract is entered into		Director/Company/N ature of Concern or Interest	ri incipal tel ilis anu conulcions	transaction is at arm's length basis	meeting of the Board	Directors present in the meeting	voting in favour	voting against	remaining neutral	meeting at which register was placed for signature	specific items (a) to (g) under sub section (1) of Section 188	Amount of contract of arrangment (AS.)
21-11-2008	Karma Hospitality LLP	Mr. Ankur Gupta	One of the Directors is a Designated Partner	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.	30-05-2025	Availing or rendering of services under section 188(1)(d)	27,74,541
10-02-2021	OPG Realtors Limited	Mr. Ankur Gupta, Mr. vishal Guprta, Mr. Varun Gupta,	Common Director	Lease arrangment 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.	30-05-2025	Rent paid covered under section 188(1)(d)	27,35,712
Management Development agreement dated 09- 12-2021 and Shareholder agreement executed on 13-02-2025	Woodstory LLP	Mr. Vishal Gupta	One of the Directors is a Designated Partner	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.	30-05-2025	Section 188(1)(a)	2,10,34,237
As per actual billing	Kairav Developers Ltd	Mr. Ankur Gupta Mr. Varun Gupta	Common Director	Establishment charges received against support services for resource (manpower) use of AHL	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.	30-05-2025	Availing or rendering of services under section 188(1)(d)	7,85,466
As per actual billing	Kairav Developers Ltd	Mr. Ankur Gupta Mr. Varun Gupta	Common Director	Sale of Asset from Ashiana Housing Limited to Kairav Developers	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.	30-05-2025	selling or otherwise disposing of, or buying, property of any kind under section 188(1)(b)	15,35,156
As per actual billing	Kairav Developers Ltd	Mr. Ankur Gupta Mr. Varun Gupta	Common Director	Inter unit transfer of portable STP from Shubham to Swarang	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.	30-05-2025	selling or otherwise disposing of, or buying, property of any kind under section 188(1)(b)	6,00,000
SHA Executed on 09-12-2021	Kairav Developers Ltd	Mr. Ankur Gupta Mr. Varun Gupta	Common Director	Interest Income booked on Loan	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.	30-05-2025	Availing or rendering of services under section 188(1)(d)	2,61,52,909
DMA Executed on 09-12-2021	Kairav Developers Ltd	Mr. Ankur Gupta Mr. Varun Gupta	Common Director	Income of Development Management Charges as per Development Management agreement	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.	30-05-2025	Availing or rendering of services under section 188(1)(d)	1,31,41,390
SHA Executed on 09-12-2021	Kairav Developers Ltd	Mr. Ankur Gupta Mr. Varun Gupta	Common Director	Income of Corporate Gurantee 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.	30-05-2025	Availing or rendering of services under section 188(1)(d)	20,00,000
SHA Executed on 09-12-2021	Kairav Developers Ltd	Mr. Ankur Gupta Mr. Varun Gupta	Common Director	Loan given to Kairav	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.	30-05-2025	Availing or rendering of services under section 188(1)(d)	12,76,37,152
SHA Executed on 09-12-2021	Kairav Developers Ltd	Mr. Ankur Gupta Mr. Varun Gupta	Common Director	Loan repaid by Kairav	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.	30-05-2025	Availing or rendering of services under section 188(1)(d)	4,34,27,152