

Form MBP - 4 Register of contracts with related party and contracts and Bodies etc. in which directors are interested <i>[Pursuant to section 189(1) and rule 16(1)]</i> For the period 01st April 2025 to 31st March 2026												
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	Amount of contract or arrangement (Rs. In Lakhs)
1	2	3	4	5	6	7	8	9	10	11	12	14
As per actual billing. And as per Agreement 10th November 2025	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 and executed agreement dated 10th November 2025	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.	27-05-2026	46.39
As per actual billing. And as per Agreement 10th November 2025	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 and as per agreement dated 10th November 2025	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.	27-05-2026	14.61
As per actual billing. And as per Agreement 10th November 2025	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 and as per agreement dated 10th November 2025	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.	27-05-2026	92.40
As per actual billing. And as per Agreement 10th November 2025	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 from Brand related services on the basis of actual expenses and as per agreement dated 10th November 2025	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.	27-05-2026	38.50
As per actual billing. And as per Agreement 10th November 2025	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 and as per agreement dated 10th November 2025	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.	27-05-2026	135.07
As per actual billing. And as per Agreement 10th November 2025	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 the basis of actual billing and as per agreement dated 10th November 2025	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.	27-05-2026	513.49
As per actual billing. And as per Agreement 10th November 2025	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	Staff welfare expenses as per the actual billing and as per agreement dated 10th November 2025	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.	27-05-2026	5.82
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 in projects of the company 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.	27-05-2026	39.47

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								Directors voting in favour	Directors voting against	Directors remaining neutral	Date of the next meeting at which register was placed for signature	
As per actual billing. And as per Agreement 10th November 2025	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 on the basis of actual expenses and as per agreement dated 10th November 2025	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.	27-05-2026	6.37
As per actual billing. And as per Agreement 10th November 2025	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 and as per agreement dated 10th November 2025	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.	27-05-2026	14.86
As per actual billing. And as per Agreement 10th November 2025	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 and as per agreement dated 10th November 2025	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.	27-05-2026	17.90
Hotel Operation Agreement dated 21 November, 2008, and Supplementary Agreement dated 01 December, 2011	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.	27-05-2026	28.79
Rent Agreement dated 31st July 2025	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.	27-05-2026	19.09
As per actual billing. And as per Purchase Agreement 26th May 2025	Woodstory LLP	Mr. Vishal Gupta	One of the Directors is a Designated Partner	Purchase of assets and material (wood work, furniture, wood material). On the basis of terms and conditions in purchase orders. And as per Purchase Agreement 26th May 2025	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.	27-05-2026	291.00
As per actual billing	Woodstory LLP	Mr. Vishal Gupta	One of the Directors is a Designated Partner	Repair & Maintenance and Club House 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.	27-05-2026	6.02

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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	N.A.	N.A.	N.A.	N.A.	27-05-2026	13.11
SHA Executed on 09-12-2021 and Mater Loan Agreements dated 28th March 2024 and 25th March 2025	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.	27-05-2026	187.28
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.	27-05-2026	595.33
SHA Executed on 09-12-2021 and Mater Loan Agreements dated 28th March 2024 and 25th March 2025	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.	27-05-2026	1,254.64
SHA Executed on 09-12-2021 and Mater Loan Agreements dated 28th March 2024 and 25th March 2025	Nitya Care Homes (P) Ltd.	Mr .Vishal Gupta Mr. Ankur Gupta Mr. Varun Gupta	Common Director	Sale of UCH in Ashiana Shubham project at Chennai	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.	27-05-2026	1,150.00
Loan Agreements dated 01st April 2025 and 25th September 2025	Nitya Care Homes (P) Ltd.	Mr .Vishal Gupta 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.	27-05-2026	22.35
Loan Agreements dated 01st April 2025 and 25th September 2025	Nitya Care Homes (P) Ltd.	Mr .Vishal Gupta Mr. Ankur Gupta Mr. Varun Gupta	Common Director	Loan given to Nitya Care Homes (P) Ltd.	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.	27-05-2026	1,343.52

