

Ref. No.: SECY/S-16/2022

10th June, 2022

To, The General Manager Department of Corporate Services BSE LTD Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai - 400001 Ph.No.: 022-22721233-34	To, The Manager Listing Department National Stock Exchange of India Ltd. "Exchange Plaza", Bandra-Kurla Complex, Bandra (E), Mumbai - 400051 Ph. No.: 011-26598236
COMPANY NO. 507828	SYMBOL : ANSALHSG SERIES : EQ

Sub: - Disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015

Dear Sir/Madam,

We would like to inform you that the Company has received a notice from Housing Development Finance Corporation (HDFC) Limited on 09th June, 2022, intimating that if dues are not cleared by the promoters (Borrowers) against their personal loans, the HDFC may invoke/ sell shares of Ansal Housing Limited as held and pledged by the Promoters.

A copy of letter by HDFC dated 8th June, 2022 is attached herewith for your ready reference.

You are requested to take the above on record.

Thanking you.

Yours faithfully,

For Ansal Housing Limited



S.N. Grover
(Addl. V.P. & Company Secretary)
M.No. F4055

Ansal Housing Limited

— An ISO 9001:2015 Company —

(Formerly known as Ansal Housing & Construction Ltd.)

Regd. Office : 606, 6th Floor, Indra Prakash, 21, Barakhamba Road, New Delhi - 110001, Ph. : 91-11-23317466, 23315108
Head Office : 2F-AHCL, 2nd Floor, Ansal Plaza, Sector-1, Vaishali, Ghaziabad, U.P. - 201010, Ph. : 91-120-3854000, 4195100
E-mail : ahl@ansals.com Website : www.ansals.com  www.facebook.com/AnsalsHousing CIN : L45201DL1983PLC016821

By Speed Post/E-mail

June 08, 2022

To,

1. **Snow White Cable Network Private Limited**
110, Indraprakash, 21, Barakhamba Road,
New Delhi-110001

2. **Glorious Properties Private Limited**
110, Indraprakash, 21, Barakhamba Road,
New Delhi – 110001

3. **Global Consultants and Designers Private Limited**
110, Indraprakash, 21, Barakhamba Road,
New Delhi – 110001

4. **Akash Deep Portfolios Private Limited**
110, Indraprakash, 21, Barakhamba Road,
New Delhi – 110001

5. **Sungrace Security Services Private Limited**
110, Indraprakash, 21, Barakhamba Road,
New Delhi – 110001

6. **Mrs. Divya Ansal,**
Mr. Kushagr Ansal,
Mr. Karun Ansal,
And others known/unknown legal heir(s), successor(s), and/or representative(s) of since
deceased Mr. Deepak Ansal (Borrower/Security Provider)
Villa 'B' 6, Dr. A P J Abdul Kalam Road,
New Delhi – 110001



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7. **Mrs. Divya Ansal**

Villa 'B' 6, Dr. A P J Abdul Kalam Road,
New Delhi – 110001

8. **Mr. Karun Ansal**

Villa 'B' 6, Dr. A P J Abdul Kalam Road,
New Delhi – 110001

9. **Mr. Kushagr Ansal**

82, Jor Bagh,
New Delhi – 110003

10. **Deepak Ansal & Sons (HUF)**

Through its Karta
Villa 'B' 6-Dr.A P J Abdul Kalam Road,
New Delhi 110001

Subject: Notice of sale of pledged and/or invoked shares of Ansal Housing Limited (Erstwhile known as Ansal Housing and Construction Limited) under Section 10 of the Share Pledge Agreement(s).

Ref: Loan Account Nos.: 606603605, 606603980, 618638245 and 624879274

Dear Sir(s),

As you are aware that Housing Development Finance Corporation Limited ("HDFC Ltd.") has sanctioned and disbursed to **Borrowers** (details more particularly provided in Schedule -I hereto) various facilities, cumulatively amounting to a sum of Rs. 76,50,00,000/- (Rupees Seventy-Six Crore Fifty Lakhs only) ("said Loans"), under separate Loan Agreement(s) dated 16.11.2012, 19.11.2012, 29.03.2016, 31.03.2017 and subsequent amendment



agreements, executed from time to time (hereinafter collectively referred to as "Loan Agreement").

The Borrowers had agreed to repay the said Loans together with interest as per the repayment schedule set out in the said respective Loan Agreement(s). However, despite numerous reminders to regularize the repayment of the said Loans, **the Borrowers** continued to be irregular in making payment of outstanding dues. The said repeated defaults in the re-payment of the dues as per the repayment schedule led to Event(s) of Default under the respective Loan Agreement(s). In the given set of facts, HDFC Ltd. through its Authorized Officer was constrained to issue a Notice dated 03.12.2021 in respect to the above-mentioned Loans for repayment of dues.

The said Loans have also *inter-alia* been secured by pledging of shares of **Ansal Housing Limited** by you in the capacity of pledgors in accordance with the respective Share Pledge Agreement(s) executed in favour of HDFC Ltd. from time to time and the last share pledge agreement was executed on 29.12.2018. In accordance with Clause 6 of the respective Share Pledge Agreement(s), it has been expressly agreed upon that security created in form of pledge of shares under the respective Share Pledge Agreement(s) shall be in addition to any other security and may be enforced without HDFC Ltd. being first required to recourse to other security, as the case may be.

Vide the present notice, you are hereby served with a three (3) days notice period in accordance with Clause 10 of the respective Share Pledge Agreement(s) to make the payment of Rs. 3,47,29,580/-* (Rupees Three Crore Forty- Seven Lakhs Twenty-Nine Thousand Five Hundred and Eighty Only) outstanding as of May 31,2022, details of which are more particularly provided in Schedule-II hereto, along with other costs, charges, expenses etc. due or may be incurred and interest and outstanding principal amount that may become due from June 01, 2022 till the date of repayment and/or realization.

In the event, the aforementioned amount is not paid to us within a period of three (3) days of issuance of this notice, we shall be constrained to forthwith invoke and sell remaining



pledged 1,16,83,990 equity shares of **Ansal Housing Limited (erstwhile Ansal Housing and Construction Limited)**, in full or in parts, as per HDFC's discretion.

This notice is without prejudice, in addition to and independent of any other legal action(s) that maybe initiated by HDFC Ltd. and/or any other remedies that are available to HDFC Ltd. as per law for recovery of its dues.

For Housing Development Finance Corporation Limited


(Aju Ashok)


Authorized Signatory

CC:-

1. **Vantage Estate & Infrastructure Pvt Ltd (Mortgagor)**
110, Indra Prakash, 21 Barakhamba Road,
New Delhi-110001
2. **Top Track Infotech Pvt Ltd.**
(Presently known as Ansal Town Projects Pvt Ltd)
110, Indra Prakash, 21 Barakhamba Road,
New Delhi-110001
3. **Shree Satya Sai Construction and Development Pvt. Ltd**
110, Indraprakash,
21, Barakhamba Road,
New Delhi - 110001

Schedule-I

Details of Borrowers

1. **Mrs. Divya Ansal**
Villa 'B' 6, Dr. A P J Abdul Kalam Road,
New Delhi – 110001
2. **Mr. Kushagr Ansal**
82 Jor Bagh,
New Delhi-110003
3. **Mr. Karun Ansal**
Villa 'B' 6, Dr. A P J Abdul Kalam Road,
New Delhi – 110001
4. **Mrs. Divya Ansal,
Mr. Kushagr Ansal,
Mr. Karun Ansal,**
**And others known/unknown legal heir(s), successor(s), and/or representative(s)
of since deceased Mr. Deepak Ansal (Borrower/Security Provider)**
Villa 'B' 6, Dr. A P J Abdul Kalam Road,
New Delhi – 110001
5. **Top Track Infotech Pvt Ltd.**
(Presently known as Ansal Town Projects Pvt Ltd)
110, Indra Prakash, 21 Barakhamba Road,
New Delhi-110001
6. **Shree Satya Sai Construction and Development Pvt. Ltd**
110, Indraprakash,
21, Barakhamba Road,
New Delhi – 110001
7. **Deepak Ansal & Sons (HUF)**
Through its Karta
Villa 'B' 6-Dr.A P J Abdul Kalam Road,
New Delhi 110001
8. **Snow White Cable Network Private Limited**
110, Indraprakash, 21, Barakhamba Road,
New Delhi-110001



9. **Glorious Properties Private Limited**
110, Indraprakash, 21, Barakhamba Road,
New Delhi – 110001

10. **Global Consultants and Designers Private Limited**
110, Indraprakash, 21, Barakhamba Road,
New Delhi – 110001

11. **Akash Deep Portfolios Private Limited**
110, Indraprakash, 21, Barakhamba Road,
New Delhi – 110001

12. **Sungrace Security Services Private Limited**
110, Indraprakash, 21, Barakhamba Road,
New Delhi – 110001



**Schedule-II
Outstanding Dues as of 31-May-22**

LOAN A/C NO	EMI O/S UPTO MAY 22	ADD INT	INCIDENTAL CHARGES	TOTAL DUES AS OF MAY 22
606603980	3,406,628	2,476,652	6,218	5,889,498
606603605	5,062,434	2,725,807	6,372	7,794,613
618638245	9,630,849	7,042,830	317,122	16,990,801
624879274	2,316,236	1,705,548	32,884	4,054,668
	20,416,147	13,950,837	362,596	34,729,580*

* Please note that the dues demanded do not include Principle outstanding but not due.

