

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 2023 to 31st March 2024

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, 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.	28.05.2024	Availing or rendering of services under section 188(1)(d)	34,38,607	N.A.	No Remarks
	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.	28.05.2024	Availing or rendering of services under section 188(1)(d)	16,59,001	N.A.	No Remarks
	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.	28.05.2024	Availing or rendering of services under section 188(1)(d)	92,40,000	N.A.	No Remarks
	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 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.	28.05.2024	Availing or rendering of any services under section 188(1)(d)	3,04,11,522	N.A.	No Remarks
	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.	28.05.2024	Availing or rendering of any services under section 188(1)(d)	31,87,967	N.A.	No Remarks
	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	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.	28.05.2024	Availing or rendering of any services under section 188(1)(d)	15,06,593	N.A.	No Remarks
	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	Rent paid for space utilization for sales/ site staff, and for maintenance of sample flats 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.	28.05.2024	Availing or rendering of any services under section 188(1)(d)	8,59,196	N.A.	No Remarks
	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.	28.05.2024	Availing or rendering of any services under section 188(1)(d)	28,18,429	N.A.	No Remarks
	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	Expenses paid towards food services and other maintenance services provided by AMSLLP on thr 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.	28.05.2024	Availing or rendering of any services under section 188(1)(d)	6,02,115	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)	55,77,118	N.A.	No Remarks
	OPG Realtors Limited	Mr. Ankur Gupta, Mr. Vishal Gupta, Mr. Varun Gupta	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.	28.05.2024	Rent Received covered under section 188(1)(c)	27,67,391	N.A.	No Remarks
	OPG Realtors Limited	Mr. Ankur Gupta, Mr. Vishal Gupta, Mr. Varun Gupta	COMMON DIRECTOR	Refund of Security Deposit i.r.o following 3 properties taken on lease by OPG Realtors Ltd, the contract of which terminated in August 2022: 1. C-8, Maharani Bagh, New Delhi 2. W-177, Greater Kailash Part-II, New Delhi 3. N-5, Second Floor, Pamchsheel Park, New Delhi	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.	28.05.2024	Refund of security deposit i.r.o properties taken on lease cd under section 188(1)(c) due to termination of lease agreement.	1,80,00,000	N.A.	No Remarks

For ASHIANA HOUSING LTD.


NITIN SHARMA
 Company Secretary

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Bodies etc. in which directors are interested
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								Directors voting in favour	Directors voting against	Directors remaining neutral					
	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.	28.05.2024	Section 188(1)(a)	49,20,937	Not Required	No Remarks
	Woodstory LLP	Mr. Vishal Gupta	ONE OF THE DIRECTORS IS A DESIGNATED PARTNERS	Purchase of assets (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.	28.05.2024	Section 188(1)(a)	17,58,079	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.	28.05.2024	Section 188(1)(a)	29,11,835	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.	28.05.2024	Section 188(1)(a)	98,36,106	Not Required	No Remarks
	Kairav Developers Ltd	Mr. Ankur 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.	28.05.2024	Availing or rendering of services under section 188(1)(d)	47,85,922	N.A.	No Remarks
	Kairav Developers Ltd	Mr. Varun Gupta Mr. Ankur Gupta Mr. Varun Gupta	COMMON DIRECTOR	Inter unit transfer of fixed assets by 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.	28.05.2024	Availing or rendering of services under section 188(1)(d)	8,30,905	N.A.	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