



ENRICHING LIVING STYLES

Ref No.: SECY/S-16/2024

03<sup>rd</sup> June, 2024

BSE Ltd.  
Phiroze Jeejeebhoy Towers, Dalal Street,  
Mumbai – 400 001  
Ph. No.: 022-22723121  
**COMPANY NO. 507828**

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

**Ref: Intimation of Signing of Restructuring Agreement with Suraksha Asset Reconstruction Limited (“Suraksha ARC”)**

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Dear Sir/Madam,

Pursuant to Regulation 30 of the SEBI (LODR) Regulations, 2015, we wish to inform you that the Company has signed and executed “Restructuring Agreement” on 03<sup>rd</sup> June, 2024, with Suraksha Asset Reconstruction Limited (Trustee of Suraksha ARC – 034 Trust) in favour of whom IFCI Limited had assigned its debt. The “Restructuring Agreement” details the terms of restructuring of the debts owed to it by the Company.

With the execution of the Restructuring Agreement, not only the underlying projects at Yamuna Nagar and Amritsar shall get completed but shall also result in reduction of the overall debt exposure of the Company and corresponding monthly interest burden.

The details of the restructuring in relation to the loans and/borrowings availed by the Company as required pursuant to SEBI Circular no. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023 is attached as “Annexure 1”.

Kindly take the same on record and acknowledge.

This is for your information and record please.

Thanking you.  
Yours faithfully,  
For Ansal Housing Limited

(Shalini Talwar)  
Company Secretary  
M.No.: A46139

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**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 : GF - SR - 18, 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

**Annexure 1**

1	Details and reasons for restructuring of debt	<p>Suraksha Asset Reconstruction Limited (SARC), (acting in its capacity as Trustee of Suraksha ARC – 047 Trust) in favour of whom IFCI Limited (IFCI) had assigned all the rights, title and interest in financial assistances granted by IFCI to the Company, has executed a Restructuring Agreement dated 03<sup>rd</sup> June, 2024 for restructuring and rescheduling of the said debt with the Company.</p> <p>The outstanding debt had become disproportionate relative to the cash flow expected to be generated in the underlying mortgaged projects situated at Yamunanagar and Amritsar. These Projects are still under execution and require investment for the completion. Hence, the restructuring of the debt is crucial and essential.</p>
3	Brief details of the Restructuring Agreement	<ol style="list-style-type: none"> <li>1. SARC has restructured the said outstanding debt at Rs. 68.25 Crores.</li> <li>2. Repayment of the Restructured Loan will be made in monthly instalments till 31<sup>st</sup> December 2028.</li> <li>3. The repayment of the restructured debt of Rs. 68.25 Crore is inclusive of interest, if any and in case of delay in payment, a default interest @24% per annum compounded quarterly on the amount of delay will apply.</li> <li>4. The restructured loan together with all security interest shall be secured by subsisting mortgages/ charges over underlying immovable properties and guarantees created in favour of the SARC and shall continue to be valid and in full force and effect, to the extend for the purposes of the restructured loan till the final Settlement date.</li> <li>5. All revenues arising out of /generated from the underlying mortgaged projects including the realization shall be paid into/ deposited in the RERA Escrow Account of the respective projects.</li> <li>6. For each of the projects, 100% of the project realization in the concerned RERA escrow account of such project shall be utilized as under: <ul style="list-style-type: none"> <li>• Firstly towards project costs as envisaged in the Business Plan;</li> <li>• Secondly, towards minimum guaranteed repayment of amount as per repayment schedule.</li> <li>• As per terms of restructuring, the Company is under an obligation to pay the amount whichever is higher, either minimum guaranteed repayment amount or percentage of the total collection from the secured projects) and the amount over and above the minimum guaranteed repayment amount, shall be adjusted from the next upcoming installments of the restructured loan as per the repayment schedule.</li> </ul> </li> </ol>
4	Details of benefit, if any, to the promoter/promoter group/group companies	NIL


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	from such proposed restructuring	
5	Brief details of change in shareholding pattern (if any) of the entities.	There is no change in the Shareholding Pattern of the entities due to the restructuring.
6	Schedule of implementation of restructuring	The restructuring shall be implemented with the execution of above restructuring agreement i.e. 03 <sup>rd</sup> June 2024.

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