



Ref No: DT/2024-25/ERP/2232

Date: July 17, 2024

To,
ASHIANA HOUSING LIMITED (Company)
5F Everest, 46/C, Chowringhee Road,
Kolkata, Kolkata, West Bengal,
India, 700071

Sub.: No Objection Certificate (NOC) for Creation of additional security pursuant to SEBI circular dated August 04, 2022, and SEBI Master circular dated March 31, 2023 (as amended, updated, or modified from time to time).

Ref: Issue by Ashiana Housing Limited (“Company” or “Issuer”) 12,500 (Twelve Thousand and Five Hundred) senior, secured, rated, listed, redeemable, rupee denominated, non-convertible, taxable debentures (“Debentures”) having a Face Value (as defined below) of INR 1,00,000 (Indian Rupees One Lakh only) each, up to an aggregate principal amount not exceeding INR 125,00,00,000/- (Indian Rupees One Hundred and Twenty Five Crores Only) by way of private placement.

We, Vistra ITCL (India) Limited (herein after referred to as “Debenture Trustee”), the Debenture Trustee to the above-mentioned issue hereby confirm that basis the documents and information received from the Issuer as on date, we have conducted due diligence for the creation of additional security and have obtained Title search report, Valuation report and Security cover certificate from our empanelled due- diligence agencies in the manner prescribed under SEBI Master circular dated March 31, 2023 (as amended, updated or modified from time to time) and pursuant to the same, we hereby issue our NOC for the proposed creation of additional security.

For Vistra ITCL (India) Limited

Name: Jatin Chonani
Designation: Compliance Officer