



VVIP INFRATECH LIMITED

(Formerly known as Vibhor Vaibhav Infra Private Limited)

CIN : L45201UP2001PLC136919

To, Dated-31/01/2026
Sr. General Manager Listing Operations
BSE Limited
P.J. Towers, Dalal Street Fort,
Mumbai- 400001 Dear Sir(s),

Ref.-BSE SCRIP CODE- 544219, SYMBOL- VVIPIL

Subject: Disclosure regarding Additional Creation of Pledge against Shares held by Promoters and Promoter Group under Regulation 31(1) of the SEBI (Substantial Acquisition of Shares & Takeovers) Regulations, 2011

Dear Sir,

In compliance with Regulation 31(1) of the SEBI (Substantial Acquisition of Shares & Takeovers) Regulations, 2011 read with SEBI Circular No. SEBI/HO/CFD/DCR1/CIR/P/2019/90 dated August 07, 2019, we hereby inform you that the Promoter of the Company has disclosed details regarding **additional creation of pledge on equity shares of the Company for margin cover-up purposes.**

Accordingly, Mr. Praveen Tyagi, Promoter of the Company, has submitted the requisite disclosure in respect of the additional pledge created on his shareholding.

We are enclosing herewith the disclosure received from the Promoter in the prescribed format along with updated details of shares pledged by the Promoter and Promoter Group of the Company.

Kindly take the above information on record.

Thanking You
For & behalf of
VVIP Infratech Limited

KANCHAN  Digitally signed by
KANCHAN
AGGARWAL
Date: 2026.01.31
16:07:56 +05'30'

Kanchan Aggarwal
Company Secretary Cum Compliance Officer
Membership No. A70481

Format for disclosure by the Promoter(s) to the stock exchanges and to the Target Company for encumbrance of shares / invocation of encumbrance/ release of encumbrance, in terms of Regulation 31(1) and 31(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Name of the Target Company(TC)		VVIP Infratech Limited												
Names of the Stock Exchanges where the shares of the target company are listed		Bombay Stock Exchange												
Date of reporting		30-01-2026												
Name of the promoter or PAC on whose shares encumbrance has been created/released/invoked		Mr. Praveen Tyagi												
Details of the creation/invocation/release of encumbrance:														
Name of the promoter(s) or PACs with him(**)	Promoter holding in the target company (1)	Promoter holding already encumbered (2)	Details of events pertaining to encumbrance (3)									Post event holding of encumbered shares {creation [(2)+(3)] / release [(2)-(3)] / invocation [(2)-(3)]}		
	No. of shares	% of total share capital	No. of shares	% of total share capital	Type of event (creation / release / invocation)	Date of creation/ invocation/ release of encumbrance	Type of encumbrance (pledge/ lien/ non disposal undertaking/others)	Reasons for Encumbrance	No. of shares	% of total share capital	Name of the entity in whose favor shares encumbered	No. of shares	% of total share capital	
Praveen Tyagi	1,05,64,250	42.30%	18,75,000	7.50%	Creation	29-01-2026	Pledge	The Promoter had earlier raised debt for the subsidiary company, M/s Vibhor Vaibhav Infrahome Private Limited, by pledging 18,75,000 equity shares of the Company. Due to a decline in market value, the pledged shares became insufficient to maintain the	4,43,000	1.77%	CSL Finance Ltd.	23,18,000	9.28%	



								required security cover, resulting in a margin shortfall of 4,43,000 shares. Accordingly, additional encumbrance has been created for margin cover-up, taking total encumbered shares to 23,18,000.					
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Signature of the Authorized Signatory:



Mr. Praveen Tyagi
Promoter

Place : Ghaziabad
Date : 30-01-2026

(**) The names of all the promoters, their shareholding in the target company and their pledged shareholding as on the reporting date should appear in the table irrespective of whether they are reporting on the date of event or not.

(*) Total share capital to be taken as per the latest filing done by the company to the Stock Exchange under Clause 35 of the listing Agreement. Diluted share/voting capital means the total number of shares in the TC assuming full conversion of the outstanding convertible securities/warrants into equity shares of the TC.

Annexure - II

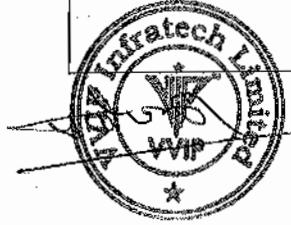
Format for disclosure of reasons for encumbrance

(In addition to Annexure - I prescribed by way of circular dated August 05, 2015)

Name of listed company	VVIP Infratech Limited
Name of the recognized stock exchanges where the shares of the company are listed	Bombay Stock Exchange
Name of the promoter(s) / PACs whose shares have been encumbered	Mr. Praveen Tyagi
Total promoters shareholding in the listed company	No. of shares - 1,71,05,900 % of total share capital - 68.50%
Encumbered shares as a % of promoters shareholding	2,318,000 as a 13.55% of promoter shareholding
Whether encumbered share is 50% or more of promoter shareholding	NO
Whether encumbered share is 20% or more of total share capital	NO

Details of all the existing events/ agreements pertaining to encumbrance

	Encumbrance 1 Date of creation of Encumbrance: 02-06-2025	Encumbrance 2 Date of creation of Encumbrance: 29-01-2026
Type of encumbrance (pledge, lien, negative lien, non-disposal undertaking etc. or any other covenant, transaction, condition or arrangement in the nature of encumbrance)	Pledge	Pledge
No. and % of shares encumbered	No. of shares: 1875000 % of total share capital: 7.50%	No. of shares: 4,43,000 % of total share capital: 1.77%
Specific details about the encumbrance	<p>CSL Finance Limited</p> <p>Whether the entity X is a scheduled commercial bank, public financial institution, NBFC or housing finance company? If No, provide the nature of the business of the entity.</p> <p>Names of all other entities in the agreement</p> <p>Whether the encumbrance is relating to any debt instruments viz. debenture, commercial paper, certificate of deposit etc.? If yes, provide details about the instrument, including credit rating</p>	<p>CSL Finance Limited</p> <p>YES</p> <p>Nil</p> <p>NO</p>



Security Cover / Asset Cover	Value of shares on the date of event / agreement (A)	35,00,00,000/-	4,43,00,000 /-
	Amount involved (against which shares have been encumbered) (B)	15,00,00,000	15,00,00,000
	Ratio of A / B	2.3:01	0.30:01
End use of money	<p>Borrowed amount to be utilized for what purpose -</p> <p>(a) Personal use by promoters and PACs</p> <p>(b) For the benefit of listed company</p> <p>Provide details including amount, purpose of raising money by listed company, schedule for utilization of amount, repayment schedule etc.</p> <p>(a) Any other reason (please specify)</p>	<p>The Promoter raised the debt for subsidiary Company (M/S Vibhor Vaibhav Infrahome Private Limited) of Listed Company (M/S VVIP Infratech Limited) by pledging their shares to fund investments in various projects.</p>	<p>The Promoter had earlier raised debt for the subsidiary company, M/s Vibhor Vaibhav Infrahome Private Limited, by pledging 18,75,000 equity shares of the Company. Due to a decline in market value, the pledged shares became insufficient to maintain the required security cover, resulting in a margin shortfall of 4,43,000 shares. Accordingly, additional encumbrance has been created for margin cover-up, taking total encumbered shares to 23,18,000.</p>



Signature of Authorized Signatory:
Mr. Praveen Tyagi
Promoter

Place: Ghazlabad
Date: 31-01-2026