

VVIP INFRATECH LIMITED

(Formerly known as Vibhor Vaibhav Infra Private Limited)

CIN : L45201UP2001PLC136919



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

Dated-02/07/2026

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 **creation of pledge on equity shares of the Company.**

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
AGGARWAL

Digitally signed by
KANCHAN AGGARWAL
Date: 2026.07.02
18:36:53 +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					30-06-2026									
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	10582250	42.37%	23,18,000	8.29%	Creation	30-06-2026	Pledge	Mr. Praveen Tyagi, Promoter of VVIP Infratech Limited, has created a fresh pledge over 31,58,000 equity shares of VVIP Infratech Limited in	31,58,000	12.65%	CSL Finance Ltd.	54,76,000	21.93%	

								favour of CSL Finance Limited as security for a ₹50 crore business loan availed by the Company's subsidiary, VVIP Realtech Private Limited (formerly known as Vibhor Vaibhav Infrahome Private Limited). The loan has been sanctioned in the ordinary course of business and shall be utilized for the business growth and working capital requirements of the Real Estate subsidiary of the group i.e VVIP Realtech Limited. This pledge is independent of and distinct from the earlier disclosed pledge(s). Pursuant to the creation of the present pledge, the total number of equity shares encumbered by the Promoter stands at 54,76,000 equity shares. The creation of the pledge does not result in any change in the ownership, control or management of VVIP Infratech Limited.					
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Signature of the Authorized Signatory:



Mr. Praveen Tyagi
Promoter

Place : Ghaziabad

Date: 30-06-2026

(**) 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.

A handwritten signature in black ink, appearing to be 'Gupta', written over a horizontal line.

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 – 1,71,23,900 % of total share capital - 68.58%
Encumbered shares as a % of promoters shareholding	54,76,000 as a 21.93% 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	Yes

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	Encumbrance 3 Date of creation of Encumbrance: 30-06-2026
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	Pledge
No. and % of shares encumbered		No. of shares: 18,75,000 % of total share capital: 7.50%	No. of shares: 4,43,000 % of total share capital: 1.77%	No. of shares: 31,58,000 % of total share capital: 12.65%
Specific details about the encumbrance	CSL Finance Limited	CSL Finance Limited	CSL Finance Limited	CSL Finance Limited
	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.	YES	YES	YES
	Names of all other entities in the agreement	Nil	Nil	Nil
	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	NO	NO	NO
Security Cover / Asset Cover	Value of shares on the date of event /agreement (A)	35,00,00,000/-	4,43,00,000 /-	45,77,52,100/-
	Amount involved (against which shares have been encumbered) (B)	15,00,00,000/-	15,00,00,000/-	50,00,00,000/-
	Ratio of A / B	2.3:01	0.30:01	0.91:01
				

End use of money	Borrowed amount to be utilized for what purpose – (a) Personal use by promoters and PACs (b) For the benefit of listed company Provide details including amount, purpose of raising money by listed company, schedule for utilization of amount, repayment schedule etc. (a) Any other reason (please specify) 	The Promoter raised the debt for subsidiary Company (M/S Vibhor Vaibhav Infracore Private Limited) of Listed Company (M/S VVIP Infracore Limited) by pledging their shares to fund investments in various projects.	The Promoter had earlier raised debt for the subsidiary company, M/s Vibhor Vaibhav Infracore 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.	Mr. Praveen Tyagi, Promoter of VVIP Infracore Limited, has created a fresh pledge over 31,58,000 equity shares of VVIP Infracore Limited in favour of CSL Finance Limited as security for a ₹50 crore business loan availed by the Company's subsidiary, VVIP Realtech Private Limited (formerly known as Vibhor Vaibhav Infracore Private Limited). The loan has been sanctioned in the ordinary course of business and shall be utilized for the business growth and working capital requirements of the Real Estate subsidiary of the group i.e VVIP Realtech Limited. This pledge is independent of and distinct from the earlier disclosed pledge(s). Pursuant to the creation of the present pledge, the total
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				number of equity shares encumbered by the Promoter stands at 54,76,000 equity shares. The creation of the pledge does not result in any change in the ownership, control or management of VVIP Infratech Limited.
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Signature of Authorized Signatory:



Mr. Praveen Tyagi
Promoter

Place: Ghaziabad
Date: 30-06-2026