



INDEPENDENT AUDITOR'S REPORT

**To the Members of
M/S. Ansal SEZ Projects Limited**

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the accompanying standalone Ind AS financial statements of **M/s. Ansal SEZ Projects Limited** ("the Company"), which comprise the Balance Sheet as at 31st March 2021, the statement of Profit and Loss, Statement of Changes in Equity and Statement of Cash Flow for the year then ended, and Notes to the Standalone Financial Statements, including a summary of significant accounting policies and other explanatory notes for the year ended on that date (herein after referred to as "standalone Ind AS financial statements").

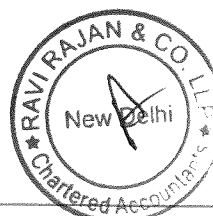
In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March 2021, and profit/loss and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis on Matter:

We draw attention to Note-28 of Notes to Accounts regarding Advances taken and given for purchase of land are Interest free advances and matters therein. Our opinion is not modified in respect of this matter.



Responsibilities of Management and those charged with the Governance for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation and presentation of these standalone Ind AS financial statements that give a true and fair view of the financial position, financial performance and cash flows change in equity of the company of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act, read with relevant Rules thereunder.

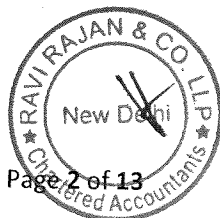
This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those Board of Directors are also responsible for overseeing the company's financial reporting process.

Auditor's Responsibility for the Audit of the Standalone Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.



Ansal SEZ Projects Limited

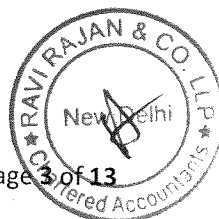
Audit Report on Standalone Financial Statements for the period ended on 31st March 2021

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Branch's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Standalone Financial Statements of the Branch or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Branch to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

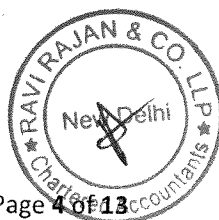
We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.



Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the **Annexure-A**, a statement on the matters specified in the paragraph 3 and 4 of the order.
2. As required by Section 143 (3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - (b) In our opinion proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
 - (c) The balance sheet, the statement of profit and loss and the cash flow statement dealt with by this Report are in agreement with the books of account;
 - (d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014;
 - (e) On the basis of the written representations received from the directors as on 31st March 2021 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March 2021 from being appointed as a director in terms of Section 164 (2) of the Act;
 - (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "**Annexure B**"; and



Ansal SEZ Projects Limited
Audit Report on Standalone Financial Statements for the period ended on 31st March 2021

- (g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i. the Company has no pending litigation as at 31st March 2021.
 - ii. the Company is not required to make any provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts;
 - iii. The Company is not required to transfer any amount to the Investor Education and Protection Fund.

For **RAVI RAJAN & CO. LLP**
(Chartered Accountants)

Firm's Registration Number: 009073N/N500320



B.S. Rawat

Partner

Membership Number: 034159

UDIN: 21034159AAAACG4864

Place: New Delhi

Date: 21-06-2021



Ansal SEZ Projects Limited

Audit Report on Standalone Financial Statements for the period ended on 31st March 2021

Annexure - A to the Auditors' Report

The Annexure referred to in Independent Auditors' Report to the members of the Company on the standalone Ind AS financial statements for the year ended 31st March 2021, we report that:

- (i) (a) Whether the company is maintaining proper records showing full particulars, including quantitative details and situation of fixed assets;

As per the information and explanations provided to us, the Company has not owned any fixed assets. Therefore, the provisions of this clause are not applicable to the Company.

- (b) Whether these fixed assets have been physically verified by the management at reasonable intervals, whether any material discrepancies were noticed on such verification and if so, whether the same have been properly dealt with in the books of accounts;

As per the information and explanations provided to us, the Company has not owned any fixed assets. Therefore, the provisions of this clause are not applicable to the Company.

- (c) Whether the title deeds of immovable properties are held in the name of the company, if not, provide the details thereof;

Yes, the title deeds of immovable properties are held in the name of the company.

- (ii) Whether physical verification of inventory has been conducted at reasonable intervals by the management and whether any material discrepancies were noticed and if so, whether they have been properly dealt with in the books of accounts;

As per the information and explanations provided to us, physically verification of inventory (land for projects) followed by the management are on reasonable intervals and no material discrepancies were noticed.

- (iii) Whether the company has granted any loans, secured or unsecured to companies, firms, Limited Liability Partnership or other parties covered in the register maintained under section 189 of the Companies Act. If so,

As per the information and explanations provided to us, the Company has not granted any loans, secured or unsecured to companies, firms or other parties covered in the Register maintained under section 189 of the Companies Act, 2013.



(a) Whether the terms and conditions of the grant of such loans are not prejudicial to the company's interest;

Not Applicable since no loan has been granted by the Company.

(b) Whether the schedule of repayment of principal and repayment of interest has been stipulated and whether the repayments or receipts are regular;

Not Applicable since no loan has been granted by the Company.

(c) If the amount is overdue, state the total amount overdue for more than ninety days, and whether reasonable steps have been taken by the company for recovery of the principal and interest;

Not Applicable since no loan has been granted by the Company.

(iv) In respect of loans, investments, guarantees, and security whether provisions of section-185 and 186 of the Companies Act, 2013 have been complied with. If not, provide the details thereof;

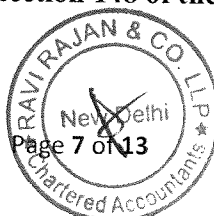
As per the information and explanations provided to us, during the year company has neither given any loan, guarantee and security nor made any investment. Therefore, the provisions of this clause are not applicable to the Company.

(v) In case, the company has accepted deposits, whether the directives issued by the Reserve Bank of India and the provisions of sections 73 to 76 or any other relevant provisions of the Companies Act, 2013 and the rules framed thereunder, where applicable, have been complied with? If not, the nature of such contraventions be stated; If an order has been passed by Company Law Board or National Company Law Tribunal or Reserve Bank of India or any court or any other tribunal, whether the same has been complied with or not?

The Company has not accepted any deposits from the public and hence the directives issued by the Reserve Bank of India and the provisions of Section 73 to 76 or any other relevant provisions of the Act and the Companies (Acceptance of Deposit) Rules, 2015 with regard to the deposits accepted from the public are not applicable.

(vi) Whether maintenance of cost records has been specified by the Central Government under sub-section (1) of section 148 of the Companies Act, 2013 and whether such accounts and records have been so made and maintained;

The Company is not required to maintain cost records as specified by the Central Government under sub-section (1) of section 148 of the Companies Act.



Ansal SEZ Projects Limited
Audit Report on Standalone Financial Statements for the period ended on 31st March 2021

(vii) (a) whether the company is regular in depositing undisputed statutory dues including provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues to the appropriate authorities and if not, the extent of the arrears of outstanding statutory dues as on the last day of the financial year concerned for a period of more than six months from the date they became payable, shall be indicated;

According to the information and explanations given to us and the records of the Company examined by us, in our opinion, the Company is generally regular in depositing undisputed statutory dues including, income-tax, sales tax, wealth tax, service tax, duty of custom, duty of excise, value added tax, cess and other statutory dues whichever is applicable and no statutory dues payable for a period of more than six months from the date they became payable as at 31st March 2021

(b) Where dues of income tax or sales tax or service tax or duty of customs or duty of excise or value added tax have not been deposited on account of any dispute, then the amounts involved and the forum where dispute is pending shall be mentioned. (A mere representation to the concerned Department shall not be treated as a dispute).

According to the records and information & explanations given to us, there are no dues in respect of Income Tax and Goods & Service Tax or any other tax that have not been deposited on account of any dispute.

(viii) Whether the company has defaulted in repayment of loans or borrowing to a financial institution, bank, Government or dues to debenture holders? If yes, the period and the amount of default to be reported (in case of defaults to banks, financial institutions, and Government, lender wise details to be provided).

The Company has no dues in respect of loans or borrowings from financial institutions, banks, government and debentures holders. Therefore, the provisions of this clause are not applicable to the Company.

(ix) Whether moneys raised by way of initial public offer or further public offer (including debt instruments) and term loans were applied for the purposes for which those are raised. If not, the details together with delays or default and subsequent rectification, if any, as may be applicable, be reported;

As per the information and explanations given to us by the management, the Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) and term loans during the year under audit. Accordingly, the provisions of this clause of the Order are not applicable to the Company.



Ansal SEZ Projects Limited

Audit Report on Standalone Financial Statements for the period ended on 31st March 2021

(x) Whether any fraud by the company or any fraud on the Company by its officers or employees has been noticed or reported during the year; If yes, the nature and the amount involved is to be indicated;

Based on our audit procedures and as per the information and explanations given to us by the management, no fraud by the Company or any fraud on the Company, by any person including its officers/employees, has been noticed or reported during the year.

(xi) Whether managerial remuneration has been paid or provided in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V to the Companies Act? If not, state the amount involved and steps taken by the company for securing refund of the same;

The Company is a Private Limited Company, therefore section-197 of the Act is not applicable. Accordingly, the provisions of this clause of the Order are not applicable to the Company

(xii) Whether the Nidhi Company has complied with the Net Owned Funds to Deposits in the ratio of 1: 20 to meet out the liability and whether the Nidhi Company is maintaining ten per cent unencumbered term deposits as specified in the Nidhi Rules, 2014 to meet out the liability;

According to information and explanations given to us, the Company is not a Nidhi Company. Therefore, the provisions of this clause of the order are not applicable to the Company.

(xiii) Whether all transactions with the related parties are in compliance with sections 177 and 188 of Companies Act, 2013 where applicable and the details have been disclosed in the Financial Statements etc., as required by the applicable accounting standards;

According to information and explanations given to us, all transactions with the related parties are in compliance with section 177 and 188 of Companies Act, 2013, where applicable, and details have been disclosed in the Financial Statements as required by the applicable Accounting Standards.

(xiv) Whether the company has made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review and if so, as to whether the requirement of section 42 of the Companies Act, 2013 have been complied with and the amount raised have been used for the purposes for which the funds were raised. If not, provide the details in respect of the amount involved and nature of non-compliance;

According to information and explanations given to us, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under audit. Therefore, the provisions of this clause of the order are not applicable to the Company



Ansal SEZ Projects Limited

Audit Report on Standalone Financial Statements for the period ended on 31st March 2021

(xv) Whether the company has entered into any non-cash transactions with directors or persons connected with him and if so, whether the provisions of section 192 of Companies Act, 2013 have been complied with;

According to information and explanations given to us, the Company has not entered into any non-cash transactions with directors or persons connected with him.

(xvi) Whether the company is required to be registered under section 45-IA of the Reserve Bank of India Act, 1934 and if so, whether the registration has been obtained.

According to information and explanations given to us, the Company is not required to be registered under section 45 IA of the Reserve Bank of India Act, 1934.

For **RAVI RAJAN & CO. LLP**

(Chartered Accountants)

Firm's Registration Number: 009073N/N500320

B.S. Rawat

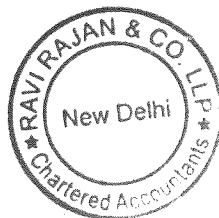
Partner

Membership Number: 034159

UDIN: 21034159AAAACG4864

Place: New Delhi

Date: 21-06-2021



Annexure - B to the Auditors' Report

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

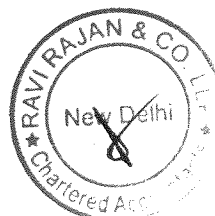
We have audited the internal financial controls over financial reporting of **M/s. Ansal SEZ Projects Limited** ("the Company") as of 31st March 2021 in conjunction with our audit of the standalone Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.



Ansal SEZ Projects Limited

Audit Report on Standalone Financial Statements for the period ended on 31st March 2021

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the standalone Ind AS financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.



Ansal SEZ Projects Limited
Audit Report on Standalone Financial Statements for the period ended on 31st March 2021

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March 2021, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For **RAVI RAJAN & CO. LLP**

(Chartered Accountants)

Firm's Registration Number: 009073N/N500320



B.S. Rawat

Partner

Membership Number: 034159

UDIN: 21034159AAAACG4864

Place: New Delhi

Date: 21-06-2021



ANSAL SEZ PROJECTS LIMITED
CIN - U70102DL2007PLC158578
BALANCE SHEET AS AT 31 March 2021

Particulars	Note No.	31-Mar-21	31-Mar-20
ASSETS			
(1) Non - current assets			
(a) Property, plant and equipment			
(b) Capital work - in - progress			
(c) Goodwill			
(d) Other intangible assets			
(e) Financial assets			
(i) Investments	3	500,000	500,000
(ii) Trade receivables			
(iii) Loans			
(iv) Bank Balances			
(v) Others			
(f) Other non - current assets		-	-
(g) Deferred tax assets (net)		-	-
		<u>500,000</u>	<u>500,000</u>
(2) Current assets			
(a) Inventories	4	5,583,071	5,583,071
(b) Financial assets			
(i) Investments			
(ii) Trade receivables			
(iii) Cash and cash equivalents	5	10,269	23,445
(iv) Loans			
(v) Bank Balances			
(vi) Other Financial Assets	6	10,000	-
(c) Current tax assets (net)			
(d) Other current assets	7	1,394,262,524	1,394,268,189
		<u>1,399,865,864</u>	<u>1,399,874,705</u>
(e) Non Current assets held for sale			
		<u>1,399,865,864</u>	<u>1,399,874,705</u>
Total assets		<u>1,400,365,864</u>	<u>1,400,374,705</u>
EQUITY AND LIABILITIES			
EQUITY			
(a) Equity share capital	8	1,000,000	1,000,000
(b) Other equity	9	1,363,475,458	1,360,092,007
		<u>1,364,475,458</u>	<u>1,361,092,007</u>
LIABILITIES			
(1) Non - current liabilities			
(a) Financial liabilities			
(i) Borrowings	10	15,283,255	20,000,000
(ii) Trade payables			
(iii) Other financial liabilities			
(b) Deferred Revenue/Income			
(c) Provisions			
(d) Deferred tax liabilities (net)	11	1,226,354	-
(e) Other non-current liabilities			
		<u>16,509,609</u>	<u>20,000,000</u>
(2) Current liabilities			
(a) Financial liabilities			
(i) Borrowings	10		
(ii) Trade payables			
(iii) Other financial liabilities	12	584,476	490,205
(b) Other current liabilities	13	18,796,322	18,790,797
(c) Provisions	14		1,697
		<u>19,380,798</u>	<u>19,282,699</u>
Total Equity & Liabilities		<u>1,400,365,864</u>	<u>1,400,374,705</u>

As per report of even date attached
For Ravi Rajan & Co. LLP
Chartered Accountants
Firm Reg. No. 009073N/N500320

B. S. Rawat
(Partner)

M. No. 034159

Place: New Delhi

Date: 21st June 2021



For and on behalf of the Board

Gopal Krishna Sharma

Gopal Krishna Sharma
Director
DIN-06764132

Harendra Singh Rawat

Harendra Singh Rawat
Director
DIN-08520883

ANSAL SEZ PROJECTS LIMITED
CIN - U70102DL2007PLC158578
STATEMENT OF PROFIT AND LOSS FOR THE PERIOD ENDED 31st March 2021

Particulars		31-Mar-21	31-Mar-20
I Revenue from operations			
II Other income			
III Total income (I + II)	15	-	110,400
			110,400
IV Expenses			
Cost of materials consumed		-	-
Purchases of stock - in - trade		-	-
Changes in inventories of finished goods, stock - in - trade and work - in - progress		-	-
Employee benefits expenses		-	-
Finance costs	16	1,327,680	1,736,895
Depreciation and amortization expenses		-	-
Other expenses	17	86,941	103,165
Total expenses		1,414,621	1,840,060
V Profit / (loss) before exceptional items and tax (I - IV)		-1,414,621	-1,729,660
VI Exceptional items		-	-
VII Profit / (loss) before tax (V - VI)		-1,414,621	-1,729,660
VIII Tax expense			
(1) Current tax	18	-	1,697
(2) Deferred tax (Reversal of DTL)	18	-339,997	-442,100
		-339,997	-440,404
IX Profit / (loss) from continuing operations (VII - VIII)		-1,074,624	-1,289,256
X Profit / (loss) from discontinued operations (VII - VIII)		-	-
XI Tax expense of discontinued operations		-	-
Profit / (loss) from discontinued operations (after tax) (X - XI)		-	-
XII		-	-
XIII Profit / (loss) for the period (IX + XII)		-1,074,624	-1,289,256
XIV Other comprehensive income			
A (i) Items that will not be reclassified to profit or loss		-	-
(ii) Income tax relating to items that will not be reclassified to profit or loss		-	-
B (i) Items that will be reclassified to profit or loss		-	-
(ii) Income tax relating to items that will be reclassified to profit or loss		-	-
		-	-
XV Total comprehensive income for the period (XIII + XIV)		-1,074,624	-1,289,256
XVI Earnings per equity share (for continuing operations)			
(1) Basic	19	(10.75)	(12.89)
(2) Diluted	19	(10.75)	(12.89)
XVII Earnings per equity share (for discontinued operations)			
(1) Basic			
(2) Diluted			
XVIII Earnings per equity share (for discontinued & continuing operations)			
(1) Basic	19	(10.75)	(12.89)
(2) Diluted	19	(10.75)	(12.89)

As per report of even date attached
For Ravi Rajan & Co. LLP
Chartered Accountants
Firm Reg. No. 009973N/N500320

B. S. Rawat
(Partner)
M. No. 034159
Place: New Delhi
Date: 21st June 2021



For and on behalf of the Board

Gopal Krishna Sharma
Gopal Krishna Sharma
Director
DIN-06764132

Harendra Singh Raw
Harendra Singh Raw
Director
DIN-08520883

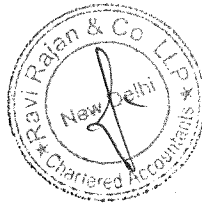
Ansal SEZ Projects Ltd.
Statement of Change in equity as at 31st March 2021

A. Equity Share Capital

	As at April 01, 2019	Changes in equity 2019-20	As at March 31, 2020	Changes in equity 2020-21	As at March 31, 2021
Equity Share Capital	1,000,000	-	1,000,000	-	1,000,000
	1,000,000	-	1,000,000	-	1,000,000

B Other Equity

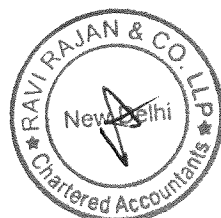
Particulars	Equity component of compound financial instrument	Reserve & Surplus		Other Comprehensive Income	Total Other Equity
		General Reserve	Retained Earning		
As on 1st April 2019	4,716,744.84	-	1,356,664,518	-	1,361,381,262.69
Profit/(Loss) for the year	-	-	(1,289,256)	-	(1,289,256)
Other Comprehensive Income	-	-	-	-	-
Total	4,716,745	-	1,355,375,262	-	1,360,092,007
Interim Dividend					
Dividend Distribution Tax					
As at 31st March 2020	4,716,745	-	1,355,375,262	-	1,360,092,007
Balance as at 1-Apr-2020	4,716,745		1,355,375,262		1,360,092,007
Other Equity adjustment (CCCPS)	6,024,425				6,024,425
Adjustment in Reserve (DTL)			(1,566,350)		(1,566,350)
Profit/(Loss) for the year	-	-	(1,074,624)	-	(1,074,624)
Other Comprehensive Income	-	-	-	-	-
Total	10,741,170	-	1,352,734,288	-	1,363,475,458
Interim Dividend					
Dividend Distribution Tax					
Add during the year					
As at 31st March 2021	10,741,170	-	1,352,734,288	-	1,363,475,458



ANSAL SEZ PROJECTS LIMITED
 CIN - U70102DL2007PLC158578
 NOTES TO THE FINANCIAL STATEMENTS AS AT 31st March 2021

3. Investments

Particulars	Non - current	Current	Non - current	Current
	31-Mar-21	31-Mar-21	31-Mar-20	31-Mar-20
A SHARES IN COMPANIES				
Equity Shares - Unquoted				
Trade	-	-	-	-
Other Than Trade				
Share Haridham Colonizers Ltd	500,000	-	500,000	-
B SHARES IN SUBSIDIARY COMPANIES	-	-	-	-
a. Equity Shares - Unquoted	-	-	-	-
b. Others - Unquoted	-	-	-	-
C SHARES IN JOINT VENTURE COMPANIES	-	-	-	-
a. Equity Shares - Unquoted	-	-	-	-
b. Others-Unquoted	-	-	-	-
D. DEBENTURES IN SUBSIDIARY COMPANIES UNQUOTED	-	-	-	-
C OTHER INVESTMENT	-	-	-	-
A IN THE CAPITAL OF PARTNERSHIP FIRM	-	-	-	-
Total	500,000	-	500,000	-



ANSAL SEZ PROJECTS LIMITED
CIN - U70102DL2007PLC158578
NOTES TO THE FINANCIAL STATEMENTS AS AT 31st March 2021

4. Inventories

Particulars	31-Mar-21	31-Mar-20
Raw Material		
Land	5,583,071	5,583,071
work in progress	-	-
Finished Goods	-	-
Total	5,583,071	5,583,071



ANSAL SEZ PROJECTS LIMITED

CIN - U70102DL2007PLC158578

NOTES TO THE FINANCIAL STATEMENTS AS AT 31st March 2021

5. Cash & cash equivalents

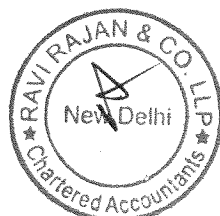
Particulars	Non - current	Current	Non - current	Current
	31-Mar-21	31-Mar-21	31-Mar-20	31-Mar-20
Balances with banks				
- in Current Accounts	-	10,269	-	23,445
Cheques, drafts on hand	-	-	-	-
Cash on hand	-	-	-	-
Total	-	10,269	-	23,445

6. Other financial assets

Particulars	Non - current	Current	Non - current	Current
	31-Mar-21	31-Mar-21	31-Mar-20	31-Mar-20
Claim Receivables from				
- Banks	-	-	-	-
- Insurance Companies	-	-	-	-
Interest receivable	-	-	-	-
Earnest Money Deposit	-	-	-	-
Forward Contract/Ind AS 32	-	-	-	-
Security Deposits	10,000	-	-	-
Others	-	-	-	-
Total	10,000	-	-	-

7. Other assets

Particulars	Non - current	Current	Non - current	Current
	31-Mar-21	31-Mar-21	31-Mar-20	31-Mar-20
Capital Advances	-	-	-	-
Advances other than Capital Advances -	-	-	-	-
- Advances to employees	-	-	-	-
- Advances to suppliers	-	-	-	-
- Advances to Related Parties	-	1,273,927,524	-	1,273,933,189
- Advances to Others	-	119,795,000	-	119,795,000
- Others	-	-	-	-
Prepaid Expenses	-	-	-	-
Others	-	-	-	-
- Stamp In Hand	-	540,000	-	540,000
-TDS Receivable	-	-	-	-
Total other assets	-	1,394,262,524	-	1,394,268,189



ANSAL SEZ PROJECTS LIMITED
CIN - U70102DL2007PLC158578
NOTES TO THE FINANCIAL STATEMENTS AS AT 31st March 2021

8. Share capital

Particulars	31-Mar-21	31-Mar-20
Authorised		
1,00,000 Equity Shares of Rs. 10/- each	1,000,000	1,000,000
Issued		
1,00,000 Equity Shares of Rs. 10/- each	1,000,000	1,000,000
Subscribed & Fully Paid up		
1,00,000 Equity Shares of Rs. 10/- each	1,000,000	1,000,000
Total	1,000,000	1,000,000

(a) Terms/rights attached to Equity Shares

The Company has only one class of Equity Shares having a par value of Rs.10/- each. Each holder of Equity Shares is entitled to one vote per shares. The dividend proposed by the Boards of Directors is subject to the approval of the shareholders in the ensuing Annual General meeting. In the event of liquidation of the company, the holders of Equity Shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of Equity Shares held by the Shareholders.

Aggregate number of bonus shares issued, during the period of five years immediately preceding the reporting period: Nil

(b) Reconciliation of the Shares outstanding at the beginning and at the end of reporting period are as below:

Particulars	As at 31th March 2021		As at 31st March 2020	
	No of Shares	Amount	No of Shares	Amount
Equity shares outstanding at the beginning of the year	100,000	1,000,000	100,000	1,000,000
Equity shares issued during the year	-	-	-	-
Equity shares outstanding at the end of the year	100,000	1,000,000	100,000	1,000,000

(c) Details of Shareholders holding more than 5% shares in the company

Equity Shares	As at 31th March 2021		As at 31st March 2020	
	No. of Shares	Percentage	No. of Shares	Percentage
Ansal Properties & Infrastructure Ltd	90,000	90%	90,000	90%
Aravali Buildtech Private Limited	10,000	10%	10,000	10%

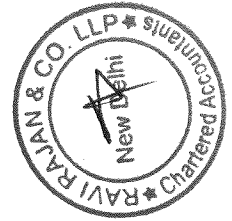


ANSAL SEZ PROJECTS LIMITED
CIN - U70102DL2007PLC158578

NOTES TO THE FINANCIAL STATEMENTS AS AT 31st March 2021

9. Other equity

Particulars	Equity component of	Reserve & Surplus		Other Comprehensive Income	Total Other Equity
		General Reserve	Retained Earning		
As on 1st April 2019	4,716,745	-	1,356,664,518	-	1,361,381,262.84
Profit/(Loss) for the year	-	-	(1,289,256)	-	(1,289,256)
Other Comprehensive Income	-	-	-	-	-
Total	4,716,745	-	1,355,375,262	-	1,360,092,007
Interim Dividend					
Dividend Distribution Tax					
As at 31st March 2020	4,716,745	-	1,355,375,262	-	1,360,092,007
Balance as at 1-Apr-20	4,716,745	-	1,355,375,262	-	1,360,092,007
Other Equity adjustment (CCCPS)	6,024,425	-	(1,566,350)	-	6,024,425
Adjustment in Reserve (DTL)	-	-	(1,074,624)	-	(1,566,350)
Profit/(Loss) for the year	-	-	-	-	(1,074,624)
Other Comprehensive Income	-	-	-	-	-
Total	10,741,170	-	1,352,734,288	-	1,363,475,458
Interim Dividend					
Dividend Distribution Tax					
Add during the year					
As at 31st March 2021	10,741,170	-	1,352,734,288	-	1,363,475,458



ANSAL SEZ PROJECTS LIMITED
CIN - U70102DL2007PLC158578
NOTES TO THE FINANCIAL STATEMENTS AS AT 31st March 2021

10. Borrowings

Particulars	Non - Current	Current	Non - Current	Current
	31-Mar-21	31-Mar-21	31-Mar-20	31-Mar-20
Preference Shares				
- CCCPS	15,283,255	-	20,000,000	-
Term Loan from banks				
- Secured	-	-	-	-
Term Loan from other parties				
- Secured	-	-	-	-
Loans repayable on demand from banks				
- Secured	-	-	-	-
Loans repayable on demand from Related parties				
- Unsecured	-	-	-	-
Export Bill Discounting				
- Unsecured	-	-	-	-
Book overdraft	-	-	-	-
Total	15,283,255	-	20,000,000	-

11. Deferred tax assets / liabilities (net)

Particulars	31-Mar-21	31-Mar-20
Deferred tax assets		
MAT Available	-	-
Deferred tax liabilities	1,226,354	-
Net deferred tax assets / liabilities	1,226,354	-

12. Other financial liabilities

Particulars	Non - current	Current	Non - current	Current
	31-Mar-21	31-Mar-21	31-Mar-20	31-Mar-20
Current maturities of long term debt	-	-	-	-
Current Maturities of Deferred Payment Liabilities	-	-	-	-
Advance from Customer	-	-	-	-
Other Liabilities for Expenses	-	-	-	-
Application money received for allotment of securities to the extent refundable and interest accrued thereon	-	-	-	-
Unpaid Matured deposits and interest accrued thereon	-	-	-	-
Unpaid Dividend	-	-	-	-
Dividend Payable	-	-	-	-
Other Payables	-	584,476	-	490,205
Total	-	584,476	-	490,205



13. Other liabilities

Particulars	Non - current	Current	Non - current	Current
	31-Mar-21	31-Mar-21	31-Mar-20	31-Mar-20
Security Deposits under scheme	-	-	-	-
Advance				
- Advance From Holding	-	-	-	-
- Advance From Customers	-	-	-	-
- Advance From Others	-	-	-	-
- Others	-	-	-	-
Advance from Related Parties	-	4,650,000	-	4,650,000
Statutory Payables	-	9,268,660	-	9,261,760
- Sales Tax payables	-	-	-	-
- PF & ESI payables	-	-	-	-
- TDS/TCS payables	-	4,125	-	5,500
- Others	-	-	-	-
Outstanding liabilities	-	4,873,537	-	4,873,537
Total	-	18,796,322	-	18,790,797

14. Provisions

Particulars	Non - current	Current	Non - current	Current
	31-Mar-21	31-Mar-21	31-Mar-20	31-Mar-20
Provision for Income Tax	-	-	-	1,697
Total	-	-	-	1,697



ANSAL SEZ PROJECTS LIMITED

CIN - U70102DL2007PLC158578

NOTES TO THE FINANCIAL STATEMENTS AS AT 31st March 2021

15. Other income

Particulars	31-Mar-21	31-Mar-20
Interest income	-	-
Dividend income from others	-	-
Other non - operating income (net of expenses)	-	-
Share of profit	-	110,400
Total	-	110,400

16. Finance costs

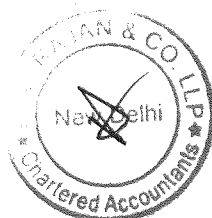
Particulars	31-Mar-21	31-Mar-20
Interest	1,327,680	1,736,895
Other borrowing costs (specify nature)	-	-
Bank Charges	-	-
Total	1,327,680	1,736,895

17. Other expense

Particulars	31-Mar-21	31-Mar-20
Legal & Profesional Exp.	64,900	88,500
Bank Charges	2,424	4,425
Filing Fee	-	-
Interest on TDS	165	-
Misc. Expenses	19,452	10,240
Total	86,941	103,165

18. Tax expense

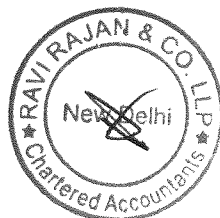
Particulars	31-Mar-21	31-Mar-20
Current tax	-	1,697
Deferred tax	-339,997	-442,100
Total	-339,997	-440,404



ANSAL SEZ PROJECTS LIMITED
CIN - U70102DL2007PLC158578
NOTES TO THE FINANCIAL STATEMENTS AS AT 31st March 2021

19. Earnings per share

Particulars	Note No.	31-Mar-21	31-Mar-20
Net profit/ (loss) as per Statement of Profit & Loss (for calculation of basic EPS		(1,074,624)	(1,289,256)
Dividend on OCPS/ Redeemable Preference Share		-	-
Net profit used in the calculation of Basic Earning per Share (as above]		(1,074,624)	(1,289,256)
Net profit for calculation of diluted EPS		(1,074,624)	(1,289,256)
Continuing operations			
Net profit for as per Statement of Profit & Loss (calculation of basic EPS]		(1,074,624)	(1,289,256)
Net profit as above		(1,074,624)	(1,289,256)
Net profit for calculation of diluted EPS		(1,074,624)	(1,289,256)
Weighted average number of equity shares in calculating basic EPS		100,000	100,000
Effect of dilution:			
Convertible bonds		-	-
Weighted average number of equity shares in calculating diluted EPS		-	-
Basic earning per share		(10.75)	(12.89)
		(10.75)	(12.89)



20. The Company does not have any employee, Ind AS-19 on "Employee Benefit" is not applicable.

21. Ind AS – 108 relating to "Operating Segment" is not applicable as the company has only one segment i.e. real estate business.

22. Related Party Disclosure

(i) Holding Company

Ansal Properties & Infrastructure Ltd

Transactions/ Outstanding balances

	Year Ended 31 March 2021 Amount in Rs.	Year Ended 31 March 2020 Amount in Rs.
Receivable/(Payable) as at the year end	34,115,225	34,120,890
Equity as at the year end	900,000	900,000
Preference Share capital as at the year end	20,000,000	20,000,000
Amount (Received)	5,665	(34,120,890)

(ii) Subsidiaries

Haridham Colonizers Ltd

Transactions/ Outstanding balances

	Year Ended 31 March 2021 Amount in Rs.	Year Ended 31 March 2020 Amount in Rs.
Outstanding balances		
Advances for Purchase of land/(Payable) as at the year end	(9,259,000)	(9,252,100)
Investment in Equity Share capital as at the year end	500,000	500,000
Security deposit Paid as at year end		
Amount Paid	(6,900)	26,462,900

Transactions/ Outstanding balances

	Year Ended 31 March 2021 Amount in Rs.	Year Ended 31 March 2020 Amount in Rs.
Outstanding balances		
Receivable/(Payable) as at the year end		

(iii) Fellow Subsidiaries

Ansal Township Infrastructure Ltd

Dreams Infracon Ltd

Effulgent Realtors Ltd

MANGAL MURTHI REALTORS LTD.

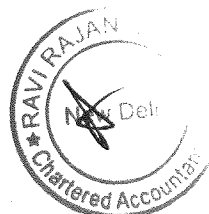
Sukhdham Colonizers Pvt Ltd

Delhi Towers Ltd.

Einstein Realtors Limited

Transactions/ Outstanding balances

	Year Ended 31 March 2021 Amount in Rs.	Year Ended 31 March 2020 Amount in Rs.
Outstanding balances		
Receivable/(Payable) as at the year end	1,239,812,299	1,239,812,299
<i>Dreams Infracon Ltd</i>	16,701,553	16,701,553
<i>Effulgent Realtors Ltd</i>	-	-
<i>MANGAL MURTHI REALTORS LTD.</i>	4,491,142	4,491,142
<i>Sukhdham Colonizers Pvt Ltd</i>	17,837,567	17,837,567
<i>Delhi Towers & Estates Pvt Ltd</i>	9,650,000	9,650,000
<i>STAR FACILITIES MANAGEMENT LTD</i>	5,620,000	5,620,000
<i>ANSAL CONDOMINIUM LTD</i>	20,000,000	20,000,000



DELHI TOWERS LTD	327,500,000	327,500,000
ANSAL LANDMARK TOWNSHIPS P LTD	85,000,000	85,000,000
ATS-Dreams Infracon P. Ltd.	100,000	100,000
ATS-Effulgent Realtors P. Ltd.	100,000	100,000
ATS-Einstein Realtors P. Ltd.	100,000	100,000
ATS-Mangalmurthi Realtors P. Ltd.	100,000	100,000
ATS-Sukhdham Colonizers P. Ltd.	100,000	100,000
KATRA REAL ESTATES PVT LTD	6,905,000	6,905,000
ANSAL HI TECH TOWNSHIP P LTD	745,607,037	745,607,037

23. Contingent Liability

The Company has entered into agreements with other companies (called Developer Company), whereby out of Interest free funds provided/to be provided by the Developer Company, the company has acquired/will acquire lands to be developed by the Developer Company. The constructive possession of such lands remains with the Developer Company, for variation, if any, in the area owned by the company, accountability lies with the Developer Company. In terms of the agreement, the company is entitled to a fixed amount per acre sold/booked and all other risks, liabilities and responsibilities remains with the Developer Company. The land purchased under the aforesaid agreement, are mortgage in favour of Developer Company's lender against the secured loan taken by them, details of which are as under:

(i) The company has provided equitable mortgage of land measuring 2.9924 acres situated in sector 67 and/or sector 67A, Gurgaon, Haryana in favour of Xander Finance Private Limited to secure Rs. 160 Crore by creating (a) rights , title , interest , benefits ,claims , demands of any nature whatsoever in respect of Project 2 Land (b) pledge of upto 20% shares of the company.

(ii) The company has provided equitable mortgage of land measuring 8.484 acres situated in sector 67 and/or sector 67A, Gurgaon, Haryana in favour of IL&FS Trust Company Limited (herein referred as debenture trustee) to secure Rs. 65 Crore rated, listed, secured, redeemable, non convertible debentures allotted by M/s New Look Builders & Developers Pvt. Ltd. (formely known as Ansal Phalak Infrastructure Private Limited) to GreenWell Ventures Limited (herein referred as debenture holder)

(iii) The company has provided equitable mortgage of land measuring 8.484 acres situated in sector 67 and/or sector 67A, Gurgaon, Haryana in favour of IL&FS Trust Company Limited (herein referred as debenture trustee) to secure Rs. 100 Crore rated, listed, secured, redeemable, non convertible debentures allotted by M/s New Look Builders & Developers Pvt. Ltd (formely known as Ansal Phalak Infrastructure Private Limited) to M/s Clear Horizon Investment PTE Limited (herein referred as debenture holder)

There are no other contingent liability as on March 31, 2021.

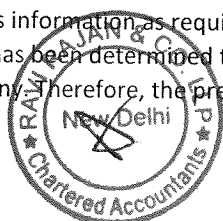
24. Audit Fee

Payment to Auditors (inclusive of GST)

Particulars	2020-21	2019-20
Audit Fee	64,900	64,900
Limited Review	-	-
For Certification/ other Services	-	-

25. Amount due to Micro, Small and medium Enterprises.

There are no Micro and Small Scale Business Enterprises to whom the company overdues, which are outstanding for more than 45 days as at March 31st 2021. This information as required to be disclosed under the Micro , Small and Medium Enterprises Development Act, 2006 has been determined to the extent such parties have been identified on the basis of information available with the company. Therefore, the prescribed disclosures for liability of interest on overdue payment have not been given.



26. Deferred Tax Assets

Deferred Tax Assets has not been recognised in view of reversal of the same in the near future.

27. Income in foreign exchange- Nil (Previous Year- Nil)

Expenditure in foreign currency- Nil (Previous Year- Nil)

28. As per Development Agreement, advance given and taken for land purchase are interest free. Due to Land Ceiling Act, company can not purchase land more than the limit specified in the said act. Advances for purchase of Land received from Related Parties/ other parties are further given as advance for purchase of Land to Related Parties/other parties. Due to slow down in Real Estate market, company has put on hold the plan for purchase of land. However, the balance given and taken are outstanding as on the balance sheet date.

29. COVID-19

The outbreak of Coronavirus (COVID -19) pandemic globally and in India has already caused and is significant disturbance and slowdown of economic activity. COVID-19 is significantly impacting business operation of the companies, by way of interruption in production, supply chain disruption, unavailability of personnel, closure / lock down of production facilities etc. On 19th Apr 2021, the Government of NCT of Delhi ordered a lockdown for 7 days which further got extended till 07th Jun 2021 (with some relaxations) to prevent community spread of COVID-19. Also Other States in India resulting also notified nationwide lockdown resulting in significant reduction in economic activities.

Consequently, the Company business activities have also been affected. The situation is changing rapidly giving rise to inherent uncertainty around the extent and timing of the potential future spread of the COVID-19 and its impact on the Company's business operations. The Company will continue to closely monitor any material changes to future economic conditions.

30. Previous year figures

Figures of the previous year have been regrouped /reclassified wherever considered necessary to confirm to current year classification.

As per report of even date attached

For Ravi Rajan & Co.LLP

Chartered Accountants

Firm Reg. No. 009073N/N500320



B. S. Rawat
(Partner)

M. No. 034159

Place: New Delhi

Date: 21st June 2021



For and on behalf of the Board



Gopal Krishna Sharma

Director

DIN-06764132



Harendra Singh Rawat

Director

DIN-08520883