

Independent Auditor's Report

To the Members of M/s ANSAL LANDMARK TOWNSHIPS PRIVATE LIMITED

Report on the Standalone Financial Statements

Qualified Opinion

We have audited the accompanying Standalone financial statements of M/s ANSAL LANDMARK TOWNSHIPS PRIVATE LIMITED ("*the Company*") which comprises the Balance Sheet as at March 31, 2020, the Statement of Profit and Loss and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, **except for the effects of the matters described in the Basis for *Qualified Opinion* section of our report**, 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 March 31, 2020, and profit/loss and its cash flows for the year ended on that date.

Basis for Qualified Opinion

1. Company has made continuous default in payment of Debenture interest due to ICICI Prudential Venture Capital Limited since March, 2017 Quarter. The company has provided normal interest @ 21.75% instead of default Internal Rate of Return @ 27% p.a. The differential interest has been disclosed under contingent liability. Had the company recognized interest at such default interest rate, loss would have been higher by Rs. 23.40 crore and the current financial liabilities as on that date would have been higher by such amount.

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.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements of the current period. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

S. No.	Key Audit Matters	How the matter was addressed in our audit
1	<p>On account of default in repayment of the principal of Rs. 35.40 crore and overdue interest, ICICI Prudential Venture Capital Fund ("IPVCF"), the debenture holder of the company had initiated insolvency resolution process against the Company on 23rd Jan. 2019. The said application was withdrawn by ICICI on 31st July, 2019 and order to this regard was made by NCLT on 1st August, 2020. As per the Terms of Settlement therein, company is required to repay the principal amount and agreed interest as per the terms of Debenture Subscription Agreement within one year from the date of order of withdrawal of application i.e. 31st July, 2020.</p> <p>Same is considered to be a Key Audit Matter as default in repayment of installment leads to increase in liquidity risk and challenges in arranging sufficient finances.</p>	<p>We performed the following principal audit procedures in relation to the said Key Audit Matter:</p> <ol style="list-style-type: none"> 1. Reviewed the Application made by ICICI Prudential Venture Capital Fund (ICICI) dated 31st July, 2019 made to NCLT seeking withdrawal of application made under Section 7 of Insolvency and Bankruptcy Code, 2016 seeking initiation of insolvency process against the company in the FY 2018-19. 2. Reviewed the Order passed by NCLT dated 1st August, 2019 allowing withdrawal of the above said application. 3. Based on our Audit Procedure performed and discussion with the Management, examined the possibility of the settlement of principal amount due and outstanding interest due to ICICI. The details of the same is given in Note 33 to Financial Statements.



2	On 7 th Sep. 2018, the company had received an Arbitration Award relating to litigations with Landmark group wherein the company along with the other companies of Ansal group is jointly and severally liable to pay an amount of Rs. 160.86 crore. The details of the same is provided in Note 35.	<p>Our procedures included the following:</p> <ol style="list-style-type: none"> 1. Discussion of the said matter with the persons charged with governance. 2. Evaluated the management assessment in terms of the consequence of the Award on the functioning of the company. 3. Enquired about the further development of the matter with the concerned persons.
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Emphasis of Matter

As detailed in Note 34 to the Financial Statements, an amount of Rs. 61.55 crore is receivable from M/s Ansal Landmark (Karnal) Township Private Limited. We have relied on the management assessment of no impairment in the value of said recoverable amount.

Responsibility of Management 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 of these standalone financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate implementation and maintenance of 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 financial statement 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 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.

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

- a. Identify and assess the risk of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risk, 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.
- b. Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(1) of the Companies Act 2013, auditor are also responsible for expressing our opinion on whether the company has adequate internal financial control system in place and the operating effectiveness of such controls.
- c. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- d. 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 Company'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 financial statements 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 Company to cease to continue as a going concern.
- e. 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 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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matters or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

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 Companies Act, 2013, we give in the **Annexure A**, a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
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. Directors of the Company are disqualified from being appointed as directors in terms of Section 164 (2) (b) of the Act due to failure in repayment of Non-Convertible Debentures held by ICICI Prudential Venture Capital Fund.

In terms of Debentures Subscription Agreement dated 29 December 2015 the Company had to redeem 1/2 amount of the outstanding face value of debentures along with accrued and unpaid interest & 1/2 of the outstanding face value of debentures along with accrued and unpaid interest and balance outstanding face value of debentures along with accrued and unpaid interest till 31st March 2018 and 30th June 2018 respectively.

The details of the default in repayment of principal and interest due thereon for more than 1 year is given below:

- (i) Default in repayment of principal amount:

Face value of OCD due for Redemption (Rs.)	Due date for Redemption
17.70 Crore	31 st March, 2018
17.70 Crore	30 th June 2018

- (ii) Default in repayment of interest amount

Year	Interest Outstanding (Rs.)
FY 2016-17	1,88,82,194
FY 2017-18	7,66,10,025
FY 2018-19	7,66,10,025

- 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”.
- 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 disclosed the impact of pending litigations on its financial position in its financial statements – Refer Note 37 to the financial statements.



- 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: 20034159AAAADR1997

Place: New Delhi

Date: 30/06/2020



Annexure - A to the Auditors' Report

The Annexure referred to in Independent Auditors' Report to the members of the Company on the standalone Financial Statements for the year ended 31 March 2020, we report that:

(i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets

(b) The Company has a regular program of physical verification of its fixed assets by which fixed assets are verified in a phased manner over a period of three years. In accordance with this program, certain fixed assets were verified during the year and no material discrepancies were noticed on such verification. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets.

(c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the company does not have any immovable property and hence reporting on the same does not arise.

(ii) The inventory consists of Construction material, Work in Progress. The Management has conducted physical verification of inventories during the year. In our opinion, the frequency of such verification is reasonable and no material discrepancies were observed.

(iii) The Company has not granted loans to bodies corporate covered in the register maintained under section 189 of the Companies Act, 2013 ("the Act").

(iv) In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of section 185 and 186 of the Act, with respect to the loans and investments made.

(v) The Company has not accepted any deposits from the public.

(vi) 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.

(vii) (a) 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 provident fund, employees state insurance, sales tax, wealth tax, GST, duty of custom, duty of excise, value added tax, cess and other statutory dues whichever is applicable.

The extent of the arrears of outstanding statutory dues as on 31st March 2020 of the Financial Year concerned for a period of more than six months from the date they became payable are indicated below;



Statement of arrears of statutory dues outstanding for more than six month.

Name of the Statute	Nature of the dues	Amount. (Rs)	Period to which the amount relates	Due Date	Date of Payment	Remarks, if any
Income Tax	TDS- 194C	12,905	Quarter 4, 2019	07 th April 2019	Nil	Not yet paid
Income Tax	TDS -194A	2,03,446	Quarter 4, 2019	07 th April 2019	Nil	Not yet paid
Income Tax	TDS- 193	19,24,875	Quarter 1, 2020	07 th July 2019	Nil	Not yet paid
Income Tax	TDS- 193	19,24,875	Quarter 2, 2020	07 th October 2019	Nil	Not yet paid
Income Tax	TDS -194C	225	Quarter 1, 2020	07 th May 2019	Nil	Not yet paid
Income Tax	TDS -194C	13,000	Quarter 1, 2020	07 th June 2019	Nil	Not yet paid
Income Tax	TDS -194C	59,293	Quarter 1, 2020	07 th July 2019	Nil	Not yet paid
Income Tax	TDS -194C	1,49,048	Quarter 2, 2020	07 th August 2019	Nil	Not yet paid
Income Tax	TDS -194C	46,367	Quarter 2, 2020	07 th September 2019	Nil	Not yet paid
Income Tax	TDS -194C	2508	Quarter 2, 2020	07 th October 2019	Nil	Not yet paid
Income Tax	TDS -194A	2,31,294	Quarter 1, 2020	07 th June 2019	Nil	Not yet paid
Income Tax	TDS -194A	28,251	Quarter 2, 2020	07 th August 2019	Nil	Not yet paid
Income Tax	TDS -194H	1,07,068	Quarter 2, 2020	07 th August 2019	Nil	Not yet paid

(b) According to the information and explanations given to us, there are no material dues of duty of customs which have not been deposited with the appropriate authorities on account of any dispute. However, according to information and explanations given to us, the following dues of Rs. 2,00,61,121 of Sales Tax and Value Added Tax are disputed.



Name of the statute	Nature of Dues	Amount of demand * (Rs.)	Period to which the amount relates	Forum where dispute is pending
Uttar Pradesh VAT Act, 2008	UP VAT	10,16,901	2007-2008 (Apr. to Dec.)	Deputy Commissioner Appeals
Uttar Pradesh VAT Act, 2008	UP VAT	78,57,779	2007-2008 (Jan. to Mar.)	Deputy Commissioner Appeals
Uttar Pradesh VAT Act, 2008	UP VAT	38,21,251	2008-2009	Deputy Commissioner Appeals
Uttar Pradesh VAT Act, 2008	UP VAT	13,69,759	2010-2011	Deputy Commissioner Appeals
Uttar Pradesh VAT Act, 2008	UP VAT	10,97,392	2011-2012	Deputy Commissioner Appeals
Uttar Pradesh VAT Act, 2008	UP VAT	21,24,040	2013-2014	Deputy Commissioner Appeals
Uttar Pradesh VAT Act, 2008	UP VAT	27,74,000	2015-2016	2 nd Appeals

* It is net of the amount deposited against respective demands.

According to the information and explanations given to us, there are no material dues of income tax, GST or duty of customs or duty of excise which have not been deposited with the appropriate authorities on account of any dispute.

(viii) On the basis of the audit procedure performed by us and based on the information and explanations given to us and as per the books and records examined by us, the company has delays in repayment of dues including interest to Financial Institutions. The default which have remained outstanding at the year-end tabulated.

Particulars	As at	Period of Delay					Total (Rs)
		1 - 31 Days	32 - 60 Days	61 - 89 Days	90- 182 Days	Above 183 Days	
Debentures							
Against principal Amount							
ICICI Prudential Venture Capital Fund	March 31, 2020		-	-	-	35,40,00,000	35,40,00,000
	(March 31, 2019)	-	-	-	-	35,40,00,000	35,40,00,000



Particulars	As at	Period of Delay					Total
		1 - 31 Days	32 - 60 Days	61 - 89 Days	90 - 182 Days	Above 183 Days	
Debitures							
Against Interest Amount							
ICICI Prudential Venture Capital Fund	March 31, 2020	1,73,23,875	-	-	1,73,23,875	20,67,49,994	24,13,97,744
	<i>(March 31, 2019)</i>	1,91,52,516	-	-	1,91,52,516	14,57,38,432	18,40,43,444

Figures in brackets/ italics indicate previous year figures.

(ix) The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) and term loans during the year. Accordingly, paragraph 3 (ix) of the Order is not applicable.

(x) According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.

(xi) The Company has not paid/provided for managerial remuneration during the year and hence reporting on the same does not arise.

(xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, paragraph 3(xii) of the Order is not applicable.

(xiii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.

(xiv) According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year.



(xv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable.

(xvi) 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: 20034159AAAADR1997

Place: New Delhi

Date: 30/06/2020



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 LANDMARK TOWNSHIP PRIVATE LIMITED** ("the Company") as of 31 March 2020 in conjunction with our audit of the standalone 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.

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 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.



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 31 March 2020, 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: 20034159AAAADR1997

Place: New Delhi

Date:





29. Contingent Liabilities and commitment.

Sl	Description	2019-20	2018-19
		(Amount in Lacs)	(Amount in Lacs)
I	Contingent Liabilities shall be classified as:		
a.	Claims against the company not acknowledged as debt	18,425.60	17,459.50
b.	Guarantees excluding financial guarantees		
	Outstanding amount of Guarantees given by the Company:	25,353.21	20,290.56
	- To Bank		
c.	Service Tax / Sales Tax Demand disputed by the Company	281.31	281.31
D	Other Money for which the company is contingently liable against legal cases	20.55	46.23
	Total	44,080.67	38,077.60

- 1) Cases under section 32 of UPVAT Act 2008 pending before DC (A) -4 regarding demand for assessment years 2006-07 and 2008-09, amounting to Rs. 52.29 lacs.
- 2) Cases under UPVAT Act 2008 for Assessment year 2007-08 amounting Rs. 115.65 lacs are pending before DC (A) for which stay has been obtained.
- 3) Cases under UPVAT Act 2008 for Assessment years 2010-11 & 2011-12 amounting Rs. 49.34 lacs are pending before DC (A)-4 for which stay has been obtained.
- 4) Case under UPVAT Act 2008 for assessment year 2013-14 is pending before DC (A)-4 where the amount of demand is Rs. 36.27 lacs. Further, provisional demand of Rs. 27.74 lacs for assessment year 2015-16 has been raised by the Department.
- 5) The Company along with Ansal Landmark (Karnal) Townships Pvt Ltd has given corporate guarantee against Rs. 100 Crore Non-Convertible debentures issued by the Joint Venture Company. As per terms of deed of guarantee the guarantors are jointly and severally liable towards liability arising out of the said debenture subscription agreement.
- 6) The claim against the company includes:
 - a) Differential interest of Rs. 2339.60 Lacs claimed by ICICI Prudential Venture Capital Fund at default IRR rate. Refer Note No 33.
 - b) Rs. 16086 lacs liability against the Company arising out of Award in the matter of arbitration with Landmark Group. Refer Note No 35.



30. Income tax expenses

Particulars	Amount in Rs.	
	March 31, 2020	March 31, 2019
(a) Income tax expense		
Current tax		
Deferred tax	1,69,18,236	(3,167,097)
Current tax MAT adjustment for earlier year		
Income tax adjustment for earlier year	-	-
Total Tax Expenses	1,69,18,236	(3,167,097)
(b) Reconciliation of tax expense and the accounting profit		
Tax Rate	25.17%	25.75%
Net Profit before tax	(16,89,932)	(191,252,729)
Computed tax	-	-
Increase/(reduction) in taxes on account of:		
Income tax adjustment from earlier year	-	-
Mat Credit Entitlement		
Tax on timing difference during the year		
Adjustments for current tax of prior year	-	-
Tax on expenditure disallowed during the year		
Deferred Tax Created on timing difference	1,69,18,236	(3,167,097)
Total tax expense	1,69,18,236	(3,167,097)

31. Employee Benefits**A Defined contribution plans**

Contributions to defined contribution plans charged off for the year are as under:

Particulars	For the year ended March, 31,2020	For the year ended March, 31,2019
Company's Contribution to provident fund.	2,90,306	3,37,687
Company's Contribution to employee state insurance.	37,169	34,610

B Defined benefit plans

The Company operates the following post-employment defined benefit plans:-

The Company operates gratuity plan wherein every employee is entitled to the benefit for each complete year of service. Gratuity is payable to all eligible employees of the Company on retirement, separation or death or permanent disablement, in terms of the provisions of the Payment of Gratuity Act. Liability with regards to Gratuity is accrued based on actuarial valuation at the balance sheet date, carried out by independent actuary. For details about the related employee benefits plan, See accounting policies.



The following table set out the status of the defined benefit obligation:

Particulars	For the year ended March, 31,2020	For the year ended March, 31,2019
Defined Benefit liability- Gratuity	967995	973216
Total Employee benefit liabilities	967995	973216
Non-Current	953629	803945
Current	14366	169271

(i) Reconciliation of the defined benefit Liability:

The following table shows a reconciliation from the opening balances to the closing balances for the defined benefit liability and its components.

Particulars	For the year ended March, 31,2020	For the year ended March, 31,2019
Present value of obligation as at the beginning of the period	973,216	1,276,002
Interest Cost	74,451	98,380
Service Cost	155,659	164,136
Benefits Paid	--	(653,286)
Total Actuarial (Gain)/Loss on Obligation	(235,331)	87,984
Present value of obligation as at the End of the period	967,995	973,216

ii) Expense recognized in profit and loss.

Particulars	For the year ended March, 31,2020	For the year ended March, 31,2019
Total Service Cost	155,659	164,136
Net Interest Cost	32,214	58,719
Expense recognized in the Income Statement	187,873	222,855

iii) Remeasurements recognized in other comprehensive income/(expense).

Particulars	For the year ended March, 31,2020	For the year ended March, 31,2019
Actuarial (Gain)/ Loss on defined benefit obligation.	(2,35,331)	87,984
	(2,35,331)	87,984

iv) Actuarial assumptions

Principal actuarial assumptions at the reporting date (expressed as weighted averages):

Particulars	31/03/2020	31/03/2019
i) Discounting Rate	6.76	7.65
ii) Future salary Increase	7.00	7.00
i) Retirement Age (Years)	60	60
ii) Mortality rates inclusive of provision for disability **	IALM(2012-14)	IALM(2006-08)
iii) Attrition at Ages	Withdrawal Rate (%)	Withdrawal Rate (%)
Up to 30 Years	3.00	3.00



✓

From 31 to 44 years	2.00	2.00
Above 44 years	1.00	1.00

As at March 31, 2020, the weighted average duration of the defined-benefit obligation was 16.41 years (March 31, 2019 : 16.15 years).

Expected contributions to post-employment benefit plans for the year ending March 31, 2020 are Rs. 1,98,771

v) Sensitivity analysis

Reasonably possible changes at the reporting date to one of the relevant actuarial assumptions, holdir other assumptions constant, would have affected the defined benefit obligation by the amounts show below.

a) Impact of the change in discount rate		
	Present Value of Obligation at the end of the period	967,995
a)	Impact due to increase of 0.50%	(43,930)
b)	Impact due to decrease of 0.50 %	47,287
b) Impact of the change in salary increase		
	Present Value of Obligation at the end of the period	967,995
a)	Impact due to increase of 0.50%	46,949
b)	Impact due to decrease of 0.50 %	(44,033)

Sensitivities due to mortality & withdrawals are not material & hence impact of change due to these not calculated.

Sensitivities as rate of increase of pensions in payment, rate of increase of pensions before retirement & life expectancy are not applicable.

vi) Change in plan assets:

Particulars	31/03/2020	31/03/2019
Fair value of plan assets at the beginning of the period	552,120	514,415
Actual return on plan assets	43,980	40,815
Less- FMC Charges	(3,342)	(3,110)
Employer contribution	--	--
Benefits paid	--	--
Fair value of plan assets at the end of the period	592,758	552,120



32. Earnings per share

S. No	Description	Amount in Rs	
		2019-20	2018-19
1	Profit/(Loss) for the year	(18,374,435)	(188,173,616)
2	Weighted average number of equity shares Outstanding during the year (denominator)	8,10,000	8,10,000
3	Nominal value of the shares (Rs.)	10	10
4	Earnings Per Share(Basis & diluted)	(22.68)	(232.31)

33. The Debenture holder M/s ICICI Prudential Venture Capital Fund (ICICI) has filed an application in the month of Feb. 2019 before Hon'ble National Company Law Tribunal (NCLT) for recovery of their dues of Rs. 3,540. The said application was withdrawn by ICICI on 31st July, 2019 and order to this regard was made by NCLT on 1st August, 2020. As per the Terms of Settlement therein, company is required to repay the principal amount and agreed interest as per the terms of Debenture Subscription Agreement within one year from the date of order of withdrawal of application i.e. 31st July, 2020.
34. An amount of Rs. 6,155.09 Lacs is recoverable from M/s Ansal Landmark (Karnal) Township Pvt Ltd. Based on management assessment of cash flow of Karnal project, there is no impairment in the value of the said recoverable amount.
35. During the quarter ended 30 September 2018, the Award in the matter of arbitration with Landmark group was pronounced. The Award contemplates joint and several liability of four Companies of Ansal Group, including the Company, amounting to Rs. 55.78 Cr along with interest amounting to Rs.105.08 Cr. Ansal Group has filed the petition U/s. 34 of Arbitration & Conciliation Act in the High Court to challenge the Award including levy of interest. Based on legal opinion, the Company is of the view that it has a good case. Accordingly, Contingent Liability has been disclosed in the financial statements of the Company. In the interim, the Landmark group has filed a petition for execution of the Award, stating decretal amount of Rs. 189 Cr as on 31.08.2019 and the promoter directors of the Company have been directed to file an affidavit of their assets Further, in partial compliance with the earlier order of the Hon'ble High Court, the Ansal Group has deposited an amount of Rs. 8.93 Cr, realised from sale of certain properties sold after taking permission from Court, in the Registry of the Delhi High Court Further, balance sale consideration of Rs. 21.16 Cr shall be deposited in the Registry of the High Court as and when the sale consideration is realised from buyers. The next date of hearing before Hon'ble High Court is 14.08.2020.
36. Based on management's assessment, projections of future cash flow of the Company and its plans for settlement of disputes, the management is of the view that there exists no material uncertainty about the Company's ability to continue as a going concern. Accordingly, the Financial Statements have been prepared based on going concern assumption.



37. Following legal cases are pending against the Company:

• Litigations pending against the Company:

Cases pending at RERA :

S No.	RERA No..	complaint	Name of Complainant	Relief Amount/Amount sought for
1	NCR145/05/1202/2019		Prakash	Complainant is seeking refund of deposited amount along with interest.
2	NCR145/08/0847/2019		Narinder Kumar And Indu Bala	Complainant is seeking for the possession of the flat or refund of deposited amount along with interest.
3	NCR145/12/1202/2019		Usha Rani	Complainant is seeking refund of deposited amount along with interest.
4	NCR145/10/1274/2019		Rohtas Singh	Complainant is seeking for the possession of the flat along with delay penalty.
5	NCR144/08/1712/2019		Deepak Singh Bhandari	Complainant is seeking refund of deposited amount along with interest.
6	NCR145/08/1710/2019		Jitendra Singh Gosain	Complainant is seeking refund of deposited amount along with interest.
7	NCR145/08/1705/2019		Ms. Satya Bisht	Complainant is seeking refund of deposited amount along with interest.
8	NCR145/09/2093/2019		Rakesh Kumar	Complainant is seeking refund of deposited amount along with interest.
9	NCR145/10/1141/2019		Manoj Kumar	Complainant is seeking refund of deposited amount along with interest.
10	NCR145/08/0418/2019		Shiva Raghav	Complainant is seeking refund of deposited amount along with interest.
11	NCR145/01/0844/2020		Dharamvir Singh	Complainant is seeking for the possession of the shop.
12	NCR145/01/0866/2020		Rajesh	Complainant is seeking for the possession of the flat along with 24% interest from the date of payment.

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Cases pending at Consumer Forum :

S.No.	Case No.	Name of Complainant	Relief Amount/ Amount sought for
1	CC 26 / 2014	Anupam Sharma	Complainant is seeking refund of deposited amount along with interest.
2	CC/1080/2017	Anita Gupta	Complainant is seeking for the possession of the flat along with compensation.
3	CC 162 / 2018	Kk Gupta	Complainant is seeking refund of deposited amount i.e Rs. Rs. 27,39,563/- along with interest & compensation.
4	CC 463 / 2014	Ms. Preeti Kaushik	Complainant is seeking for the possession of the flat.
5	CC 326 / 2018	Ranjana Gupta	Complainant is seeking refund of deposited amount i.e. Rs. 3,65,000/- along with interest.
6	CC/264/2019	Tilak Ram	Complainant is seeking refund of deposited amount along with interest.
7	CC/1512/2018	Bhagwati Devi Sharma	Complainant is seeking refund of deposited amount i.e Rs. Rs. 15,75,000/- along with interest.
8	CC 681 / 2018	Sanjay Rohtagi	Complainant is seeking refund of deposited amount i.e. Rs. 23,62,268/- along with interest.
9	CC/169/2018	Anupam Nigam	Complainant is seeking refund of deposited amount i.e. Rs. 21,25,594/- along with interest.
10	CC 45 / 2018	Pawan Tayal	Complainant is seeking refund of deposited amount i.e. Rs. 5,60,000/- along with interest and compensation.
11	CC 45 / 2018	Arun Garg	Complainant is seeking refund of deposited amount i.e. Rs.22,05,000/- along with interest.
12	CC/249/2019	Saleem Ahmed	Complainant is seeking refund of deposited amount i.e. Rs. 6,95,079/- along with interest.



13	CC/248/2019 &	Sitara Shahin &	Complainant is seeking refund of deposited amount i.e. Rs. 6,90,379/- along with interest.
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38. Related Party Disclosure

A. List of related parties disclosure as required by Ind AS- 24, 'Related Party Disclosures', are given below:

1. Parent Company

SI	Name of Company
1	Ansal Properties & Infrastructure Ltd (APIL)

2. Subsidiary Companies of Parent Company

SI	Name of Company	% Holding
1	Delhi Towers Ltd.	100% Subsidiary of APIL
2	Ansal IT City & Parks Ltd.	66.23% Subsidiary of APIL
3	Star Facilities Management Ltd.	100% Subsidiary of APIL
4	Ansal API Infrastructure Ltd.	100% Subsidiary of APIL
5	Charismatic Infratech Pvt. Ltd.	100% Subsidiary of APIL
6	Ansal Hi-Tech Townships Ltd.	100% Subsidiary of APIL
7	Ansal SEZ Projects Ltd.	90% Subsidiary of APIL
8	Ansal Townships Infrastructure Ltd.	69.37% Subsidiary of APIL
9	Ansal Seagull SEZ Developers Ltd.	100% Subsidiary of APIL (50% Shareholding of APIL and 50% Shareholding of Ansal Colours)
10	Ansal Colours Engineering SEZ Ltd.	100 % Subsidiary of APIL (51% Shareholding of APIL and 29% Shareholding of Delhi Towers Ltd. and 20% Shareholding of Ansal Condominium Limited)

3. Step Down Subsidiary Companies of Parent Company

SI.	Name of Company	% Holding
1	Ansal Condominium Ltd.	100% Subsidiary of Delhi Towers Ltd.
2	Aabad Real Estates Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
3	Anchor Infraprojects Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
4	Benedictory Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
5	Caspian Infrastructure Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.



Ansal Landmark Townships Private Limited

Notes forming part of financial statement for the year ended March 31, 2020

6	Celestial Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
7	Chaste Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
8	Cohesive Constructions Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
9	Cornea Properties Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
10	Creative Infra Developers Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
11	Decent Infratech Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
12	Diligent Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
13	Divinity Real Estates Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
14	Einstein Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
15	Emphatic Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
16	Harapa Real Estates Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
17	Inderlok Buildwell Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
18	Kapila Buildcon Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
19	Kshitiz Realtech Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
20	Kutumbkam Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
21	Lunar Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
22	Marwar Infrastructure Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
23	Muqaddar Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
24	Paradise Realty Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
25	Parvardigaar Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
26	Pindari Properties Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
27	Pivotal Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
28	Plateau Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
29	Retina Properties Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
30	Sarvodaya Infratech Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
31	Sidhivinayak Infracon Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
32	Shohrat Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
33	Superlative Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
34	Taqdeer Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
35	Thames Real Estates Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
36	Auspicious Infracon Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
37	Medi Tree Infrastructure Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
38	Phalak Infracon Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
39	Rudrapriya Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
40	Twinkle Infraprojects Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
41	Sparkle Realtech Pvt. Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
42	Awadh Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
43	Affluent Realtors Pvt. Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
44	Haridham Colonizers Ltd.	100% Subsidiary of Ansal SEZ Projects Ltd.
45	Ablaze Buildcon Pvt. Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
46	Quest Realtors Pvt. Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
47	Euphoric Properties Pvt. Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
48	Sukhdham Colonizers Ltd.	69.37 of APIL (100% Subsidiary of Ansal Townships Infrastructure Limited)
49	Dreams Infracon Ltd.	69.37 of APIL (100% Subsidiary of Ansal Townships Infrastructure Limited)

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Ansal Landmark Townships Private Limited

Notes forming part of financial statement for the year ended March 31, 2020

50	Effulgent Realtors Ltd.	69.37 of APIL (100% Subsidiary of Ansal Townships Infrastructure Limited)
51	Mangal Murthi Realtors Ltd.	69.37 of APIL (100% Subsidiary of Ansal Townships Infrastructure Limited)
52	Arz Properties Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
53	Tamanna Realtech Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
54	Singolo Constructions Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
55	Unison Propmart Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
56	Lovely Building Solutions Pvt. Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
57	Komal Building Solutions Pvt. Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
58	H. G. Infrabuild Pvt. Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
59	Caliber Properties Pvt. Ltd.	50.01% Subsidiary of APIL (50.01% Shareholding of Delhi Towers Ltd.)
60	Ansal Landmark Townships Private Limited	53.33 % Subsidiary of APIL (49.38% Shareholding of APIL and 3.95% Shareholding of Delhi Towers Limited) 0.62% held by the Promoter of APIL.
61	Ansal Urban Condominiums Private Limited (AUCPL)	Subsidiary of APIL (AUCPL is Subsidiary of Ansal Landmark (50.02%) and Ansal Landmark is Subsidiary of APIL (53.33%))

4. Enterprises under 'common control' of Key Management Personnel of Parent Company or their Relatives [other than Subsidiaries & JV companies]

1.	Amba Bhawani Properties Pvt. Ltd.	1. Mr. Kapil Arora 2. Mr. Sumit Bansal
2.	Ansal Housing & Estates Pvt. Ltd.	1. Mr. Kapil Arora 2. Mr. Deepak
3.	Apna Ghar Properties Pvt. Ltd.	1. Mr. Kapil Arora 2. Mr. Sumit Bansal
4.	Chiranjiv Investments Pvt. Ltd.	1. Mr. Kapil Arora 2. Mr. Sumit Bansal
5.	Naurang Investment & Financial Services Pvt. Ltd.	1. Mr. Kapil Arora 2. Mr. Sumit Bansal
6.	New Line Properties & Consultants Pvt. Ltd.	1. Mr. Kapil Arora 2. Mr. Sumit Bansal
7.	Prime Maxi Promotion Service Pvt. Ltd.)	1. Mr. Pradeep Kumar Arya 2. Mr. Sumit Bansal
8.	Sampark Hotels Pvt. Ltd.	1. Mr. Kapil Arora 2. Mr. Sumit Bansal
9.	Satrunjaya Darshan Construction Co. Pvt. Ltd.	1. Mr. Kapil Arora 2. Mr. Sumit Bansal
10.	Delhi Towers & Estates Pvt. Ltd.	1. Mr. Kapil Arora 2. Mr. Sumit Bansal



Ansal Landmark Townships Private Limited

Notes forming part of financial statement for the year ended March 31, 2020

11.	Sithir Housing & Constructions Pvt. Ltd.	1. Mr. Kapil Arora 2. Mr. Sumit Bansal
12.	Orchid Realtech Pvt. Ltd.	1. Mr. Kapil Arora 2. Mr. Sumit Bansal
13.	Sushil Ansal Foundation	1. Mr. Sushil Ansal 2. Mr. Pranav Ansal 3. Mrs. Archana Luthra
14.	Kusumanjali Foundation	1. Mr. Sushil Ansal 2. Mrs. Kusum Ansal 3. Mr. Pranav Ansal
15.	The Palms Golf Club & Resort Pvt. Ltd. (formerly Westbury Hotels Private Limited)	1. Mr. Sonu Kumar 2. Mr. Sheeraz Kalra 3. Mr. Pradeep Kumar Arya
16.	Sky Scraper Infraprojects Private Limited	1. Mr. Kapil Arora 2. Mr. Deepak
17.	SFML Hi Tech Facilities Management Pvt. Ltd.	1. Mr. Sonu Kumar 2. Mr. Sumit Bansal
18.	Utsav Educare Services Private Limited	1. Mr. Anand Singh 2. Mr. Mohinder Singh

5. Interest in Joint Venture

The Company's interest in jointly controlled entities as a joint venture is as under:

SI	Name	Country of incorporation	Percentage of ownership interest as at March 31, 2020
1	Ansal Urban Condominiums Pvt. Ltd. {w.e.f. 01.01.2018}	India	50.00%

6. Interest in Joint Venture of Parent Company

The Company's interest in jointly controlled entities as a joint venture is as under:

SI	Name	Country of incorporation	Percentage of ownership interest as at March 31, 2020
1	Ansal Lotus Melange Projects Pvt. Ltd.	India	50.00%

7. Enterprises under 'significant influence' of Key Management Personnel of Parent Company or their Relatives:

SI	Name of the Company
1	Ansal Theatres & Clubotels Pvt. Ltd.



8. Enterprises where Common Control does not exist and have ceased to be a subsidiary of the company w.e.f. January 1, 2018

SI	Name of the Company
1	Ansal Landmark (Karnal) Townships Pvt.
2	Lilac Real Estate Developers Pvt. Ltd.
3	Aerie Properties Pvt. Ltd.
4	Arena Constructions Pvt. Ltd.
5	Arezzo Developers Pvt. Ltd.
6	Vridhi Properties Pvt. Ltd.
7	Vriti Construction Pvt. Ltd.
8	Sphere Properties Pvt. Ltd.
9	Sia Properties Pvt. Ltd.
10	Sarvsanjhi Construction Pvt. Ltd.

9. Key managerial personnel:

SI	Name	Designation
1	Mr. Ganesh Kumar	Director
2	Mr. Jai Gopal	Director

10. Key managerial personnel of Parent Company and their relatives:

S. No.	Name & Designation of Key Managerial Personnel	Relationship	Names of Relatives
1.	Mr. Sushil Ansal , Chairman	Father	Late Sh. Chiranjiv Lal
		Mother	Late Smt. Suraj Kumari
		Wife	Dr (Mrs.) Kusum Ansal
		Son	Mr. Pranav Ansal
		Son's Wife	Mrs. Sheetal Ansal
		Daughters	Mrs. Archana Luthra Mrs. Alpna Kirloskar
		Daughter's Husband	Mr. Vipin Luthra Mr. Rahul Kirloskar
		Brothers	Mr. Deepak Ansal Mr. Gopal Ansal



		Sisters	Mrs. Indra Puri Mrs. Meenakshi Verma
2.	Mr. Pranav Ansal , Vice Chairman	Father	Mr. Sushil Ansal
		Mother	Dr (Mrs.) Kusum Ansal
		Wife	Mrs. Sheetal Ansal
		Son	Mr. Ayush Ansal
		Daughter	Ms. Anuksha Ansal
		Sisters	Mrs. Archana Luthra Mrs. Alpna Kirloskar
		HUF	Pranav Ansal & Son HUF
3.	Mr. Abdul Sami, Company Secretary		
4.	Mr. Prashant Kumar , CFO appointed as on 12.02.2020		

11. Non-executive and independent director of Parent Company:

- Mr. Satish Chandra
- Mr. Jagath Chandra
- Mr. Bhupesh Chand Gupta

B. Refer Annexure – 1 for details of related party transactions during the year & balances as at balance sheet date.

39. Auditor remuneration

S. No.	Description	2019-20 Amt in Rs.	2018-19 Amt in Rs.
1.	Audit Fee	175,000	175,000
	Tax Audit Fee	35,000	35,000
	Limited Review	1,20,000	-
2.	Other	-	-
	Total	3,30,000	2,10,000

40. Pursuant to taxation law (Amendment) ordinance 2019('Ordinance') issued by Ministry of Law & Justice (Legislative Department) on 20 September 2019 which is effective from 01st April 2019, domestic companies have the option to pay corporate Income tax @ 22% Plus applicable surcharge and cess subject to certain conditions. The company upon the amendment made an assessment of the impact of the ordinance and decided to exercise lower tax option u/s 115BAA from current financial year 2019-20. The deferred tax liability



Ansal Landmark Townships Private Limited

Notes forming part of financial statement for the year ended March 31, 2020

(net) has been re-measured as per lower tax rate and accordingly an amount of Rs. 50.08 lacs has been reduced.

41. The Company has made default in repayments of dues to Debenture Holders. Delays existing as on March 31, 2020 are as under:

Particulars	As at	Period of Delay					Total (Rs)
		1 - 31 Days	32 - 60 Days	61 - 89 Days	90- 182 Days	Above 183 Days	
Debentures							
Against principal Amount							
ICICI Prudential Venture Capital Fund	March 31, 2020		-	-	-	35,40,00,000	35,40,00,000
	<i>(March 31, 2019)</i>	-	-	-	-	<i>35,40,00,000</i>	35,40,00,000

Particulars	As at	Period of Delay					Total
		1 - 31 Days	32 - 60 Days	61 - 89 Days	90- 182 Days	Above 183 Days	
Debentures							
Against Interest Amount							
ICICI Prudential Venture Capital Fund	March 31, 2020	1,73,23,875	-	-	1,73,23,875	20,67,49,994	24,13,97,744
	<i>(March 31, 2019)</i>	1,91,52,516	-	-	1,91,52,516	14,57,38,432	18,40,43,444

Figures in brackets/ italics indicate previous year figures.

42. Having regard to integrated nature of real estate development business of the Company, there is only one reportable segment 'real estate development'. In view of which the disclosure requirement of segment reporting pursuant to IND AS 108 "Operating segment" under the Companies (Indian Accounting Standards) Rules, 2015 as amended by the companies Indian Accounting Standards (Amendment) Rule 2016 is not applicable.

43. In the opinion of Board of Directors, Financial Assets, Non-financial asset and other asset have a value on realization in the ordinary course of business at least equal to the amount at which they are stated in the Balance sheet and provisions for liabilities are adequate.

44. Post Reporting Events:

No adjusting or significant non-adjusting events have occurred between the reporting date and the date of authorization.

44A. Estimated amount of contracts remaining to be executed on capital account and not provided for is 1708.92 Lakh.

45. The management and authorities have the power to amend the Financial Statements in accordance with Section 130 and 131 of The Companies Act, 2013.

46. There are no dues to Micro and small enterprises as per MSMED Act 2006 to the extent of information available to the company.



Ansal Landmark Townships Private Limited

Notes forming part of financial statement for the year ended March 31, 2020

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

**For Ravi Rajan & Co. LLP
Chartered Accountants**

Firm's registration number: 009073N/N500320



**B. S. Rawat
Partner**

Membership number: 034159

Date: 30.06.2020

Place: New Delhi

For and on behalf of the Board



**(Ganesh Kumar)
Director
(DIN NO. 08523718)**



**(Jai Gopal)
Director
(DIN NO. 08608367)**

Ansal Landmark Townships Pvt. Ltd.
CIN: U45201DL2004PTC129188
Standalone Balance Sheet as at 31.03.2020

Particular		Note No.	31.03.2020	31.03.2019
I	Assets			
(1)	Non-Current Assets			
	(a) Property, Plant and Equipment	2	24,47,336	24,57,069
	(b) Financial Assets			
	(i) Investments	3	2,17,290	2,17,290
	(ii) Long-term loans and advances	4	1,32,09,361	1,32,09,361
	(iii) Others	5	47,43,263	73,29,565
	(c) Deferred Tax assets (net)	6	15,11,30,084	16,44,43,283
	(d) Other non-current assets	7	63,37,08,947	63,78,91,845
(2)	Current Assets			
	(a) Inventories	8	3,13,52,87,595	3,40,43,47,758
	(b) Financial Assets			
	(i) Current investments			-
	(ii) Trade and other receivables	9	17,48,36,421	95,75,135
	(iii) Cash and cash equivalents	10	1,41,37,222	32,23,585
	(iv) Short-term loans and advances	11	15,17,84,644	11,19,53,472
	(c) Assets for current Tax (Net)	12	22,30,617	9,84,284
	(d) Other current assets	13	12,92,31,427	12,53,46,055
	TOTAL		4,41,29,64,207	4,48,09,78,702
II	EQUITY AND LIABILITIES			
(1)	Equity			
	(a) Equity Share Capital	14	81,00,000	81,00,000
	(b) Other Equity	15		
	(i) Equity Component of other Financial instruments		3,21,989	3,21,989
	(ii) Share Premium		1,20,00,000	1,20,00,000
	(iii) Retained Earnings		-98,30,36,644	(96,82,67,246)
	(iv) Debenture Redemption Reserve		17,70,00,000	17,70,00,000
(2)	Non-Current Liabilities			
	(a) Financial Liabilities			
	(i) Other financial liabilities	16	3,12,167	-
	(b) Long-term provisions	17	12,15,675	10,50,772
	(c) Other non-current liabilities	18	1,35,94,70,283	1,36,37,84,268
(3)	Current Liabilities			
	(a) Financial Liabilities			
	(i) Trade and other payables	19	22,47,31,508	33,07,88,154
	(ii) Other financial liabilities	20	73,58,52,925	63,67,85,512
	(b) Other current liabilities	21	2,28,69,77,652	2,91,92,09,246
	(c) Provisions	22	18,652	2,06,007
	TOTAL		4,41,29,64,207	4,48,09,78,702

The accompanying notes form an integral part of the consolidated financial statement

For Ravi Rajan & Co. LLP
Chartered Accountants

Firm's registration number : 009073N/N500320



B.S. Rawat
Partner

Membership number: 034159

Date: 30/06/2020

Place: New Delhi



For and on behalf of the Board



(Jai Gopal)
Director
(DIN NO. 08608367)



(Ganesh Kumar)
Director
(DIN No: 08523718)

Ansal Landmark Townships Pvt. Ltd.
CIN: U45201DL2004PTC129188
Statement of Profit And Loss For The Period Ended 31.03.2020

	Particulars	Note No.	Year ended 31.03.2020 (in Rs.)	Year ended 31.03.2019 (in Rs.)
I	Revenue from operations	23	42,31,65,016	22,97,93,592
II	Other income	24	65,32,168	2,04,27,530
III	Total income (I + II)		42,96,97,184	25,02,21,123
IV	Expenses			
	Cost of Construction	25	23,03,97,591	38,34,06,523
	Employee benefits expenses	26	37,13,932	59,68,824
	Finance costs	27	13,79,04,791	3,36,48,908
	Depreciation and amortization expenses	2	5,37,978	5,58,259
	Other expenses	28	5,88,32,824	1,78,91,339
	Total expenses		43,13,87,116	44,14,73,852
V	Profit / (loss) before exceptional items and tax (I - IV)		(16,89,932)	(19,12,52,729)
VI	Exceptional items		-	-
VII	Profit / (loss) before tax (V - VI)		(16,89,932)	(19,12,52,729)
VIII	Tax expense			
	(1) Current tax		-	-
	(2) Deferred tax		1,69,18,236	(31,67,097)
	(3) Earlier Years Tax		-	-
			1,69,18,236	(31,67,097)
IX	Profit / (loss) from continuing operations (VII - VIII)		(1,86,08,169)	(18,80,85,632)
X	Profit / (loss) from discontinued operations (VII - VIII)		-	-
XI	Tax expense of discontinued operations		-	-
XII	Profit / (loss) from discontinued operations (after tax) (X - XI)		-	-
XIII	Profit / (loss) for the period (IX + XII)		(1,86,08,169)	(18,80,85,632)
XIV	Other comprehensive income			
	A (i) Items that will not be reclassified to profit or loss		2,33,734	(87,984)
	(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		-	-
			2,33,734	(87,984)
XV	Total comprehensive income for the period (XIII + XIV)		(1,83,74,435)	(18,81,73,616)
XVI	Earnings per equity share (for continuing operations)			
	(1) Basic		(22.68)	(232.31)
	(2) Diluted		(22.68)	(232.31)
XVII	Earnings per equity share (for discontinued operations)			
	(1) Basic		-	-
	(2) Diluted		-	-
XVIII	Earnings per equity share (for discontinued & continuing operations)			
	(1) Basic		(22.68)	(232.31)
	(2) Diluted		(22.68)	(232.31)

The accompanying notes form an integral part of the consolidated financial statement

For Ravi Rajan & Co. LLP

Chartered Accountants

Firm's registration number : 009073N/N500320

B.S. Rawat

Partner

Membership number: 034159

Date: 30/06/2020

Place: New Delhi



For and on behalf of the Board

Ganesh
(Ganesh Kumar)

Director

(DIN NO: 08523718)

Jai

(Jai Gopal)

Director

(DIN NO. 08608367)

Ansal Landmark Townships Private Limited

NOTE:2 FIXED ASSETS

Tangible Assets

In Rs.

Sr. No.	Particulars	GROSS BLOCK			DEPRECIATION			NET BLOCK			
		Total cost as at 31.03.2019	Additions during the period	sale/adj during the period	Total cost as at 31.03.2020	Total up to 31.03.2019	For the Period	Depreciation on sale/adj	Total up to 31.03.2020	As at 31.03.2019	As At 31.03.2020
1	Computers	22,01,400	-	-	22,01,400	21,32,010	-	-	21,32,010	69,390	69,390
2	Vehicles	44,12,185	-	-	44,12,185	41,15,962	46,942	-	41,62,904	2,96,223	2,49,281
3	Furniture & Fixtures	26,24,342	-	-	26,24,342	25,24,964	11,828	-	25,36,792	99,378	87,550
4	Office Equipments	32,03,757	-	-	32,03,757	30,46,685	4,727	-	30,51,412	1,57,072	1,52,345
5	Plant & Machinery	1,23,02,269	-	-	1,23,02,269	1,04,67,264	3,71,767	-	1,08,39,030	18,35,005	14,63,239
6	Lease Asset	-	5,28,245	-	5,28,245	-	1,02,714.31	-	1,02,714	-	4,25,531
	Total	2,47,43,953	5,28,245	-	2,52,72,198	2,22,86,884	5,37,978	-	2,28,24,862	24,57,069	24,47,336



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Ansal Landmark Township Private Limited
Notes to Balance Sheet and Statement of Profit & Loss

Note No.	Particular	31.03.2020	31.03.2019
	Non-Current Assets		
3	Non-Current Investment		
	Shares of Ansal Urban Condominiums Pvt. Ltd.	1,17,290	1,17,290
	Shares of Ansal Landmark (Karnal) Township Pvt. Ltd.	1,00,000	1,00,000
		2,17,290	2,17,290
4	Long Term Loans & Advances		
	Security Deposit	1,32,09,361	1,32,09,361
		1,32,09,361	1,32,09,361
5	Other		
	NSC	50,000	50,000
	Fixed Deposits	28,37,500	33,87,500
	Interest Recivable	18,55,763	22,92,065
	Others Assets	-	16,00,000
		47,43,263	73,29,565
6	Deferred Tax Assets(Net)		
	Deferred Tax Assets(Net)	15,11,30,084	16,44,43,283
		15,11,30,084	16,44,43,283
7	Other Non-Current Assets		
	Gratuity Fund	5,92,760	5,52,120
	To Associates	1,56,12,000	1,98,30,000
	To others entities	61,75,04,186	61,75,09,725
		63,37,08,947	63,78,91,845
	Current Assets		
8	Inventories		
	Architect fees	10,32,59,794	10,32,59,794
	Cost of land	2,98,84,78,516	2,98,84,78,516
	Interest Cost	1,53,08,57,878	1,62,88,97,474
	Licence/Scrutiny fees	11,29,73,440	11,29,73,440
	Material Consumed	70,04,68,370	70,04,68,370
	Miscellaneous expenses	33,29,03,042	32,24,31,243
	Payment to Contractors	1,79,62,21,646	1,75,38,53,383
	Salary, wages and other amenities to Employees	27,30,58,556	26,65,21,594
	Know-how fees	22,69,60,000	22,69,60,000
	Advertisement	10,01,65,000	10,01,65,000
	Commision & Brokerage	9,61,86,546	9,61,86,546
	Unrealised Centvat	-	-
	Fringe Benefit Tax	-	-
	Less: Cost of Construchon Charged to P & L. a/c	(5,12,62,45,193)	(4,89,58,47,602)
		3,13,52,87,595	3,40,43,47,758
9	Trade and Other Receivables		
	Trade Receivable	17,48,36,421	95,75,135
		17,48,36,421	95,75,135
10	Cash and Cash Equivalents		
	Cash in hand	2,85,434	35,429
	In Current Accounts	9,01,106	31,42,302
	Others	1,29,50,682	45,855
		1,41,37,222	32,23,585
11	Short-Term Loans & advances		
	Advances to related Parties	13,71,39,479	9,73,28,307
	Advances to others	1,46,05,165	1,46,05,165
	Security Deposites Given	40,000	20,000
		15,17,84,644	11,19,53,472
12	Assets for current Tax (Net)	22,30,617	9,84,284
		22,30,617	9,84,284



Ansal Landmark Township Private Limited
Notes to Balance Sheet and Statement of Profit & Loss

Note No.	Particular	31.03.2020	31.03.2019
13	Other Current Assets		
	Advance to supplier/Contractor	1,36,70,027	1,39,62,352
	Prepaid Expenses	9,60,35,170	9,44,94,706
	Balance with government authorities	1,86,89,400	1,60,52,167
	- Others	8,36,830	8,36,830
		12,92,31,427	12,53,46,055
16	Other Financial Liabilities		
	Lease obligation	3,12,167	-
		3,12,167	-
17	Long Term Provisions		
	Provision for Employee Benefits		
	Gratuity	9,53,629	8,03,945
	Leave Encashment	2,62,046	2,46,827
		12,15,675	10,50,772
18	Other Non-Current Liabilities		
	Advance from related parties	1,16,20,79,875	1,16,63,96,136
	Advance from associates	19,73,90,408	19,73,88,132
		1,35,94,70,283	1,36,37,84,268
19	Trade and other payables		
	Due to Development Authority	19,35,37,649	30,16,91,017
	Due to Contractor/Supplier	3,11,93,859	2,90,97,137
		22,47,31,508	33,07,88,154
20	Other Financial Liabilities		
	Current maturity of long term debt	35,40,00,000	35,40,00,000
	Interest accrued and due on loans	24,13,97,744	18,40,43,444
	Other Payable	6,18,58,478	7,15,55,938
	Borrowings	50,84,335	89,43,912
	Interest payable to customer	5,63,36,354	-
	Compensation payable to customer	12,26,000	-
	Security Deposit	1,56,76,814	1,82,42,217
	Lease Obligation	2,73,199	-
		73,58,52,925	63,67,85,512
21	Others Current Liabilities		
	Statutory dues	1,73,18,543	37,21,218
	Advance Received from Customers	2,85,96,59,109	2,91,54,88,028
		2,87,69,77,652	2,91,92,09,246
22	Short Term Provisions		
	Gratuity - Short term	14,366	1,69,271
	Leave Encashment - Short term	4,286	36,736
		18,652	2,06,007
23	Revenue from Operation		
	Revenue as per Ind AS 115	20,47,28,165	22,97,93,592
	Sale of land	21,84,36,851	-
		42,31,65,016	22,97,93,592
24	Other Income		
	Admin Charges	20,50,215	18,82,493
	Holding Charges	34,86,611	29,90,415
	Interest Received	9,35,090	7,84,001
	Other Income	60,252	1,47,70,622
		65,32,168	2,04,27,530
25	Cost of Construction as per IND AS 115	13,27,53,384	38,34,06,523
	Cost of Land Sold	9,76,44,206	-
		23,03,97,591	38,34,06,523
26	Employee benefits expenses		
	Salaries & Wages & Bonus	33,88,048	55,83,373
	Contribution To Provident & Other Funds	3,25,884	3,85,451
		37,13,932	59,68,824



Note no. 14
Share Capital as on 31.03.2020

Particulars	31.03.2020	31.03.2019
Authorised		
20,00,000 equity shares of Rs. 10 each	2,00,00,000	2,00,00,000
Issued, Subscribed & Fully Paid up		
Sheermal Ansal	50,000	50,000
Gaurav Dalmia	45,000	45,000
Raghu Hari Dalmia	1,000	1,000
Padma Dalmia	1,000	1,000
Ansal Properties & Infrastructure Ltd.	40,00,000	40,00,000
Abha Dalmia	6,80,000	6,80,000
Mridu Hari Dalmia	10,01,000	10,01,000
National Synthetics Ltd.	20,00,000	20,00,000
Mridhu Hari Dalmia (Karta)	1,000	1,000
Mridhu Hari Dalmia (HUF)	1,000	1,000
Raghu Hari Dalmia (Karta)		
Raghu Hari Dalmia (HUF)		
Delhi Towers Limited	3,20,000	3,20,000
Total	81,00,000	81,00,000

Note no. 15
Statement of Change in Equity

Particulars	Note reference	Equity component of financial instruments	Reserves and Surplus				Items of other comprehensive income			Total
			Securities premium account	DRR	Retained earnings	Equity instruments through other comprehensive income	Effective portion of cash flow hedges	Other items of other comprehensive income		
As at 01.04.2019		3,21,989	1,20,00,000	17,70,00,000	(96,82,49,873)	1,00,000	-	(17,373)	(77,89,45,257)	
Dividends					(1,86,08,169)				(1,86,08,169)	
Additions during the period					36,05,037				36,05,037	
Deferred tax assets impact due to Ind AS 115 March, 19 Balance										
As at 31.03.2020		3,21,989	1,20,00,000	17,70,00,000	(98,52,53,005)			2,16,361	(79,57,14,655)	



Ansal Landmark Township Private Limited
Notes to Balance Sheet and Statement of Profit & Loss

Note No.	Particular	31.03.2020	31.03.2019
27	Finance Cost		
	Interest Paid To Customer	5,98,05,157	2,76,43,773
	Assured Return-Shop	-	51,78,309
	Interest on Statutory Dues	10,47,513	8,26,826
	Interest on Debenture	7,69,95,000	-
	Interest on Lease Obligation	57,121	-
		13,79,04,791	3,36,48,908
28	Other Expenses		
	Printing & Stationery	1,890	18,578
	Legal & Professional Charges	73,000	71,242
	Miscellaneous Expenses	34,78,897	2,18,325
	Lease Rental & Hire Charges	20,000	-
	Audit Fee	3,30,000	2,10,000
	Other Expenses	10,017	-
	Compensation to buyer	5,07,18,953	1,25,65,902
	Advertisement Expenses	48,000	62,380
	Brokerage Expenses	41,52,067	47,44,912
		5,88,32,824	1,78,91,339



Note - Disclosure as per Ind AS 27 'Separate financial statements'

a) Investment in Others:

Company Name	Country of incorporation	Proportion of ownership interest (%)	
		As at 31.03.2020	As at 31.03.2019
Ansal Landmark (Karnal) Township Pvt. Ltd.	India	1,00,000	1,00,000

b) Investment in an Joint Ventures:*

Company Name	Country of incorporation	Proportion of ownership interest (%)	
		As at 31.03.2020	As at 31.03.2019
Ansal Urban Condominium Pvt. Ltd.- Ordinary Shares	India	49.99	49.99
Ansal Urban Condominium Pvt. Ltd.- Series 'B' Equity Shares.	India	100.00	100.00

* Equity investments in Joint venture are measured at cost as per the provisions of Ind AS 27 on 'Separate Financial Statements'.



Details of significant transactions with the related parties for FY ended 31.03.2020 (Standalone)

Sl	Particulars	Name	Parent Company	Enterprises under Control / Significant Influence of KMP of Parent company	Subsidiary (Incl. Step Down subsidiary)	Fellow Subsidiaries	Key Management Personnel of Parent Company	Relatives of Key Management Personnel of Parent Company	Joint Ventures	Total MARCH 31, 2020	Total March 31, 2019
1	Transactions made during the year										
	Remuneration / Salary	Mr. Ajay Pal Sharma (resigned w.e.f. 26.7.2019)					6,24,942			6,24,942	19,53,600
		Mr. Vivek Sharma (resigned w.e.f. 1.6.2019)					1,91,700			1,91,700	12,07,699
		Mr. Jai Gopal (w.e.f. 13.11.19)					1,32,771			1,32,771	
		Mr. Ganesh (w.e.f. 30.07.19)					1,000			1,000	
		Total					9,50,413			9,50,413	31,61,299
2	Maintenance / Electricity Charges incurred (Net)	Star Facilities Management Ltd									6,34,484
	Total										6,34,484
3	Purchase of Building Material	Ansal Properties & Infrastructure Ltd									13,96,078
	Total										13,96,078
4	Advances Returned by	Ansal Hi-Tech Townships Ltd.									
	Total										
5	Advances Given to	Star Facilities Management Ltd				16,79,416				16,79,416	27,67,163
		Ansal Hi-Tech Townships Ltd.				92,14,689				92,14,689	12,57,375
	Total					1,08,94,105				1,08,94,105	40,24,538
6	Advances Returned Back to	Chiranjiv Charitable Trust									2,00,00,000
	Total		3,78,67,081							3,78,67,081	
7	Customer/ Creditors Balance Transfer to (Payable)	Ansal Properties & Infrastructure Ltd									
		Ansal Urban Condominiums Pvt. Ltd.(JV w.e.f. 1.1.18)							30,11,79,040	30,11,79,040	14,15,46,602
		Mr. Pranav Ansal					20,00,000			20,00,000	
		Mrs. Kusum Ansal					50,00,000			50,00,000	
		Mrs. Sheetal Ansal					20,00,000			20,00,000	
		Mr. Ayush Ansal					10,00,000			10,00,000	
	Total		3,78,67,081						30,11,79,040	34,90,46,121	16,15,46,602
		Ansal Hi-Tech Townships Ltd.									90,11,356
		Star Facilities Management Ltd									14,98,116
		Ansal Urban Condominiums Pvt. Ltd.(JV w.e.f. 1.1.18)							2,68,30,399	2,68,30,399	4,50,43,171
	Total								2,68,30,399	2,68,30,399	5,55,52,643
8	Customer/ Creditors Balance 1/3 from (Receivable)	Ansal Properties & Infrastructure Ltd									15,85,658
		Ansal Hi-Tech Townships Ltd.				2,65,31,033				2,65,31,033	2,00,000
		Ansal API Infrastructure Ltd									
		Star Facilities Management Ltd									
	Total					8,17,855				8,17,855	
		Ansal Phalak Infrastructure Pvt. Ltd.				5,56,200				5,56,200	10,00,000
	Total					2,79,05,088				2,79,05,088	27,85,658
9	Amount received against unit	Mr. Pranav Ansal									
		Mrs. Kusum Ansal									
		Mrs. Sheetal Ansal									
		Mr. Ayush Ansal									
	Total										
10	Advances Received during the period	Ansal Properties & Infrastructure Ltd									3,65,97,200
	Total										3,65,97,200
11	Advance Paid/Recoverable as on MARCH 31, 2020	Ansal Condominium Ltd.				2,74,495				2,74,495	
		Ansal Hi-Tech Townships Ltd.				6,66,92,354				6,66,92,354	3,09,46,632
		Chiranjiv Charitable Trust									2,55,360
	Total					2,55,360				2,55,360	
		Ansal Phalak Infrastructure Pvt. Ltd.									49,94,198
		Ansal API Infrastructure Ltd									2,00,000
		Star Facilities Management Ltd									3,95,26,051
	Total					2,55,360				11,49,95,929	7,61,96,736



Sl.	Particulars	Name	Parent Company	Enterprises under Control / Significant Influence of KMP of Parent company	Subsidiary (incl. Step Down subsidiary)	Fellow Subsidiaries	Key Management Personnel of Parent Company	Relatives of Key Management Personnel of Parent Company	Joint Ventures	Total MARCH 31, 2020	Total March 31, 2019
12	Investments made and outstanding as on MARCH 31, 2020	Ansal Urban Condominiums Pvt. Ltd.(JV w.e.f. 1.1.18)							1,17,290	1,17,290	1,17,290
		Total							1,17,290	1,17,290	1,17,290
13	Guarantees given as on MARCH 31, 2020	Ansal Urban Condominiums Pvt. Ltd.(JV w.e.f. 1.1.18)							1,00,00,00,000	1,00,00,00,000	1,00,00,00,000
		Total							1,00,00,00,000	1,00,00,00,000	1,00,00,00,000
14	Advance received and outstanding as on MARCH 31, 2020	Mr. Pranav Ansal									20,00,000
		Mrs. Kusum Ansal						1,00,00,000		1,00,00,000	1,50,00,000
		Mrs. Sheetal Ansal									20,00,000
		Mr. Avush Ansal									10,00,000
		Satrunjaya Darshan Construction Company Pvt. Ltd.		1,71,500						1,71,500	1,71,500
		Ansal SEZ Projects Ltd.				8,50,00,000				8,50,00,000	8,50,00,000
		Star Facilities Management Ltd				21,17,89,548				21,17,89,548	21,17,89,548
		Ansal Urban Condominiums Pvt. Ltd.(JV w.e.f. 1.1.18)							33,50,94,265	33,50,94,265	31,15,43,445
		Ansal Properties & Infrastructure Ltd	69,51,96,062							69,51,96,062	73,30,83,143
		Total	69,51,96,062	1,71,500		29,67,89,548		1,00,00,000	33,50,94,265	1,33,72,51,375	1,36,15,67,636

