



**Independent Auditors' Report**

To the Members of

**Ansal Landmark Townships Private Limited**  
**Report on the Audit of the Standalone Financial Statements**

**Opinion**

We have audited the accompanying standalone financial statements of Ansal Landmark Townships Private Limited ("the Company"), which comprise the balance sheet as at March 31 2023, the statement of profit and loss, including the statement of other comprehensive income, the cash flow statement and the statement of changes in equity for the year then ended, and notes to the standalone financial statements, including a summary of significant accounting policies and other explanatory information (herein after referred as "standalone 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 Companies Act, 2013 ("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 2023, its loss including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

**Basis for Opinion**

We conducted our audit of the standalone financial statements in accordance with the Standards on Auditing (SAs), as specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the standalone 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 standalone financial statements under the provisions of the Act 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 audit opinion on the standalone financial statements.

**Emphasis of Matter**

As detailed in Note 39 to the Financial Statements, an amount of Rs. 61.56 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.

**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 for the financial year ended March 31 2023. 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. For each matter below, our description of how our audit addressed the matter is provided in that context.



| Key audit matters  | How our audit addressed the key audit matters  |
|--|--|
| <b>Assessment of the going concern of the Company</b>  |  |
| 1. On 7th Sep. 2018, the company had received an Arbitration Award. The Award contemplates joint and several liabilities of four companies of Ansal Group, including the Company. The current liability is amounting to Rs. 200 crore along with interest. The details of the same has been provided in Note 40. | <p><b>Our procedures included the following:</b></p> <ol style="list-style-type: none"> <li>1. Discussion of the said matter with the persons charged with governance.</li> <li>2. Evaluated the management assessment in terms of the consequence of the Award on the functioning of the company.</li> <li>3. Enquired about the further development of the matter with the concerned persons.</li> </ol> |

We have determined that there are no other key audit matters to communicate in our report.

#### **Information other than the standalone financial statements and Auditor's Report thereon**

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Annual Report but does not include the standalone financial statements and our auditor's report thereon. The Annual report is expected to make available to us after the date of this Auditor's Report.

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Management Discussion and Analysis and Director's Report including Annexures to Director's Report but does not include the standalone financial statements and our auditor's report thereon. The other information is expected to make available to us after the date of this Auditor's Report.

Our opinion on the standalone financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the standalone Ind AS financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

When we read Annual Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

#### **Responsibilities of Management and Those Charged with Governance for the Standalone Ind AS Financial Statements**

The Company's Board of Directors is responsible for the matters stated in section 134(5) of 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 including other comprehensive income, cash flows and changes in equity 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 the Companies (Indian Accounting Standards) Rules, 2015, as amended. 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 accounting policies; making judgments and estimates that are reasonable and prudent; and the 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 financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone 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 Responsibilities for the Audit of the Standalone Financial Statements**

Our objectives are to obtain reasonable assurance about whether the standalone 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 standalone financial statements.

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 standalone 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. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- 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 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.
- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone 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.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements for the financial year ended March 31, 2023 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 matter 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, 2020 ("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 1", a statement on the matters specified in paragraphs 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 including other comprehensive income, the cash flow statement and statement of changes in equity 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 Companies (Indian Accounting Standards) Rules, 2015, as amended;
  - (e) The matter described in the Key Audit Matters paragraph above, in our opinion, may have an adverse effect on the functioning of the Company
  - (f) On the basis of the written representations received from the directors as on March 31, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2023 from being appointed as a director in terms of Section 164 (2) of the Act;
  - (g) With respect to the adequacy of the internal financial controls over financial reporting of the Company with reference to these standalone financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;
  - (h) The provisions of section 197 read with Schedule V of the Act are not applicable to the Company for the year ended March 31, 2023.
  - (i) 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, as amended 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 standalone financial statements – refer note 42 to the standalone financial statements;
- ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
- iii. There is no amount which is required to be transferred, to the Investor Education and Protection Fund by the Company.
- iv.
  - a) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities (“Intermediaries”), with the understanding, whether recorded in writing or otherwise, that the intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever (“Ultimate Beneficiaries”) by or on behalf of the Company or provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.
  - b) The management has represented, that, to the best of its knowledge and belief, no funds have been received by the Company from any persons or entities, including foreign entities (“Funding Parties”), with the understanding, whether recorded in writing or otherwise, that the Holding Company or its subsidiary companies incorporated in India shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever (“Ultimate Beneficiaries”) by or on behalf of the Funding Parties or provide any guarantee, security or the like from or on behalf of the Ultimate Beneficiaries.
  - c) Based on such audit procedures that the auditor has considered reasonable and appropriate in the circumstances, nothing has come to their notice that has caused them to believe that the representations under sub-clause (i) and (ii) contain any material misstatement.
- v. No dividend has been declared or paid during the year by the company.

**For MRKS and Associates**

Chartered Accountants

Firm's Registration No. 0237114

**SAURABH KUCHHAL**

Partner

Membership No. 512362

Place: New Delhi

Date: 04/09/2023

UDIN: 23512362BGWDZ14305



**Annexure 1 to the Independent Auditor's Report to the Members of Ansal Landmark Townships Private Limited.**

**Report on the matters specified in paragraph 3 of the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of section 143(11) of the Companies Act, 2013 ("the Act") as referred to in paragraph 1 of 'Report on Other Legal and Regulatory Requirements' section.**

In terms of the information and explanations sought by us and given by the Company and the books of account and records examined by us in the normal course of audit and to the best of our knowledge and belief, we state that:

- i. (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment.  
  
(B) The Company has not capitalized any intangible assets in the books of the Company and accordingly, the requirement to report on clause 3(i)(a)(B) of the Order is not applicable to the Company.  
  
(b) The company has a regular program of physical verification of its Fixed Assets, by which fixed assets are verified in phased manner over a period of three years. In accordance with this program, certain fixed assets are verified during the year and no material discrepancies were noticed on such verification.  
  
(c) The title deeds of all the immovable property are held in the name of the Company.  
  
(d) The Company has not revalued its property, plant and equipment during the year ended March 31, 2023.  
  
(e) There are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- ii. (a) The Company does not hold inventory of stores, spares parts and raw material. Inventory comprise of only land and project in progress. According to the information and explanations given to us, and also keeping in the view the nature of operations of the Company, inventory of project in progress cannot be physically verified. Accordingly, the requirement to report on clause 3(ii)(a) of the Order is not applicable to the Company.  
  
(b) The Company has not been sanctioned working capital limits in excess of Rs. five crores in aggregate from banks or financial institutions during any point of time of the year on the basis of security of current assets. Accordingly, the requirement to report on clause 3(ii)(b) of the Order is not applicable to the Company.
- iii. (a) During the year, the Company has not provided loans, advances in the nature of loans, stood guarantee or provided security to companies, firms, limited liability partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(a) of the Order is not applicable to the Company  
  
(b) During the year the Company has not made investments, provided guarantees, provided security and granted loans and advances in the nature of loans to companies, firms, limited liability partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(b) of the Order is not applicable to the Company.



(c) The Company has not granted loans and advances in the nature of loans to companies, firms, limited liability partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(c) of the Order is not applicable to the Company.

(d) The Company has not granted loans and advances in the nature of loans to companies, firms, limited liability partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(d) of the Order is not applicable to the Company.

(e) There were no loans or advances in the nature of loan granted to companies, firms, limited liability partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(e) of the Order is not applicable to the Company.

(f) The Company has not granted any loans or advances in the nature of loans, either repayable on demand or without specifying any terms or period of repayment to companies, firms, limited liability partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(f) of the Order is not applicable to the Company.

iv. In our opinion and according to the information and explanations given to us, provisions of section 185 and 186 of the Act, to the extent applicable, in respect of loans to directors including entities in which they are interested and in respect of loans and advances given, investments made and, guarantees, and securities given have been complied with by the Company.

v. The Company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Companies Act and the rules made thereunder, to the extent applicable. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company.

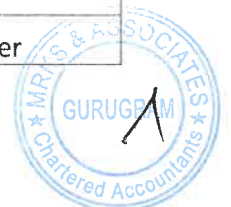
vi. The Company is not in the business of sale of any goods or provision of such services as prescribed. Accordingly, the requirement to report on clause 3(vi) of the Order is not applicable to the company.

vii. (a) According to the records of the Company examined by us and the information and explanations given to us, the Company is generally regular in depositing its undisputed statutory dues including Provident Fund, Employees State Insurance, Income tax, Sales tax, duty of custom, value added tax, cess, goods and service tax and other material statutory dues, wherever applicable, with the appropriate authorities during the year. There are no such undisputed statutory dues payable for a period of more than six months from the date they became payable as at March 31, 2023.

(b) According to the information and explanations given to us and as per the books and records examined by us, there are no dues in respect of sales tax, value added tax, service tax, duty of customs, duty of excise which have not been deposited on account of any dispute. Except Sales Tax and Value added Tax of Rs. 631.70 Lakhs has not been deposited because of dispute.

Year wise details of the same is as follows:

| Nature of dues | Amount or Demand (Rs. in Lakhs) | Period to which amount relates (AY) | Forum where dispute is pending   |
|----------------|---------------------------------|-------------------------------------|----------------------------------|
| UP VAT         | 131.27                          | 2008-09                             | Additional Commissioner Grade-II |
| UP VAT         | 13.69                           | 2010-11                             | Deputy Commissioner              |





|        |        |                     |                                  |
|--------|--------|---------------------|----------------------------------|
|        |        |                     | Appeals                          |
| UP VAT | 10.97  | 2011-12             | Deputy Commissioner Appeals      |
| UP VAT | 9.90   | 2013-14             | Additional Commissioner Grade-II |
| UP VAT | 16.88  | 2015-16             | Additional Commissioner Grade-II |
| UP VAT | 399.04 | 2016-17 and 2017-18 | Deputy Commissioner Appeals      |

- viii. According to the information and explanations given to us and as per the books and records examined by us, the Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company.
- ix. (a) According to the information and explanations given to us, the Company has not defaulted in repayment of its loans or borrowings or in the payment of interest thereon to any lender hence the requirement to report on clause 3(ix)(a) of the Order is not applicable to the Company.
- (b) The Company has not been declared a willful defaulter by any bank or financial institution or government or any government authority hence the requirement to report on clause 3(ix)(b) of the Order is not applicable to the Company.
- (c) The term loans were applied for the purpose for which the loans were obtained hence the requirement to report on clause 3(ix)(c) of the Order is not applicable to the Company.
- (d) No funds has been raised on short term basis, hence the requirement to report on clause 3(ix)(d) of the Order is not applicable to the Company.
- (e) During the year the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures. Accordingly, the requirement to report on clause 3(ix)(e) of the Order is not applicable to the Company.
- (f) The Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies. Accordingly, the requirement to report on Clause 3(ix)(f) of the Order is not applicable to the Company.
- x. (a) The Company has not raised any money during the year by way of initial public offer / further public offer (including debt instruments) hence, the requirement to report on clause 3(x)(a) of the Order is not applicable to the Company.
- (b) The Company has not made any preferential allotment or private placement of shares / fully or partially or optionally convertible debentures during the year under audit and hence, the requirement to report on clause 3(x)(b) of the Order is not applicable to the Company.
- xi. (a) No fraud by the Company or no fraud on the Company has been noticed or reported during the year.





(b) During the year, no report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed by secretarial auditor or by us in Form ADT – 4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

(c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.

- xii. The Company is not a Midhi Company as per the provisions of the Companies Act, 2013. Therefore, the requirement to report on clause 3(xii)(a), (b) and (c) of the Order is not applicable to the Company.
- xiii. Transactions with the related parties are in compliance with section 188 and section 177 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards.
- xiv. The Company is not required to appoint internal auditor according to the size of the company. Hence requirement to report on clause 3(xiv) (a) & (b) of the Order is not applicable to the Company.
- xv. The Company has not entered into any non-cash transactions with directors or persons connected with him as referred to in Section 192 of the Act hence requirement to report on clause 3(xv) of the Order is not applicable to the Company.
- xvi. (a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company. Accordingly, the requirement to report on clause (xvi)(a) of the Order is not applicable to the Company.
- (b) The Company has not conducted any Non-Banking Financial or Housing Finance activities without obtained a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934.
- (c) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India. Accordingly, the requirement to report on clause 3(xvi) of the Order is not applicable to the Company.
- (d) There is no Core Investment Company as a part of the Group, hence, the requirement to report on clause 3(xvi) of the Order is not applicable to the Company.
- xvii. The Company has incurred cash losses amounting to Rs. Nil lakhs in the current year and amounting to Rs.2,164.49 lakhs in the immediately preceding financial year respectively.
- xviii. There has been no resignation of the statutory auditors during the year. Accordingly, reporting under clause 3(xviii) of the Order is not applicable to the Company.
- xix. On the basis of the financial ratios disclosed in note 53 to the financial statements, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor



any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

xx. (a) The provision of second proviso to sub-section (5) of section 135 of Companies Act, 2013 is not applicable to the Company. Accordingly, the requirement to report on clause (xx)(a) of the Order is not applicable to the Company.

(b) The provision of sub-section (6) of section 135 of Companies Act, 2013 is not applicable to the Company. Accordingly, the requirement to report on clause (xx)(b) of the Order is not applicable to the Company.

xxi. There has been no qualifications or adverse remarks given by the respective auditors in the Companies (Auditor's Report) Order (CARO) reports of the companies included in the consolidated financial statements. Accordingly, the requirement to report on clause (xxi) of the Order is not applicable to the Company.

**For MRKS and Associates**

Chartered Accountants

Firm's Registration No. 023711W



**SAURABH KUCHHAL**

Partner

Membership No. 512362



Place: New Delhi

Date: 04/09/2023

UDIN: 23512362BGWDZ14305

**Annexure 2 to the Independent Auditor's Report to the Members of Ansal Landmark Townships Private Limited dated September 04<sup>th</sup>, 2023**

**Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act") as referred to in paragraph 2(g) of 'Report on Other Legal and Regulatory Requirements' section**

We have audited the internal financial controls over financial reporting of **Ansal Landmark Townships Private Limited** ("the Company") as of March 31, 2023 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". 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 Act.

**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 Act, 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 judgement, including the assessment of the risks of material misstatement of the 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:

- a) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- b) 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
- c) 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, maintained adequate internal financial controls over financial reporting with reference to these financial statements as of March 31, 2023, 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 MRKS and Associates**

Chartered Accountants

Firm's Registration No. 0237115

**SAURABH KUCHHAL**

Partner

Membership No. 512362

Place: New Delhi

Date: 04/09/2023

UDIN: 23512362BGWDZ14305





**Ansal Landmark Townships Private Limited**  
**CIN: U45201DL2004PTC129188**  
**Standalone Balance Sheet as at 31.03.2023**

| Particular |  | Note No. | (Fig. in Rs.)    |                  |
|------------|--|----------|------------------|------------------|
| I          | Assets   |          | 31.03.2023       | 31.03.2022       |
| (1)        | <b>Non-Current Assets</b>  |          |                  |                  |
|            | (a) Property, Plant and Equipment  | 3        | 11.11            | 14.63            |
|            | (b) Financial Assets   |          |                  |                  |
|            | (i) Investments  | 4        | 1.17             | 2.17             |
|            | (ii) Security Deposits   | 5        | 45.46            | 53.13            |
|            | (iii) Other Financial Assets   | 6        | 46.34            | 37.24            |
|            | (c) Deferred Tax assets (net)  | 7        | 665.21           | 1,393.20         |
|            | (d) Other non-current assets   | 8        | 6,400.30         | 6,409.75         |
|            | <b>Total Non-Current Assets</b>  |          | <b>7,169.59</b>  | <b>7,890.12</b>  |
| (2)        | <b>Current Assets</b>  |          |                  |                  |
|            | (a) Inventories  | 9        | 25,310.64        | 29,170.37        |
|            | (b) Financial Assets   |          |                  |                  |
|            | (i) Trade Receivables  | 10       | 87.32            | 190.19           |
|            | (ii) Cash and cash equivalents   | 11       | 15.10            | 202.59           |
|            | (iii) Short-term loans and advances  | 12       | 172.47           | 1,793.98         |
|            | (c) Current Tax Assets (Net)   | 13       | 15.13            | 24.34            |
|            | (d) Other current assets   | 14       | 731.63           | 1,459.80         |
|            | <b>Total Current Assets</b>  |          | <b>26,332.29</b> | <b>32,841.27</b> |
|            | <b>Total Assets</b>  |          | <b>33,501.87</b> | <b>40,731.39</b> |
| II         | <b>EQUITY AND LIABILITIES</b>  |          |                  |                  |
| (1)        | <b>Equity</b>  |          |                  |                  |
|            | (a) Equity Share Capital   | 15       | 81.00            | 81.00            |
|            | (b) Other Equity   | 16       |                  |                  |
|            | (i) Equity Component of other Financial instruments                                    |          | -                | 3.22             |
|            | (ii) Share Premium   |          | 120.00           | 120.00           |
|            | (iii) Retained Earnings  |          | -6,647.50        | -9,865.51        |
|            | (iv) Debenture Redemption Reserve  |          | -                | 1,770.00         |
|            | <b>Total Equity</b>  |          | <b>-6,446.50</b> | <b>-7,891.29</b> |
| (2)        | <b>Non-Current Liabilities</b>   |          |                  |                  |
|            | (a) Financial Liabilities  |          |                  |                  |
|            | (i) Borrowings   | 17       | -                | -                |
|            | (a) Long-term provisions   | 18       | 11.53            | 23.16            |
|            | (b) Other non-current liabilities  | 19       | 7,672.03         | 12,815.94        |
|            | <b>Total Non-Current Liabilities</b>   |          | <b>7,683.56</b>  | <b>12,839.10</b> |
| (3)        | <b>Current Liabilities</b>   |          |                  |                  |
|            | (a) Financial Liabilities  |          |                  |                  |
|            | (i) Borrowings   | 20       | -                | 1,929.54         |
|            | (ii) Trade and other payables  |          |                  |                  |
|            | Total outstanding dues of micro enterprises and small enterprises                      |          |                  |                  |
|            | Total outstanding dues of Creditors other than micro enterprises and small enterprises | 21       | 143.66           | 306.67           |
|            | (iii) Other Financial Liabilities  | 22       | 1,290.61         | 5,565.64         |
|            | (b) Other current liabilities  | 23       | 30,830.34        | 27,981.32        |
|            | (c) Provisions   | 24       | 0.21             | 0.41             |
|            | <b>Total Current Liabilities</b>   |          | <b>32,264.81</b> | <b>35,783.58</b> |
|            | <b>Total Equity &amp; Liabilities</b>  |          | <b>33,501.87</b> | <b>40,731.39</b> |

Summary of significant accounting policies

1-2

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

As per report of even date

For MRKS AND ASSOCIATES

Chartered Accountants

Firm's registration number: 023711N

SAURABH KUCHHAL

Partner

Membership number: 512362

UDIN: 23512362BGWDZ14305

Date: 04/09/2023

Place: New Delhi



For and on behalf of the Board of  
Ansal Landmark Townships Pvt. Ltd.

(Ranbir Singh)  
Director  
(DIN NO. 08526798)

(Ganesh Kumar)  
Director  
(DIN No: 08523718)

**Ansal Landmark Townships Private Limited**  
**CIN: U45201DL2004PTC129188**  
**Standalone Statement of Profit And Loss For The Period Ended 31.03.2023**

(Rs in Lakh)

|       | Particulars   | Note No. | Year ended 31.03.2023 | Year ended 31.03.2022 |
|-------|---|----------|-----------------------|-----------------------|
| I     | Revenue from operations   | 25       |                       |                       |
| II    | Other income  | 26       | 3,138.82              | 3,326.93              |
| III   | <b>Total income (I + II)</b>  |          | <b>3,806.83</b>       | <b>555.15</b>         |
|       |   |          | <b>6,945.65</b>       | <b>3,882.07</b>       |
| IV    | <b>Expenses</b>   |          |                       |                       |
|       | Cost of Construction  | 27       | 4,419.07              | 4,890.01              |
|       | Employee benefits expenses  | 28       | 26.97                 | 32.92                 |
|       | Finance costs   | 29       | -                     | 580.10                |
|       | Depreciation and amortization expenses  | 2        | 1.49                  | 2.30                  |
|       | Other expenses  | 30       | 330.00                | 541.24                |
|       | <b>Total expenses</b>   |          | <b>4,778.43</b>       | <b>6,046.57</b>       |
| V     | Profit / (loss) before exceptional items and tax (I - IV)                         |          | 2,167.22              | (2,164.49)            |
| VI    | Exceptional items   |          |                       |                       |
| VII   | Profit / (loss) before tax (V - VI)   |          | <b>2,167.22</b>       | <b>(2,164.49)</b>     |
| VIII  | Tax expense   |          |                       |                       |
|       | (1) Current tax   |          | -                     | -                     |
|       | (2) Deferred tax  | 31       | 728.00                | (96.30)               |
|       | (3) Earlier Years Tax   |          | -                     | -                     |
|       |   |          | <b>728.00</b>         | <b>(96.30)</b>        |
| IX    | Profit / (loss) from continuing operations (VII - VIII)                           |          | 1,439.23              | (2,068.19)            |
| 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)   |          | <b>1,439.23</b>       | <b>(2,068.19)</b>     |
| XIV   | Other comprehensive income  |          |                       |                       |
|       | A (i) Items that will not be reclassified to profit or loss                       | 32       | 5.56                  | (1.23)                |
|       | (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     |          |                       |                       |
|       |   |          | 5.56                  | (1.23)                |
| XV    | Total comprehensive income for the period (XIII + XIV)                            |          | <b>1,444.79</b>       | <b>(2,069.43)</b>     |
| XVI   | Earnings per equity share (for continuing operations)                             |          |                       |                       |
|       | (1) Basic   | 33       | 177.68                | (255.33)              |
|       | (2) Diluted   | 33       | 177.68                | (255.33)              |
| XVII  | Earnings per equity share (for discontinued operations)                           |          |                       |                       |
|       | (1) Basic   |          | -                     | -                     |
|       | (2) Diluted   |          | -                     | -                     |
| XVIII | Earnings per equity share (for discontinued & continuing)                         |          |                       |                       |
|       | (1) Basic   |          | 177.68                | (255.33)              |
|       | (2) Diluted   |          | 177.68                | (255.33)              |

Summary of significant accounting policies

1-2

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

As per report of even date

For MRKS AND ASSOCIATES

Chartered Accountants

Firm's registration number : 023/II/14

SAURABH KUCHHAL

Partner

Membership number: 512362

UDIN: 23512362BGWDZ14305

Date: 04/09/2023

Place: New Delhi



For and on behalf of the Board of

Ansal Landmark Townships Pvt. Ltd.

(Ranbir Singh)  
Director  
(DIN NO. 08526798)

  
(Ganesh Kumar)  
Director  
(DIN No: 08523718)

**Ansal Landmark Township Private Limited**  
CIN: 45201DL2004PTC129188  
**STANDALONE CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2023**

| Particulars   | For the year ended<br>31st March, 2023 | For the year ended<br>31st March, 2022 |
|---|--|--|
| <b>A. CASH FLOW FROM OPERATING ACTIVITIES:</b>  |  |  |
| Net Profit Before Tax, appropriations and Extraordinary Items                             | 2,167.22                               | (2,164.49)                             |
| Adjustments for:  |  |  |
| Add : Miscellaneous Expenditure written off   |  |  |
| Depreciation  | 1.49                                   | 2.30                                   |
| Interest and Finance charges  | 2.03                                   | 584.17                                 |
| Less Amount Written back  | (3,770.30)                             | (540.00)                               |
| Less: Interest Income   | (22.86)                                | (6.99)                                 |
| <b>Operating (Loss)/Profit Before Working Capital Changes</b>                             | <b>(1,622.43)</b>                      | <b>(2,125.01)</b>                      |
| <b>Adjustments for working capital changes</b>  |  |  |
| (i) Increase(decrease) in current/non-current financial liabilities, current liabilities, | 743.38                                 | (1,534.42)                             |
| (ii) (Increase)/Decrease in inventory   | 3,859.73                               | 4,393.83                               |
| (ii) (Increase)/Decrease in trade receivables, Loans and other financial assets           | 2,458.87                               | 171.25                                 |
| <b>CASH GENERATED FROM OPERATIONS</b>   | <b>5,439.56</b>                        | <b>905.64</b>                          |
| Less: Tax paid  | -                                      | -                                      |
| <b>NET CASH GENERATED FROM OPERATING ACTIVITIES</b>                                       | <b>5,439.56</b>                        | <b>905.64</b>                          |
| <b>B. CASH FLOW FROM INVESTING ACTIVITIES:</b>  |  |  |
| Interest Received   | 5.05                                   | 19.20                                  |
| Sale of Investments   | 1.00                                   |  |
| Amount paid for Assets  | 8.73                                   | -                                      |
| <b>NET CASH USED IN INVESTING ACTIVITIES</b>  | <b>14.77</b>                           | <b>19.20</b>                           |
| <b>C. CASH FLOW FROM FINANCING ACTIVITIES:</b>  |  |  |
| Interest and Finance charges paid   | (3,712.29)                             | 310.49                                 |
| Loan Repaid   | (1,929.54)                             | (1,610.46)                             |
| <b>NET CASH USED IN FINANCING ACTIVITIES</b>  | <b>(5,641.83)</b>                      | <b>(1,299.97)</b>                      |
| <b>NET INCREASE IN CASH AND CASH EQUIVALENTS (A+B+C)</b>                                  | <b>(187.49)</b>                        | <b>(375.13)</b>                        |
| <b>CASH AND CASH EQUIVALENTS (OPENING BALANCE)</b>  | <b>202.59</b>                          | <b>577.71</b>                          |
| <b>CASH AND CASH EQUIVALENTS (CLOSING BALANCE)</b>  | <b>15.10</b>                           | <b>202.59</b>                          |

**Note:**


1. Previous year figures have been regrouped/ rearranged, wherever considered necessary, to make them comparable with current year.
2. The cash flow statement has been prepared under indirect method as per Ind As- 7 'Statement of Cash Flow'.

As per our report of even date

For MRKS AND ASSOCIATES  
Chartered Accountants  
Firm's registration number : 023711N

For and on behalf of the Board

SAURABH KUCHHAL  
Partner  
Membership number: 512362  
UDIN: 23512362BGWDZ14305  
Date: 04/092023  
Place: New Delhi

  
(Ganesh Kumar)  
Director  
(DIN No. 08523718)

(Ranbir Singh)  
Director  
(DIN NO. 08526798)

Note:3 Property, plant & equipment  
Tangible Asset:

| Sr. No. | Particulars          | GROSS BLOCK                 |                             | DEPRECIATION                     |                             |                        | NET BLOCK      |                          | Rs in / lakh  |                        |                  |
|---------|----------------------|-----------------------------|-----------------------------|----------------------------------|-----------------------------|------------------------|----------------|--------------------------|---------------|------------------------|------------------|
|         |                      | Total cost as at 31.03.2022 | Additions during the period | Less: sale/adj during the period | Total cost as at 31.03.2023 | Total up to 31.03.2022 | For the Period | Depreciation on sale/adj |               | Total up to 31.03.2023 | As at 31.03.2022 |
| 1       | Computers            | 22.01                       | -                           | 18.98                            | 3.04                        | 21.32                  | -              | 18.43                    | 2.89          | 0.69                   | 6.14             |
| 2       | Vehicles             | 44.12                       | -                           | 6.05                             | 38.08                       | 41.92                  | 0.00           | 5.74                     | 36.18         | 2.20                   | 1.90             |
| 3       | Furniture & Fixtures | 26.24                       | -                           | 8.58                             | 17.67                       | 25.51                  | 0.04           | 8.40                     | 17.15         | 0.73                   | 0.51             |
| 4       | Office Equipments    | 32.04                       | -                           | 18.58                            | 13.46                       | 30.51                  | -              | 18.11                    | 12.40         | 1.52                   | 0.65             |
| 5       | Plant & Machinery    | 123.02                      | -                           | 3.61                             | 119.41                      | 113.54                 | 1.45           | 3.47                     | 111.52        | 9.48                   | 1.90             |
| 6       | Lease Asset          | -                           | -                           | -                                | -                           | -                      | -              | -                        | -             | -                      | -                |
|         | <b>Total</b>         | <b>247.44</b>               | <b>-</b>                    | <b>56.19</b>                     | <b>191.25</b>               | <b>233</b>             | <b>1.49</b>    | <b>54.15</b>             | <b>180.14</b> | <b>14.63</b>           | <b>17.11</b>     |





**Ansal Landmark Township Private Limited**  
CIN: U45201DL2004PTC129188  
Notes to the financial statements for the period ended March 31, 2023

| Note No. | Particular  | (Rs. In Lakh)  |                  |               |              |                   |               |
|----------|---|--|------------------|---------------|--------------|-------------------|---------------|
|          |   | 31.03.2023   | 31.03.2022       |               |              |                   |               |
|          | <b>Non-Current Assets</b>   |  |                  |               |              |                   |               |
| 4        | <b>Non-Current Investment</b>   |  |                  |               |              |                   |               |
|          | Shares of Ansal Urban Condominiums Pvt. Ltd.                                      | 1.17   | 1.17             |               |              |                   |               |
|          | Shares of Ansal Landmark (Karnal) Township Pvt. Ltd.                              | -  | 1.00             |               |              |                   |               |
|          |   | <b>1.17</b>  | <b>2.17</b>      |               |              |                   |               |
| 5        | <b>Long Term Loans &amp; Advances</b>   |  |                  |               |              |                   |               |
|          | Security Deposit  | 45.46  | 33.13            |               |              |                   |               |
|          |   | <b>45.46</b>   | <b>33.13</b>     |               |              |                   |               |
| 6        | <b>Other Financial Assets</b>   |  |                  |               |              |                   |               |
|          | NSC   | 0.50   | 0.50             |               |              |                   |               |
|          | Fixed Deposits  | 18.65  | 27.38            |               |              |                   |               |
|          | Interest Receivable   | 27.19  | 9.36             |               |              |                   |               |
|          |   | <b>46.34</b>   | <b>37.24</b>     |               |              |                   |               |
| 7        | <b>Deferred Tax Assets(Net)</b>   |  |                  |               |              |                   |               |
|          | Deferred Tax Assets(Net)  | 665.21   | 1,393.20         |               |              |                   |               |
|          |   | <b>665.21</b>  | <b>1,393.20</b>  |               |              |                   |               |
| 8        | <b>Other Non-Current Assets</b>   |  |                  |               |              |                   |               |
|          | Gratuity Fund   | 5.21   | 4.88             |               |              |                   |               |
|          | Advances to Associates  | 20.19  | 20.19            |               |              |                   |               |
|          | Advances to others entities   | 6,374.90   | 6,384.67         |               |              |                   |               |
|          |   | <b>6,400.30</b>  | <b>6,409.75</b>  |               |              |                   |               |
|          | <b>Current Assets</b>   |  |                  |               |              |                   |               |
|          | Inventory   | 1,032.60   | 1,032.60         |               |              |                   |               |
|          | Architect fees  | 30,125.29  | 30,125.29        |               |              |                   |               |
|          | Cost of land  | 15,251.49  | 15,251.49        |               |              |                   |               |
|          | Interest Cost   | 1,148.49   | 1,148.49         |               |              |                   |               |
|          | Licence/Scrutiny fees   | 7,004.68   | 7,004.68         |               |              |                   |               |
|          | Material Consumed   | 3,628.53   | 3,521.79         |               |              |                   |               |
|          | Miscellaneous expenses  | 18,929.69  | 18,529.56        |               |              |                   |               |
|          | Payment to Contractors  | 2,666.44   | 2,635.36         |               |              |                   |               |
|          | Salary, wages and other amenities to employees                                    | 2,269.60   | 2,269.60         |               |              |                   |               |
|          | Know-how fees   | 1,001.65   | 1,001.65         |               |              |                   |               |
|          | Advertisement   | 961.87   | 961.87           |               |              |                   |               |
|          | Commission & Brokerage  | -58,931.68   | -54,512.61       |               |              |                   |               |
|          | Less: Cost of Construction Charged to P & L a/c                                   | <b>25,310.64</b>   | <b>29,170.37</b> |               |              |                   |               |
| 10       | <b>Trade and Other Receivables</b>  |  |                  |               |              |                   |               |
|          | Trade Receivable  | 87.32  | 190.19           |               |              |                   |               |
|          |   | <b>87.32</b>   | <b>190.19</b>    |               |              |                   |               |
|          | <b>Trade Receivable ageing Schedule as on 31st March 2023</b>                     |  |                  |               |              |                   |               |
|          | Particular  | Outstanding for following periods from due date of payment |                  |               |              |                   |               |
|          |   | Less than 6 month  | 6 months-1 year  | 1-2 years     | 2-3 years    | More than 3 years | Total         |
|          | (i) Undisputed Trade receivables- considered good                                 | 5.38   | 3.95             | 1.18          | 3.83         | 72.96             | 87.32         |
|          | (ii) Undisputed Trade receivables- which have significant increase in credit risk | -  | -                | -             | -            | -                 | -             |
|          | (iii) Undisputed Trade receivables- credit impaired                               | -  | -                | -             | -            | -                 | -             |
|          | (iv) Disputed Trade receivables- considered good                                  | -  | -                | -             | -            | -                 | -             |
|          | (v) Disputed Trade receivables- which have significant increase in credit risk    | -  | -                | -             | -            | -                 | -             |
|          | (vi) Disputed Trade receivables- credit impaired                                  | -  | -                | -             | -            | -                 | -             |
|          |   | <b>5.38</b>  | <b>3.95</b>      | <b>1.18</b>   | <b>3.83</b>  | <b>72.96</b>      | <b>87.32</b>  |
|          | <b>Trade Receivable ageing Schedule as on 31st March 2022</b>                     |  |                  |               |              |                   |               |
|          | Particular  | Outstanding for following periods from due date of payment |                  |               |              |                   |               |
|          |   | Less than 6 month  | 6 months-1 year  | 1-2 years     | 2-3 years    | More than 3 years | Total         |
|          | (i) Undisputed Trade receivables- considered good                                 | 0.73   | 1.25             | 109.13        | 10.69        | 68.39             | 190.19        |
|          | (ii) Undisputed Trade receivables- which have significant increase in credit risk | -  | -                | -             | -            | -                 | -             |
|          | (iii) Undisputed Trade receivables- credit impaired                               | -  | -                | -             | -            | -                 | -             |
|          | (iv) Disputed Trade receivables- considered good                                  | -  | -                | -             | -            | -                 | -             |
|          | (v) Disputed Trade receivables- which have significant increase in credit risk    | -  | -                | -             | -            | -                 | -             |
|          | (vi) Disputed Trade receivables- credit impaired                                  | -  | -                | -             | -            | -                 | -             |
|          |   | <b>0.73</b>  | <b>1.25</b>      | <b>109.13</b> | <b>10.69</b> | <b>68.39</b>      | <b>190.19</b> |
| 11       | <b>Cash and Cash Equivalents</b>  |  |                  |               |              |                   |               |
|          | Cash in hand  | 1.55   | 1.55             |               |              |                   |               |
|          | In Current Accounts   | 13.55  | 200.94           |               |              |                   |               |
|          | Others  | -  | 0.10             |               |              |                   |               |
|          |   | <b>15.10</b>   | <b>202.59</b>    |               |              |                   |               |
| 12       | <b>Short-Term Loans &amp; advances</b>  |  |                  |               |              |                   |               |
|          | Advances to related Parties   | 26.14  | 1,647.78         |               |              |                   |               |
|          | Advances to others  | 146.13   | 146.00           |               |              |                   |               |



**Ansal Landmark Township Private Limited**  
CIN: U45201DL2004PTC129188  
Notes to the financial statements for the period ended March 31, 2023

| Note No. | Particular   | (Rs. In Lakh) |            |
|----------|--|---------------|------------|
|          |  | 31.03.2023    | 31.03.2022 |
|          | Security Deposites Given   | 0.20          | 0.20       |
|          |  | 172.47        | 1,793.98   |
| 13       | <b>Current Tax Assets (Net)</b>  |               |            |
|          | Advance tax & Tax deducted at source (net)   | 15.13         | 24.34      |
| 14       | <b>Other Current Assets</b>  | 15.13         | 24.34      |
|          | Advance to supplier/Contractor   |               |            |
|          | Prepaid Expenses   | 200.40        | 247.81     |
|          | Balance with government authorities  | 364.22        | 1,036.00   |
|          | Other Assets   | 80.76         | 91.40      |
|          |  | 86.25         | 84.59      |
| 17       | <b>Other Financial Liabilities</b>   | 731.63        | 1,459.80   |
|          | Borrowings   |               |            |
|          |  | -             | -          |
| 18       | <b>Long Term Provisions</b>  |               |            |
|          | Provision for Employee Benefits  |               |            |
|          | Gratuity   | 9.03          | 18.27      |
|          | Leave Encashment   | 2.50          | 4.89       |
|          |  | 11.53         | 23.16      |
| 19       | <b>Other Non-Current Liabilities</b>   |               |            |
|          | Advance from related parties   |               |            |
|          | Advance from associates  | 5,090.99      | 10,099.25  |
|          | Advances from others entities  | 1,591.65      | 1,732.01   |
|          |  | 989.39        | 984.69     |
|          |  | 7,672.03      | 12,815.94  |
| 20       | <b>Borrowings</b>  |               |            |
|          | Current maturity of long term debt   |               |            |
|          |  | -             | 1,929.54   |
| 21       | <b>Trade and other payables</b>  |               |            |
|          | Due to Development Authority   |               |            |
|          | Total outstanding dues of micro enterprises and small enterprises                      | -             | -          |
|          | Total outstanding dues of creditors other than micro enterprises and small enterprises | 143.66        | 306.67     |
|          |  | 143.66        | 306.67     |

**Trade Payable ageing Schedule as on 31st March 2023**

| Particular                 | Outstanding for following periods from due date of payment |           |           |           |                   | Total  |
|----------------------------|--|-----------|-----------|-----------|-------------------|--------|
|                            | Less than 1 Year   | 1-2 years | 1-2 years | 2-3 years | More than 3 years |        |
| (i) MSME                   | -  | -         | -         | -         | -                 | -      |
| (ii) Others                | -  | -         | -         | -         | -                 | -      |
| (iii) Disputed dues-MSME   | 59.18  | 25.26     | 7.41      | 7.27      | 44.54             | 143.66 |
| (iv) Disputed Dues -Others | -  | -         | -         | -         | -                 | -      |
|                            | 59.18  | 25.26     | 7.41      | 7.27      | 44.54             | 143.66 |

**Trade Payable ageing Schedule as on 31st March 2022**

| Particular                 | Outstanding for following periods from due date of payment |           |           |           |                   | Total  |
|----------------------------|--|-----------|-----------|-----------|-------------------|--------|
|                            | Less than 1 Year   | 1-2 years | 1-2 years | 2-3 years | More than 3 years |        |
| (i) MSME                   | -  | -         | -         | -         | -                 | -      |
| (ii) Others                | -  | -         | -         | -         | -                 | -      |
| (iii) Disputed dues-MSME   | 171.60   | 14.99     | 53.72     | 26.21     | 40.15             | 306.67 |
| (iv) Disputed Dues -Others | -  | -         | -         | -         | -                 | -      |
|                            | 171.60   | 14.99     | 53.72     | 26.21     | 40.15             | 306.67 |

|    |                                    |           |           |
|----|------------------------------------|-----------|-----------|
| 22 | <b>Other Financial Liabilities</b> |           |           |
|    | Interest accrued and due on loans  |           |           |
|    | Other Payable                      |           | 3,712.29  |
|    | Interest payable to customer       | 39.99     | 675.99    |
|    | Compensation payable to customer   | 1,057.37  | 982.82    |
|    | Security Deposit                   | 11.58     | 11.58     |
|    |                                    | 181.87    | 183.15    |
|    |                                    | 1,290.61  | 5,565.64  |
| 23 | <b>Others Current Liabilities</b>  |           |           |
|    | GST Payable                        |           |           |
|    | ESI Payable                        | 14.34     | 42.32     |
|    | PF Payable                         | 0.01      | 0.05      |
|    | Sales & WCT Payable                | 0.17      | 0.72      |
|    | TDS Payable                        | -         | 8.27      |
|    | Advance Received from Customers    | 12.64     | 70.41     |
|    |                                    | 30,803.17 | 27,859.55 |
|    |                                    | 30,830.34 | 27,981.32 |



CIN: U45201DL2004PTC129188

## Notes to the financial statements for the period ended March 31, 2023

| Note No. | Particular  | (Rs. In Lakh)   |                 |
|----------|---|-----------------|-----------------|
|          |   | 31.03.2023      | 31.03.2022      |
| 24       | <b>Short Term Provisions</b>  |                 |                 |
|          | Gratuity - Short term   |                 | 0.32            |
|          | Leave Encashment - Short term   | 0.16            | 0.09            |
|          |   | 0.05            |                 |
| 25       | <b>Revenue from Operation</b>   | <b>0.21</b>     | <b>0.41</b>     |
|          | Revenue as per Ind AS 115   |                 |                 |
|          | Sale of land  | 3,138.82        | 1,176.93        |
|          |   |                 | 2,150.00        |
| 26       | <b>Other income</b>   | <b>3,138.82</b> | <b>3,326.93</b> |
|          | Admin Charges   |                 |                 |
|          | Interest Received   | 13.56           | 7.52            |
|          | Other Income  | 22.86           | 6.99            |
|          | Expenses write back   | 0.11            | 0.64            |
|          | Amort Written Back  | 3,770.30        | -               |
|          |   |                 | 540.00          |
|          |   | <b>3,806.83</b> | <b>555.15</b>   |
| 27       | Cost of Construction as per IND AS 115  |                 |                 |
|          | Cost of Land Sold   | 4,419.07        | 4,890.01        |
|          |   | -               | -               |
|          |   | <b>4,419.07</b> | <b>4,890.01</b> |
| 28       | <b>Employee benefits expenses</b>   |                 |                 |
|          | Salaries & Wages & Bonus  |                 |                 |
|          | Contribution To Provident & Other Funds   | 24.14           | 28.29           |
|          |   | 2.83            | 4.63            |
| 29       | <b>Finance Cost</b>   | <b>26.97</b>    | <b>32.92</b>    |
|          | Interest on Debenture   |                 |                 |
|          |   | -               | 580.10          |
|          |   | -               | 580.10          |
| 30       | <b>Other Expenses</b>   |                 |                 |
|          | Printing & Stationnery  |                 |                 |
|          | Legal & Professional Charges  | 0.15            | 0.04            |
|          | Interest on Statutory Dues  | 5.18            | 0.02            |
|          | Miscellaneous Expenses  | 2.05            | 4.06            |
|          | Misc Assets Written Off   | 2.74            | 2.84            |
|          | Audit Fee   | 2.04            | -               |
|          | Compensation to Customers   | 2.15            | 2.45            |
|          | Brokerage Expenses  | 286.18          | 516.29          |
|          |   | 30.47           | 15.52           |
|          |   | <b>330.90</b>   | <b>541.24</b>   |
| 31       | <b>Tax Expenses</b>   |                 |                 |
|          | Current Tax   |                 |                 |
|          | Deferred tax  |                 |                 |
|          |   | 728.00          | -96.30          |
|          |   | <b>728.00</b>   | <b>-96.30</b>   |
| 32       | <b>Other comprehensive income</b>   |                 |                 |
|          | Actuarial (Gain)/Loss on Gratuity   |                 |                 |
|          |   | 5.56            | -1.23           |
|          |   | <b>5.56</b>     | <b>-1.23</b>    |
| 33       | <b>Earnings per share</b>   |                 |                 |
|          | Net profit/ (loss) as per Statement of Profit & Loss (for calculation of basic EPS) |                 |                 |
|          | Net profit for calculation of diluted EPS   | 1,439.23        | -0.02           |
|          | Weighted average number of equity shares in calculating basic EPS                   | 1,439.23        | -0.02           |
|          | Effect of dilution:   | 8               | 8               |
|          | Weighted average number of equity shares in calculating diluted EPS                 | 8               | 8               |
|          | Basic earning per share   | 1,77,68,210.02  | (255.33)        |
|          | Diluted earning per share   | 1,77,68,210.02  | (255.33)        |



**Ansal Landmark Township Private Limited**

CIN: U45201DL2004PTC129188

Note: 53

| Ratio  | March 31, 2023 | March 31, 2022 | % Variance | Reason for variance  |
|--|----------------|----------------|------------|--|
| <b>Current Ratio ( in times)</b><br>(Current assets/Current liabilities)   | 81.61%         | 91.78%         | -10.16%    | NA   |
| <b>Debt-equity ratio (in times)</b><br><br>(Total Debt/Total Equity)   | 0.00%          | -71.49%        | 71.49%     | The change in ratio is due to the loss incurred in the current financial year.                             |
| <i>Total Debt=Debt comprises of current borrowings (including current maturities of long term borrowings), non-current borrowing and interest accrued on borrowings.</i> |                |                |            |  |
| <i>Total Equity=Shareholder's Equity</i>   |                |                |            |  |
| <b>Debt service coverage ratio ( in times)</b><br><br>(EBITDA-Depreciation and amortization expense)/(Debt payable withing one year interest on debt)                    | 0%             | -26%           | 26.04%     | The change in ratio is due to the loss incurred in the current financial year.                             |
| <b>Return on Equity Ratio (%)</b><br><br>(Profit/(loss) after tax/Average shareholder's Equity)  | -20%           | 30%            | -50.24%    | In the current year the total expenses increased more than gross revenue as compared to the previous year. |
| <b>Inventory turnover ratio (times)</b><br>(Cost of goods sold/average Inventory)  |                |                |            |  |
| <i>COGS=Cost of material Consumed+ Changes in inventories of finished goods, work-in-progress and stock-in-trade</i>   | 16%            | 16%            | 0.63%      | NA   |
| <b>Trade receivables turnover ration (in times)</b><br><br>(revenue from operations/average trade receivables)   | 2262%          | 733%           | 1529.64%   | In current year Gross revenue increased by 68%   |
| <b>Trade payable turnover ration(in times)</b><br><br>(other Expenses*/Average Trade payables)   |                |                |            | Other Expenses increased as compared to Previous year.   |
| <i>*excluding allowinces for bad and doubtful receivables and loss on sale</i>   | 147%           | 176%           | -29.22%    |  |
| <b>Net capital tunover ratio (in times)</b><br><br>(Operating Revenue from operations/Working Capital)   | -53%           | -113%          | 60.16%     | In current year Gross revenue increased by 68%   |
| <b>Net Profit Ratio</b><br><br>(Net profit/(loss) after tax/Total Income)  | 21%            | -53%           | 74.00%     | In the current year the total expenses increased more than gross revenue as compared to the previous year. |
| <b>Return On Capital Employed (%)</b><br><br>(Earning Before Interest and Tax/Capital Employed)  | -34%           | 20%            | -53.70%    | The change in ratio is due to the loss incurred in the current financial year.                             |
| <b>Return on investment(%)</b><br><br>(Income on Fixed Deposits/Average balance of Fixed Deposits)   | 10%            | 10%            | 0.66%      | NA   |





Note no. 15  
Share Capital as on 31.03.2023

| Particulars  | (Rs in Lakh) |              |
|--|--------------|--------------|
|  | 31.03.2023   | 31.03.2022   |
| Authorised<br>20,00,000 equity shares of Rs. 10 each | 200.00       | 200.00       |
| Issued, Subscribed & Fully Paid up                   |              |              |
| Sheetal Ansal  | 0.50         | 0.50         |
| Gaurav Dalmia  | 0.45         | 0.45         |
| Raghu Hari Dalmia                                    | 0.01         | 0.01         |
| Padma Dalmia   | 0.01         | 0.01         |
| Ansal Properties & Infrastructure Ltd.               | 40.00        | 40.00        |
| Abha Dalmia  | 6.80         | 6.80         |
| Mridu Hari Dalmia                                    | 10.01        | 10.01        |
| National Synthetics Ltd.                             | 20.00        | 20.00        |
| Mridhu Hari Dalmia (Karta)                           | 0.01         | 0.01         |
| Raghu Hari Dalmia (Karta)                            | 0.01         | 0.01         |
| Delhi Towers Limited                                 | 3.20         | 3.20         |
| <b>Total</b>   | <b>81.00</b> | <b>81.00</b> |

Note no. 16  
Statement of Change in Equity

| Particulars                 | Note reference | Equity component of compound financial instruments | Reserves and Surplus |                            |                      |            | Items of other comprehensive income |                   |   |   | Total      |                                      |   |        |            |
|-----------------------------|----------------|--|----------------------|----------------------------|----------------------|------------|-------------------------------------|-------------------|---|---|------------|--------------------------------------|---|--------|------------|
|                             |                |  | Capital reserve      | Securities premium account | Preference share CRR | DRR        | General Reserve                     | Retained earnings | Debt instruments through other comprehensive income | Equity instruments through other comprehensive income |            | Effective portion of cash flow hedge | Other items of other comprehensive income |        |            |
| As at 31.03.2022            |                | 3.22   | -                    | 120.00                     | -                    | 1,770.00   | -                                   | -                 | -   | -   | -          | -                                    | -   | -      | -          |
| Dividends                   |                | -  | -                    | -                          | -                    | (1,770.00) | -                                   | -                 | -   | -   | -          | -                                    | -   | -      | -          |
| Additions during the period |                | (3.22)   | -                    | -                          | -                    | -          | -                                   | -                 | -   | -   | -          | -                                    | -   | -      | -          |
| As at 31.03.2023            |                | -  | -                    | 120.00                     | -                    | -          | (6,648.37)                          | -                 | -   | -   | (9,860.81) | -                                    | -   | (4.69) | (7,972.29) |
|                             |                |  |                      |                            |                      |            |                                     |                   |   |   |            |                                      |   | 5.56   | 1,444.79   |
|                             |                |  |                      |                            |                      |            |                                     |                   |   |   |            |                                      |   | 0.87   | (6,527.50) |

(Rs in Lakh)



**Ansal Landmark Townships Pvt. Ltd.**

Note : 38 B

**Details of significant transactions with the related parties for FY ended 31.03.2023 (Standalone)**

| Sl. | Particulars                                       | Name                                  | Parent Company      | Enterprises under Control / Significant Influence of KMP of Parent Company | Subsidiary (Incl. Stop Down subsidiary) | Fillow Subsidiaries | Key Management Personnel of Parent Company | Relatives of Key Management Personnel of Parent Company | Joint Ventures     | Total March 31, 2023 | Total March 31, 2022 |
|-----|---|---------------------------------------|---------------------|--|---|---------------------|--|---|--------------------|----------------------|----------------------|
|     | <b>Transactions made during the year</b>          |                                       |                     |  |   |                     |  |   |                    |                      |                      |
| 1   | Remuneration / Salary                             | Mr. Jai Gopal (Resigned on 28.11.22)  |                     |  |   |                     | 2,58,595                                   |   |                    | 2,58,595             | 3,32,332             |
|     |   | Mr. Ganesh (w.e.f 30.07.19)           |                     |  |   |                     | 4,000                                      |   |                    | 4,000                | 2,000                |
|     |   | <b>Total</b>                          |                     |  |   |                     | <b>2,62,595</b>                            |   |                    | <b>2,62,595</b>      | <b>3,34,332</b>      |
| 2   | Advances Returned by                              | Ansil Hi-Tech Townships Ltd.          |                     |  |   |                     |  |   |                    |                      | 22,65,000            |
|     |   | <b>Total</b>                          |                     |  |   |                     |  |   |                    |                      | <b>22,65,000</b>     |
| 3   | Advances Given to                                 | Delhi Towers Ltd.                     |                     |  |   |                     |  |   |                    |                      | 8,29,11,869          |
|     |   | Ansil Hi-Tech Townships Ltd.          |                     |  |   | 12,55,71,000        |  |   |                    | 12,55,71,000         | -                    |
|     |   | <b>Total</b>                          |                     |  |   | <b>12,55,71,000</b> |  |   |                    | <b>12,55,71,000</b>  | <b>8,29,11,869</b>   |
| 4   | Advances Returned Back to                         | Ansil Properties & Infrastructure Ltd | 14,14,47,831        |  |   |                     |  |   |                    | 14,14,47,831         | 16,11,05,514         |
|     |   | Ansil Urban Condominiums Pvt. Ltd.    |                     |  |   |                     |  |   | 1,52,77,679        | 1,52,77,679          | 95,01,638            |
|     |   | Star Facilities Management Ltd        |                     |  |   |                     |  |   |                    |                      | 83,48,500            |
|     |   | <b>Total</b>                          | <b>14,14,47,831</b> |  |   |                     |  |   | <b>1,52,77,679</b> | <b>1,52,77,679</b>   | <b>17,89,55,652</b>  |
| 5   | Advances Received during the period               | Ansil Properties & Infrastructure Ltd |                     |  |   |                     |  |   |                    |                      | 12,17,43,476         |
|     |   | Ansil SEZ Projects Ltd.               |                     |  |   |                     |  |   |                    |                      | 2,90,38,000          |
|     |   | Yamotri Properties Pvt. Ltd.          |                     |  |   | 39,55,000           |  |   |                    | 39,55,000            | -                    |
|     |   | Delhi Towers Ltd.                     |                     |  |   | 20,02,69,212        |  |   |                    | 20,02,69,212         | 2,65,53,500          |
|     |   | <b>Total</b>                          |                     |  |   | <b>20,42,24,212</b> |  |   |                    | <b>20,42,24,212</b>  | <b>3,852</b>         |
| 6   | Customer/ Creditors Balance Transfer to (Payable) | Ansil Hi-Tech Townships Ltd.          |                     |  |   | 46,78,406           |  |   |                    | 46,78,406            | -                    |
|     |   | Star Facilities Management Ltd        |                     |  |   | 4,08,909            |  |   |                    | 4,08,909             | -                    |
|     |   | <b>Total</b>                          |                     |  |   | <b>1,84,10,610</b>  |  |   |                    | <b>1,84,10,600</b>   | <b>-</b>             |
| 7   | Customer/ Creditors Balance T/F from (Receivable) | Ansil Properties & Infrastructure Ltd | 28,02,77,010        |  |   |                     |  |   |                    | 28,02,77,000         | 2,15,09,888          |
|     |   | Ansil Hi-Tech Townships Ltd.          |                     |  |   | 37,85,792           |  |   |                    | 37,85,792            | 2,14,73,705          |
|     |   | Star Facilities Management Ltd        |                     |  |   | 25,000              |  |   |                    | 25,000               | 4,95,56,085          |
|     |   | <b>Total</b>                          | <b>28,02,77,010</b> |  |   | <b>38,10,792</b>    |  |   |                    | <b>28,40,87,792</b>  | <b>9,25,39,678</b>   |
| 8   | Adjustment/ Transfer of Balances (Receivable by)  | Ansil Properties & Infrastructure Ltd | 15,40,00,010        |  |   |                     |  |   |                    | 15,40,00,000         | -                    |
|     |   | Delhi Towers Ltd.                     |                     |  |   | 7,84,83,487         |  |   |                    | 7,84,83,487          | -                    |
|     |   | <b>Total</b>                          | <b>15,40,00,010</b> |  |   | <b>7,84,83,487</b>  |  |   |                    | <b>23,24,83,487</b>  | <b>-</b>             |
| 9   | Adjustment/ Transfer of Balances (Payable by)     | Ansil Hi-Tech Townships Ltd.          |                     |  |   | 23,24,83,487        |  |   |                    | 23,24,83,487         | -                    |
|     |   | <b>Total</b>                          |                     |  |   | <b>23,24,83,487</b> |  |   |                    | <b>23,24,83,487</b>  | <b>-</b>             |
|     | <b>Balance outstanding at the end of year</b>     |                                       |                     |  |   |                     |  |   |                    |                      |                      |



**Ansal Landmark Townships Pvt. Ltd.**

**Note : 38 B**

**Details of significant transactions with the related parties for FY ended 31.03.2023 (Standalone)**

| Sl. | Particulars  | Name  | Parent Company | Enterprises under Control / Significant Influence of MPP of Parent Company | Subsidiary (Incl. Stop Down subsidiary) | Fellow Subsidiary | Key Management Personnel of Parent Company | Relatives of Key Management Personnel of Parent Company | Joint Ventures | Total March 31, 2023 | Total March 31, 2022 |
|-----|--|---|----------------|--|---|-------------------|--|---|----------------|----------------------|----------------------|
|     | Transactions made during the year                                |   |                |  |   |                   |  |   |                |                      |                      |
| 10  | Advance Recoverable as at year end                               | Ansal Condominium Ltd.                            |                |  |   | 2,74,495          |  |   |                | 2,74,495             | 2,74,495             |
|     |  | Ansal Hi-Tech Townships Ltd.                      |                |  |   |                   |  |   |                |                      | 10,78,05,101         |
|     |  | Ansal Townships Infrastructure Limited            |                |  |   | 1,39,698          |  |   |                | 1,39,698             | 1,39,698             |
|     |  | Ansal API Infrastructure Ltd                      |                |  |   | 2,00,000          |  |   |                | 2,00,000             | 2,00,000             |
|     |  | Delhi Towers Ltd.                                 |                |  |   |                   |  |   |                |                      | 5,63,53,369          |
|     |  | Ansal Properties & Infrastructure Ltd             | 20,00,000      |  |   |                   |  |   |                | 20,00,000            |                      |
|     |  | Total   | 20,00,000      |  |   | 6,14,193          |  |   |                | 26,14,193            | 16,47,7,663          |
| 11  | Advance payable as at year end                                   | Yaninotri Properties Pvt. Ltd.                    |                |  |   | 39,55,000         |  |   |                | 39,55,000            |                      |
|     |  | Sattunjaya Darshan Construction Company Pvt. Ltd. |                | 1,71,500   |   |                   |  |   |                | 1,71,500             | 1,71,500             |
|     |  | Ansal SEZ Projects Ltd.                           |                |  |   | 1,40,38,000       |  |   |                | 1,40,38,000          | 1,40,38,000          |
|     |  | Delhi Towers Ltd.                                 |                |  |   | 6,54,27,356       |  |   |                | 6,54,27,356          |                      |
|     |  | Star Facilities Management Ltd                    |                |  |   | 3,83,909          |  |   |                | 3,83,909             |                      |
|     |  | Ansal Urban Condominiums Pvt. Ltd.                |                |  |   |                   |  |   | 32,51,23,132   | 32,51,23,132         | 34,04,00,811         |
|     |  | Total   |                | 1,71,500   |   | 8,38,04,265       |  |   | 32,51,23,132   | 58,90,98,897         | 55,53,14,231         |
| 12  | Investments made and outstanding as at year end                  | Ansal Urban Condominiums Pvt. Ltd.                |                |  |   |                   |  |   | 1,17,290       | 1,17,290             | 1,17,290             |
|     |  | Total   |                |  |   |                   |  |   | 1,17,290       | 1,17,290             | 1,17,290             |
| 13  | Corporate Guarantees given and amount outstanding as at year end | Ansal Urban Condominiums Pvt. Ltd.                |                |  |   |                   |  |   | 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       |



**34. Contingent Liabilities and commitment.**

| Sl.      | Description   | 2022-23           | 2021-22           |
|----------|---|-------------------|-------------------|
|          |   | (Amount in Lakhs) | (Amount in Lakhs) |
| <b>I</b> | <b>Contingent Liabilities shall be classified as:</b>                               |                   |                   |
| a.       | <b>Claims against the company not acknowledged as debt</b>                          | 21,883.61         | 21,883.61         |
| b.       | <b>Guarantees excluding financial guarantees</b>                                    |                   |                   |
|          | Outstanding amount of Guarantees given by the Company:                              | 10,000.00         | 10,000.00         |
|          | - To Bank   |                   |                   |
| c.       | <b>Service Tax / Sales Tax Demand disputed by the Company</b>                       | 631.71            | 712.38            |
| d.       | <b>Other Money for which the company is contingently liable against legal cases</b> | 9.83              | 20.55             |
|          | <b>Total</b>  | <b>32,616.54</b>  | <b>32,616.54</b>  |

- 1) Cases under section 32 of UPVAT Act 2008 pending before 1st Appeal with Addl. Comm. Grade-II Appeal Mrt regarding demand for assessment year 2008-09, amounting to Rs. 181.22 lakhs for which stay of Rs. 163.18 Lakh has been obtained.
- 2) Cases under UPVAT Act 2008 for Assessment years 2010-11 & 2011-12 amounting Rs. 24.67 lakhs are pending before in D.C.(A) -4.
- 3) Case under UPVAT Act 2008 for assessment year 2013-14 is pending before Addl. Comm. Grade-II Appeal where the amount of demand is Rs. 9.90 lakhs.
- 4) Case under UPVAT Act 2008 for assessment year 2015-16 is pending before Addl. Comm. Grade-II Appeal where the amount of demand is Rs. 16.88 lakhs.
- 5) Cases under section 32 of UPVAT Act 2008 pending before D.C.(A) -4 regarding demand for assessment years 2016-17 and 2017-18, amounting to Rs. 399.04 lakhs.
- 6) Demand of Rs. 9.83 lakh raised by GST department regarding Financial year 2018-2019.
- 7) 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.
- 8) The claim against the company includes:
  - a) Rs. 20,000 lakhs liability against the Company arising out of Award in the matter of arbitration with Landmark Group. Refer Note No 40.
  - b) Rs. 80.06 lakh liability against company arising RC issued by MDA against Sec-3 Balance work in Meerut.





c) Rs. 1641.55 Lakhs liability against Company arising out for additional surcharge against allotted residential land under Ved Vyas Scheme in Meerut-by-Meerut Development Authority (MDA).

d) Rs.162 Lakhs liability against company arising against RC issued by Labour Cess Department, Uttar Pradesh.

### 35. Income tax expenses

(Amt.in INR Lakhs)

| Particulars  | March 31, 2023 | March 31, 2022 |
|--|----------------|----------------|
| <b>(a) Income tax expense</b>                                      |                |                |
| Current tax  | -              | -              |
| Deferred tax   | 728.00         | (96.30)        |
| Current tax iVAAT adjustment for earlier year                      | -              | -              |
| Income tax adjustment for earlier year                             | -              | -              |
| <b>Total Tax Expenses</b>  | <b>728.00</b>  | <b>(96.30)</b> |
| <b>(b) Reconciliation of tax expense and the accounting profit</b> |                |                |
| <b>Net Profit before tax</b>                                       | 2,167.22       | (2,164.49)     |
| Computed tax   | -              | -              |
| Increase/(reduction) in taxes on account of:                       | -              | -              |
| Income tax adjustment from earlier year                            | -              | -              |
| 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                          | 728.00         | (96.30)        |
| <b>Total tax expense</b>   | <b>728.00</b>  | <b>(96.30)</b> |

### 36. Employee Benefits

#### A Defined contribution plans

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

| Particulars   | For the year ended<br>March, 31,2023 | For the year ended<br>March, 31,2022 |
|---|--------------------------------------|--------------------------------------|
| Company's Contribution to provident fund.           | 2.52                                 | 4.28                                 |
| Company's Contribution to employee state insurance. | 0.19                                 | 0.18                                 |

#### 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 completed year of service. Gratuity is payable to all eligible employees of the Company on retirement, separation, 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                               | (Amt.in INR Lakhs)                   |                                      |
|---|--------------------------------------|--------------------------------------|
|   | For the year ended<br>March, 31,2023 | For the year ended<br>March, 31,2022 |
| Defined Benefit liability- Gratuity       | 9.19                                 | 18.60                                |
| <b>Total Employee benefit liabilities</b> | <b>9.19</b>                          | <b>18.60</b>                         |
| Non-Current                               | 9.03                                 | 18.27                                |
| Current                                   | 0.16                                 | 0.32                                 |

**(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   | (Amt.in INR Lakhs)                  |                                     |
|---|-------------------------------------|-------------------------------------|
|   | For the year ended<br>March 31,2023 | For the year ended<br>March 31,2022 |
| Present value of obligation as at the beginning of the period | 18.60                               | 14.36                               |
| Interest Cost   | 1.34                                | 0.98                                |
| Service Cost  | 1.13                                | 2.02                                |
| Benefits Paid   | (6.30)                              | -                                   |
| Total Actuarial (Gain)/Loss on Obligation                     | (5.56)                              | 1.23                                |
| Present value of obligation as at the End of the period       | <b>9.19</b>                         | <b>18.60</b>                        |

**ii) Expense recognized in profit and loss.**

| Particulars                                | (Amt.in INR Lakhs)                  |                                     |
|--|-------------------------------------|-------------------------------------|
|  | For the year ended<br>March 31,2023 | For the year ended<br>March 31,2022 |
| Total Service Cost                         | 1.13                                | 2.03                                |
| Net Interest Cost                          | 0.98                                | 0.66                                |
| Expense recognized in the Income Statement | <b>2.12</b>                         | <b>2.69</b>                         |

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

| Particulars   | (Amt.in INR Lakhs)                  |                                     |
|---|-------------------------------------|-------------------------------------|
|   | For the year ended<br>March 31,2023 | For the year ended<br>March 31,2022 |
| Actuarial (Gain)/ Loss on defined benefit obligation. | (5.56)                              | 1.23                                |
|   | <b>(5.56)</b>                       | <b>1.23</b>                         |



**iv) Actuarial assumptions**

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

| Particulars  | 31/03/2023             | 31/03/2022             |
|--|------------------------|------------------------|
| i) Discounting Rate  | 7.38                   | 7.18                   |
| ii) Future salary Increase                                   | 7.00                   | 7.00                   |
| i) Retirement Age (Years)                                    | 60                     | 60                     |
| ii) Mortality rates inclusive of provision for disability ** | 100% of IALM (2012-14) | 100% of IALM (2012-14) |
| 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, 2023, the weighted average duration of the defined-benefit obligation was 16.45 years (March 31, 2022: 15.02 years).

Expected contributions to post-employment benefit plans for the year ending March 31 2023, are Rs. **3,10,235**.

**v) Sensitivity analysis**

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

(Amt.in INR Lakhs)

| a) Impact of the change in discount rate   |  |              |
|--|--|--------------|
|  | Present Value of Obligation at the end of the period | <b>9.19</b>  |
| a)   | Impact due to increase of 0.50%                      | (0.37)       |
| b)   | Impact due to decrease of 0.50 %                     | 0.40         |
| b) Impact of the change in salary increase |  |              |
|  | Present Value of Obligation at the end of the period | <b>18.61</b> |
| a)   | Impact due to increase of 0.50%                      | 0.40         |
| b)   | Impact due to decrease of 0.50 %                     | (0.38)       |

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  | 31/03/2023  | 31/03/2022  |
|--|-------------|-------------|
| Fair value of plan assets at the beginning of the period | 4.88        | 6.33        |
| Difference in opening                                    | --          | (1.76)      |
| Actual return on plan assets                             | 0.33        | 0.31        |
| Less- FMC Charges  | --          | --          |
| Employer contribution                                    | --          | --          |
| Benefits paid  | --          | --          |
| Fair value of plan assets at the end of the period       | <b>5.21</b> | <b>4.88</b> |



**37. Earnings per share**

| S. No. | Description   | (Amt.in INR Lakhs) |           |
|--------|---|--------------------|-----------|
|        |   | 2022-23            | 2021-22   |
| 1.     | Profit/(Loss) for the year  | 1439.23            | (2068.19) |
| 2.     | Weighted average number of equity share 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)   | 177.68             | (255.33)  |

38. As per settlement agreement dated 30th March, 2023, between Ansal Hi-Tech Township Limited and Ansal Properties & Infrastructure Limited, As per the management assessment, out of the balance outstanding of Ansal Hi-Tech Township Limited of Rs.784.83 Lakhs has been transferred to Ansal Properties & Infrastructure Limited .
39. An amount of Rs. 6,155 Lakhs 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.,
40. During the quarter ended 30<sup>th</sup> 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. 5578 Lakhs along with interest amounting to Rs. 10508 Lakhs. Petition filed by Ansal Group has been disposed of by Hon'ble High Court vide order dt. 5<sup>th</sup> January 2022 with direction to deposit with the Registry of the Court an amount of Rs, 20000 Lakhs (Rs. 3099.91 Lakh earlier deposited with the Hon'ble Court, released to Landmark Group through Order dated 08.08.2023). No provision has been made in the books of accounts for the balance amount. However, the Company has disclosed the same as Contingent Liability. Next course of action is still pending.
41. 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.





42. Following legal cases are pending against the Company:

**Litigations pending against the Company:**

**Cases pending at RERA:**

| S.No | Client Name                        | RERA Complaint No.             | Relief / Sought for  |
|------|------------------------------------|--------------------------------|--|
| 1    | Manoj Kumar Choudhary              | NCR169/03/90550/2022           | Complainant is seeking refund of deposited amount along with interest. |
| 2    | NEHA KATYAL                        | NCR145/03/91127/2022           | Complainant is seeking refund of deposited amount along with interest. |
| 3    | Ramakant                           | NCR145/04/89531/2022           | Complainant is seeking refund of deposited amount along with interest. |
| 4    | Kamal Singh                        | NCR145/02/90359/2022           | Complainant is seeking refund of deposited amount along with interest. |
| 5    | SANJEEV KUMAR                      | NCR169/03/92197/2022           | Complainant is seeking refund of deposited amount along with interest. |
| 6    | kamlesh gupta                      | NCR145/04/92348/2022           | Complainant is seeking refund of deposited amount along with interest. |
| 7    | Shashank Chandra                   | Sect-39/1/NCR145/01/67620/2021 | Complainant is seeking refund of deposited amount along with interest. |
| 8    | Cherry Goswami                     | NCR145/08/94255/2022           | Complainant is seeking refund of deposited amount along with interest. |
| 9    | Navneet kumar rai                  | NCR145/08/98914/2022           | Complainant is seeking refund of deposited amount along with interest. |
| 10   | YOGENDRA SINGH                     | NCR145/12/66327/2020           | Complainant is seeking refund of deposited amount along with interest. |
| 11   | GEETA MISHRA                       | NCR169/01/104052/2023          | Complainant is seeking refund of deposited amount along with interest. |
| 12   | Arvind Gupta                       | NCR145/01/104247/2023          | Complainant is seeking refund of deposited amount along with interest. |
| 13   | Praveen Kumar urf Praveen bhardwaj | NCR145/05/108834/2023          | Complainant is seeking refund of deposited amount along with interest. |
| 14   | Praveen Kumar urf Praveen bhardwaj | NCR145/05/108976/2023          | Complainant is seeking refund of deposited amount along with interest. |
| 15   | Sandeep Kumar                      | NCR145/05/109018/2023          | Complainant is seeking refund of deposited amount along with interest. |
| 16   | PRABHU NATH SINGH                  | NCR145/05/109296/2023          | Complainant is seeking refund of deposited amount along with interest. |

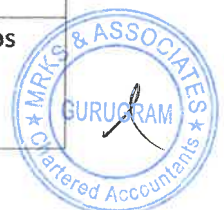


**Ansal Landmark Townships Private Limited**

Standalone Notes forming part of financial statement for the year ended March 31, 2023

**Cases Pending:-**

| S.no | Name of Court  | Case No.                                    | Case Title   |
|------|--|---|--|
| 1    | Commissions (Consumer Forum) - District Forum - New Delhi                        | CC 326 / 2018                               | Ranjana Gupta Vs. Ansal Landmark Township Pvt. Ltd.  |
| 2    | Commissions (Consumer Forum) - National Commission - NCDRC - New Delhi           | FA 1948 / 2018                              | Asha Gupta Vs. Ansal Landmark Township Pvt. Ltd.   |
| 3    | District Court - Delhi - New Delhi - District and Sessions Judge, New Delhi, PHC | CS/357/2021                                 | MANJIT SINGH KHATTA Vs ANSAL LANDMARK TOWNSHIPS PVT LTD  |
| 4    | Commissions (Consumer Forum) - State Commission - Delhi                          | EX / 75 / 2022 Bench No. 1                  | KK Gupta Vs. Ansal Landmark Township Ltd.  |
| 5    | Commissions (Consumer Forum) - State Commission - Delhi                          | CC 970 / 2019 Bench No. 3                   | Prem Kumar Vs. Ansal Landmark Township Pvt. Ltd. and Ansal Urban Condominiums Pvt. Ltd. and SFML |
| 6    | Commissions (Consumer Forum) - National Commission - NCDRC - New Delhi           | FA 102 / 2019                               | Ansal Landmark Township Pvt. Ltd. Vs. Taruna Bansal  |
| 7    | Commissions (Consumer Forum) - National Commission - NCDRC - New Delhi           | CC 205 / 2013                               | Amitesh Chandra Mishra Vs. Ansal Landmarks Township Ltd.   |
| 8    | Commissions (Consumer Forum) - State Commission - Delhi                          | EA 42 / 2020                                | Jainender Mohan Luthra Vs. Ansal Landmark Township Ltd.  |
| 9    | Commissions (Consumer Forum) - District Forum - New Delhi                        | EA/50/2022                                  | Pawan Tayal vs. Ansal Landmark Townships Pvt. Ltd.   |
| 10   | Commissions (Consumer Forum) - District Forum - New Delhi                        | EA/25/2023                                  | Tilak Ram vs. Ansal Landmark Township Pvt. Ltd.  |
| 11   | District Courts, Patiala House Courts, New Delhi                                 | Cr. Case 6818/2022 FIR/109/2019 Anita Gupta | State vs. Sushil Ansal & Ors.  |
| 12   | Commissions (Consumer Forum) - District Forum - Delhi - New Delhi                | CC 1158 / 2013                              | Subhash Chander vs. Ansal Landmark Townships Pvt. Ltd.   |



**Ansal Landmark Townships Private Limited**

Standalone Notes forming part of financial statement for the year ended March 31, 2023

|    |  |   |  |
|----|--|---|--|
| 13 | Commissions (Consumer Forum) - State Commission - Delhi                          | CC 169 / 2018                             | Anupam Nigam Vs. Ansal Landmark Township Ltd.                        |
| 14 | Commissions (Consumer Forum) - State Commission - Delhi                          | CC 463 / 2014 Bench No.2                  | Ms. Preeti Kaushik vs. Ansal Landmark Townships Pvt. Ltd.            |
| 15 | Commissions (Consumer Forum) - State Commission - Delhi                          | EA/2/2020 Bench No.1                      | Mona Bhandari Vs. Ansal Landmark Township Ltd.                       |
| 16 | Commissions (Consumer Forum) - State Commission - Delhi                          | EA 75 / 2021 in CC/681/2018 Bench No.2    | Sanjay Rohtagi & Anr. Vs. Ansal Landmark Township Pvt. Ltd.          |
| 17 | Commissions (Consumer Forum) - District Forum - New Delhi                        | CC 249 / 2019                             | Saleem Ahmed Vs. Ansal Landmark Township Pvt. Ltd.                   |
| 18 | Commissions (Consumer Forum) - District Forum - New Delhi                        | CC 248 / 2019                             | Sitara Shahin Vs. Ansal Landmark Townships Pvt. Ltd.                 |
| 19 | Commissions (Consumer Forum) - District Forum - New Delhi                        | CC/262/2021                               | Bishan Singh vs Ansal Landmark Township Pvt. Ltd.                    |
| 20 | District Court - Delhi - New Delhi - District and Sessions Judge, New Delhi, PHC | CS - CIVIL SUIT FOR DJ and ADJ 469 / 2018 | Pawan Security Services Vs. Ansal Landmark Townships Pvt. Ltd & Ors. |
| 21 | Commissions (Consumer Forum) - State Commission - Delhi                          | CC 1625 / 2018 Bench No. 2                | Nikhil Gupta Vs. Ansal Landmark Township Pvt. Ltd.                   |
| 22 | Commissions (Consumer Forum) - State Commission - Delhi                          | CC 1626 / 2018 Bench No. 2                | Neeti Gupta Vs. Ansal Landmark Township Pvt. Ltd.                    |
| 23 | Commissions (Consumer Forum) - State Commission - Delhi                          | CC 1533 / 2018 Bench No. 3                | Abhishek Jain Vs. Ansal Landmark Township Ltd.                       |
| 24 | District Courts, Patiala House Courts, New Delhi                                 | Ct. case 12893/2018                       | Sanjay Rohtagi vs. ALTPL   |



**Ansal Landmark Townships Private Limited**

Standalone Notes forming part of financial statement for the year ended March 31, 2023

|    |  |  |   |
|----|--|--|---|
| 25 | Commissions (Consumer Forum) - National Commission - NCDRC - New Delhi | FA 1514 / 2019                         | Amod Kumar Sharma Vs Ansal Landmark Township Pvt. Ltd.            |
| 26 | Commissions (Consumer Forum) - District Forum - New Delhi              | CC/262/2022                            | Smt. Raka Jain vs. Ansal Landmark Township Ltd.                   |
| 27 | Commissions (Consumer Forum) - State Commission - Delhi                | CC 1512 / 2018 Bench No. 3             | Bhagwati Devi Sharma Vs. Ansal Landmark Township Pvt. Ltd. & Ors. |
| 28 | Commissions (Consumer Forum) - State Commission - Delhi                | CC/1508/2017 Bench No.2                | Meghnad Mahtra Vs. Ansal Landmark                                 |
| 29 | Commissions (Consumer Forum) - State Commission - Delhi                | EA 64 / 2022 in CC/999/2017 Bench No.1 | Rajiv Kumar vs. Ansal Landmark Township Pvt. Ltd.                 |
| 30 | Commissions (Consumer Forum) - State Commission - Delhi                | FA-419/19 Bench No.2                   | Rajeev Srivastava Vs. Ansal Landmark Township Pvt. Ltd.           |
| 31 | Commissions (Consumer Forum) - State Commission - Delhi                | CC 255 / 2016 Bench No.2               | Mool Chand Garg vs. Ansal Landmark Townships Pvt. Ltd.            |
| 32 | Commissions (Consumer Forum) - State Commission - Delhi                | CC 770 / 2017                          | Shadab Pervez vs. Ansal Landmark Townships Pvt. Ltd.              |





### 43. 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  | White Marlin Buildcon Limited (Ansal SEZ)  | 90% Subsidiary of APIL   |
| 8  | Ansal Townships Infrastructure Ltd.  | 70.57% Subsidiary of APIL  |
| 9  | Blue Marlin Buildcon Limited (formally known as 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.   | 99 % Subsidiary of APIL (51% Shareholding of APIL and 28% Shareholding of Delhi Towers Ltd. and 20% Shareholding of Ansal Condominium Limited) |
| 11 | 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.    |
|    |  |  |

#### 3. Step Down Subsidiary Companies of Parent Company

| Sr.No | 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**

Standalone Notes forming part of financial statement for the year ended March 31, 2023

|    |                                |  |
|----|--------------------------------|--|
| 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.       | 70.57% of APIL (100% Subsidiary of Ansal Townships Infrastructure Limited) |
| 49 | Dreams Infracon Ltd.           | 70.57% of APIL (100% Subsidiary of Ansal Townships Infrastructure Limited) |
| 50 | Effulgent Realtors Ltd.        | 70.57% of APIL (100% Subsidiary of Ansal Townships Infrastructure Limited) |



**Ansal Landmark Townships Private Limited**

Standalone Notes forming part of financial statement for the year ended March 31, 2023

|    |                                |  |
|----|--------------------------------|--|
| 51 | Mangal Murthi Realtors Ltd.    | 70.57% 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. | 100% Subsidiary of Ansal Hi-tech Townships Ltd.                            |
| 57 | Komal Building Solutions Pvt.  | 100% Subsidiary of Ansal Hi-tech Townships Ltd.                            |
| 58 | H. G. Infrabuild Pvt. Ltd.     | 100% Subsidiary of Ansal Hi-tech Townships Ltd.                            |

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

| Sl. No. | Name of the Company  | Name of Director(s) as on date                                     |
|---------|--|--|
| 1.      | Amba Bhawani Properties Pvt. Ltd.  | 1. Mr. Sudhanshu Singh<br>2. Mr. Gaurav Seth                       |
| 2.      | Silver perch Buildcon Pvt. Ltd. (formally known as Ansal Housing & Estates Pvt. Ltd) | 1. Mr. Mandeep Hamal<br>2. Mr. Deepak                              |
| 3.      | Apna Ghar Properties Pvt. Ltd.   | 1. Mr. Sudhanshu Singh<br>2. Mr. Gaurav Seth                       |
| 4.      | Chiranjiv Investments Pvt. Ltd.  | 1. Mr. Sudhanshu Singh<br>2. Mr. Gaurav Seth                       |
| 5.      | Naurang Investment & Financial Services Pvt. Ltd.                                    | 1. Mr. Sudhanshu Singh<br>2. Mr. Gaurav Seth                       |
| 6.      | New Line Properties & Consultants Pvt. Ltd.  | 1. Mr. Sudhanshu Singh<br>2. Mr. Gaurav Seth                       |
| 7.      | Prime Maxi Promotion Service Pvt. Ltd.   | 1. Mr. Lokesh Tehlan<br>2. Mr. Gaurav Seth                         |
| 8.      | Sampark Hotels Pvt. Ltd.   | 1. Mr. Jitendra Kumar Singh<br>2. Mr. Sumit Bansal                 |
| 9.      | Satrunjaya Darshan Construction Co. Pvt. Ltd.  | 1. Mr. Jitendra Kumar Singh<br>2. Mr. Sumit Bansal                 |
| 10      | Delhi Towers & Estates Pvt. Ltd.   | 1. Mr. Sudhanshu Singh<br>2. Mr. Gaurav Seth                       |
| 11      | Sithir Housing & Constructions Pvt. Ltd.   | 1. Mr. Sudhanshu Singh<br>2. Mr. Gaurav Seth                       |
| 12      | Orchid Realtech Pvt. Ltd.  | 1. Mr. Sudhanshu Singh<br>2. Mr. Gaurav Seth                       |
| 13      | Sushil Ansal Foundation  | 1. Mr. Sushil Ansal<br>2. Mr. Pranav Ansal<br>3. Mr. Shushil Kumar |
| 14      | Kusumanjali Foundation   | 1. Mr. Sushil Ansal<br>2. Mrs. Kusum Ansal<br>3. Mr. Pranav Ansal  |
| 15      | The Palms Golf Club & Resort Pvt. Ltd.   | 1. Mr. Ranbir Singh<br>2. Mr. Nishant Kumar                        |





**Ansal Landmark Townships Private Limited**

Standalone Notes forming part of financial statement for the year ended March 31, 2023

|    |  |  |
|----|--|--|
|    |  | 3. Mr. Gaurav Seth                           |
| 16 | SFML Hi Tech Facilities Management Pvt. Ltd.   | 1. Mr. Sonu Kumar<br>2. Mr. Devendra Kumar   |
| 17 | Utsav Educare Services Private Limited         | 1. Mr. Anand Singh<br>2. Mr. Harsh Pal Singh |
| 18 | Fairmont Realty Co Private Limited             | 1. Mr. Anand Singh<br>2. Mr. Harsh Pal Singh |
| 19 | Anupam Theatres And Exhibitors Private Limited | 1. Mr. Sonu Kumar<br>2. Mr. Gaurav Seth      |

**5. 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. |

**6. 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. Ltd. |
| 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.           |

**7. Enterprises where Common Control exist, but as it is under CIRP. Hence not included.**

| SI | Name of the Company                              |
|----|--|
| 1  | Ansal Urban Condominiums Private Limited (AUCPL) |
| 2  | Ansal Lotus Melange Projects Pvt. Ltd. (ALMP)    |

These companies have been taken up to CIRP by Operational Creditors, and the holding company APIL has submitted claim of Rs. 806.58 lakhs in AUCPL and Rs. 284.06 Lakhs in ALMP.





**8. Key managerial personnel:**

| Sl | Name             | Designation |
|----|------------------|-------------|
| 1. | Mr. Ganesh Kumar | Director    |
| 2. | Mr. Ranbir Singh | Director    |

**9. Key managerial personnel of Parent Company and their relatives:**

| Sr. No.  | Name & Designation of Key Managerial Personnel                                 | Relationship       | Names of Relatives                         |
|----------|--|--------------------|--|
| 1.       | <b>Mr. Sushil Ansal , Chairman</b>   | 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. Archna Luthra<br>Mrs. Alpna Kirloskar |
|          |  | Daughter's Husband | Mr. Vipin Luthra<br>Mr. Rahul Kirloskar    |
|          |  | Brothers           | Mr. Deepak Ansal<br>Mr. Gopal Ansal        |
|          |  | Sisters            | Mrs. Indra Puri<br>Mrs. Meenakshi Verma    |
|          |  | 2.                 | <b>Mr. Pranav Ansai , Vice Chairman</b>    |
| Mother   | Dr (Mrs.) Kusum Ansal  |                    |  |
| Wife     | Mrs. Sheetal Ansal   |                    |  |
| Son      | Mr. Ayush Ansal  |                    |  |
| Daughter | Ms. Anuksha Ansai  |                    |  |
| Sisters  | Mrs. Archna Luthra<br>Mrs. Alpna Kirloskar                                     |                    |  |
| HUF      | Pranav Ansai & Son HUF   |                    |  |
| 3.       | <b>Mr. Dinesh Chander Gupta , CEO &amp; WTD</b>                                | Father             | Shri. Ramesh C. Gupta                      |
|          |  | Mother             | Smt. Manju Gupta                           |
|          |  | Wife               | Mrs. Ruchira Gupta                         |
|          |  | Son                | Mr. Aryaman Gupta                          |
|          |  | Sisters            | Ms. Nidhi Gupta                            |
| 4.       | <b>Mr. Anoop Sethi , CEO &amp; WTD (w.e.f. 11<sup>th</sup> February, 2022)</b> | Father             | Late Sh. Vinod Kumar Sethi                 |
|          |  | Mother             | Late: Smt. Manorama Sethi                  |
|          |  | Wife               | Mrs. Tulika Chandra Sethi                  |
|          |  | Son                | Mr. Nakul sethi                            |
|          |  | Daughter           | Mrs. Anushka SethiX                        |
|          |  | Brother            | Mr. Sandeep Sethi                          |
| 5.       | <b>Mr. Abdul Sami, Company Secretary</b>                                       | Father             | Mr. Abdul Aleem                            |
|          |  | Mother             | Mrs. Rana Nasreen                          |
|          |  | Wife               | Mrs. Hanan Fazl                            |
|          |  | Son                | Master Rayyan Sami<br>Master Shayaan Sami  |



|    |                                     |           |   |
|----|-------------------------------------|-----------|---|
|    |                                     | Brothers  | Mr. A.R. Faisal<br>Mr. Mohd. Suhail<br>Mr. Abdullah Aleem<br>Mr. Mohd. Tayyab |
|    |                                     | Sisters   | Mrs. Fauzia Iqbal<br>Mrs. Farah Khan  |
| 5. | <b>Mr. Prashant Kumar ,<br/>CFO</b> | Father    | Sh. Ram Prasad Kulshreshtha   |
|    |                                     | Mother    | -   |
|    |                                     | Wife      | Mrs. Jyotsna Kulshreshtha   |
|    |                                     | Son       | Master Siddharth Kulshreshtha   |
|    |                                     | Daughters | Ms. Aditi Kulshreshtha  |

**10. Non-executive and independent director of Parent Company:**

- a. Mr. Satish Chandra
- b. Smt. Jagain Chandra
- c. Mr. Kulamani Biswal

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

**44. Auditor remuneration**

| Sr. No. | Description    | 2022-23<br>Amt. in INR<br>Lakhs Rs. | 2021-22<br>Amt. in INR<br>Lakhs Rs. |
|---------|----------------|-------------------------------------|-------------------------------------|
| 1.      | Audit Fee      | 0.30                                | 0.30                                |
|         | Tax Audit Fee  | 0.35                                | 0.35                                |
|         | Limited Review | 1.20                                | 1.20                                |
| 2.      | Other          | -                                   | -                                   |
|         | <b>Total</b>   | <b>1.85</b>                         | <b>1.85</b>                         |



45. Pursuant to taxation law (Amendment) ordinance 2019('Ordinance') issued by Ministry of Law & Justice (Legislative Department) on 20 September 2019, which is effective from 01<sup>st</sup> April 2019, domestic companies have the option to pay corporate Income tax @ 22% Plus applicable surcharge and cess subject to certain conditions. The company made an assessment of the impact of the option given under ordinance and decided to exercise lower tax option u/s 115BAA from the financial year 2019-20.
46. The Company has not made any default in repayments of dues to Debenture Holders for the financial year ending on 31<sup>st</sup> March 2023. Details 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   | 183 |                  |
| <b>Debentures</b>                     |                         |                 |              |              |              |                  |     |                  |
| <b>Against principal Amount</b>       |                         |                 |              |              |              |                  |     |                  |
| ICICI Prudential Venture Capital Fund | March 31, 2023          | -               | -            | -            | -            | -                |     | -                |
|                                       | <i>(March 31, 2022)</i> | -               | -            | -            | -            | <i>(1929.54)</i> |     | <i>(1929.54)</i> |

Figures in brackets/ italics indicate previous year figures.

\* The Debentures holder ICICI Prudential Venture Capital Fund Real Estate (IPVCF) of Ansal Landmark Townships Private Limited has been settled and paid during the year and NOC has been received.

47. 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.
48. 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.
49. **Post Reporting Events:**
- No adjusting or significant non-adjusting events have occurred between the reporting date and the date of authorization.
50. The management and authorities have the power to amend the Financial Statements in accordance with Section 130 and 131 of The Companies Act, 2013.
51. There are no dues to Micro and small enterprises as per MSMED Act 2006 to the extent of information available to the company.
52. Previous year figures have been regrouped / rearranged wherever considered necessary, to make them comparable with current year's figure.



**Ansal Landmark Townships Private Limited**

**Standalone Notes forming part of financial statement for the year ended March 31, 2023**

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**For MRKS And Associates  
Chartered Accountants  
FRN No.: 023711N**



**Saurabh Kuchhal  
Partner  
Membership number: 512362  
UDIN: 22512362AJPGYB4980s**

**Date: 24/08/2023  
Place: New Delhi**

**For and on behalf of the Board**

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

**(Ranbir)  
Director  
(DIN NO. 08608367)**