

RAJESH RADHEY & ASSOCIATES
CHARTERED ACCOUNTANTS

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INDEPENDENT AUDITOR'S REPORT

To,

The **DELHI TOWERS LIMITED**

Report on the Audit of The IND AS Financial Statements

Opinion

We have audited the accompanying IND AS financial statements of **DELHI TOWERS LIMITED** ("the Company") which comprise the Balance Sheet as at 31st March, 2021, the Statement of Profit and Loss (Including the statement of Other comprehensive Income), and statement of Cash Flow Statement and the statements of changes in Equity for the year then ended, and notes to the financial statements including summary of significant Accounting policies and other explanatory information (herein referred to as "the Ind AS Financial statements") p.

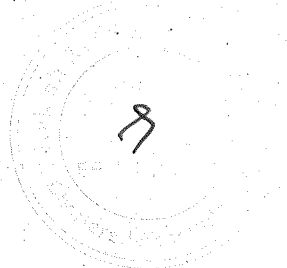
In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS Financial statements give the information required by the Companies Act 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting Principles generally accepted in India, of the state of affairs of the Company as at 31st March 2021, and its Loss including other comprehensive income, changes in equity and its cash flows and for the year ended on that date.

Basis for Opinion

We conducted our Audit of the Ind AS Financial statements in accordance with the Standard on Auditing (SAs) as specified under section 143(10) of the Act. Our responsibilities under those standards are further described in the 'Auditor Responsibilities for the Audit of the Ind AS Financial statements' sections of our report. We are independent of the company in accordance with the "Code of Ethics" issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our Audit of the financial statements under the provision of the act and the rules there under, and we have fulfilled our 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 Ind AS Financial Statements.

Emphasis of Matter

We draw attention to Note No. 25 (O) of the financial statement, which describes the effect of COVID-19 on the business activities of the company. Our opinion is not modified in respect of this matter.



Key Audit Matters

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

Information Other than Ind AS Financial statements and Auditor's Report Thereon

The company Board of Directors is responsible for the other information. The other information comprises the information included in the management Discussion and Analysis, Board's Report including Annexures to Board's Report, Business Responsibilities Report, Corporate Responsibilities Report .

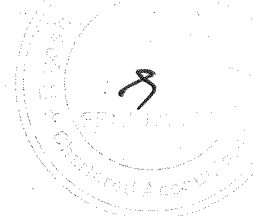
Our opinion on the Ind AS Financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the 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. If, based on the work we have performed , we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Management's Responsibility for the Ind AS Financial Statements

The company's Board of Director is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, (changes in equity) and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards(Ind AS) specified under section 133 of the Act, read with the Companies (Indian Accounting Standards)Rules, 2015,amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the company and for preventing and detecting frauds and other irregularities; selection and application of appropriate Accounting Policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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



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

Auditor's Responsibility for the audit of the Ind AS Financial statements

Our responsibility is to obtain reasonable assurance about whether the Ind AS financial statements as a whole are free from material statements, whether due to fraud and error, and to issue an auditor's report that include 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 Ind AS Financial statements.

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

- Identify and assess the risks of material misstatements of the Ind AS Financial statements, whether due to fraud or error, design and perform audit procedure 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, frogery, intentional omissions, misrepresentations, or for 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 the management.
- Conclude on the appropriateness of management's use of 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 in adequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our audit 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 Ind AS financial statements, including the Disclosures, and whether the Ind AS financial statements represents 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 findings, including any significant deficiencies in internal control that we identify during our Audit.

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

Report on Other Legal and Regulatory Requirements

As required by the Companies (Auditor's Report) Order, 2016 ("the order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the Annexure "1" a statement on the matters specified in the paragraph 3 and 4 of the Order, to the extent applicable.

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 accounts 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, 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 accounts.
- (d) In our opinion, the aforesaid Ind AS financial statements comply with the Indian accounting standard specified u/s 133 of the act, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended.
- (e) On the basis of the written representation received from the directors as on 31st March, 2021 taken on record by the Board of Directors, none of the director is Disqualified as on 31st March, 2021 from being appointed as the director in terms of sub section (2) of section 164 of the Companies Act.
- (f) With respect to the adequacy of Internal Financial Controls over Financial Reporting of the Company and the operating effectiveness of such controls, refer to our report in Annexure-2.
- (g) With respect to other matters to be included in the Auditors Report in accordance with the requirements of section 197(16) of the Act, as amended:

According to the information and explanation given to us, the company has not paid/ provided for any managerial remuneration during the year.



(h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

(i). The Company does not have any pending litigations which would impact its financial position.

(ii). The Company does not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

(iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

**For Rajesh Radhey & Associates,
Chartered Accountants
(Firm Reg. No.: 0500157C)**

Date: 15/06/2021
Place: New Delhi



**CA Rajesh Gupta
Proprietor
M.No. 094205**

DELHI TOWERS LIMITED

Annexure A to the Auditors' Report

Referred to in paragraph 3 & 4 of our report of even date.

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

(b) The Company has a phased program of physical verification of its fixed assets which, in our opinion, is reasonable having regard to the size of the Company and the nature of its assets. All the fixed assets identified during the year for verification have been physically verified by the management and no material discrepancies were noticed on the assets verified during the year to the extent of verification carried out.

(c) The Company has not owned immovable property; therefore the above clause is not applicable.

2) (a) As explained to us, physically verification of inventory followed by the management are, in our opinion, on reasonable intervals in respect of building materials, stores & spares. In our opinion, the frequency of such verification is reasonable.

(b) The procedures for the physically verification of inventory followed by the management are, in our opinion, reasonable and adequate in relation to the size of the Company and nature of its business.

(c) In our opinion, the company is maintained proper records of inventory. The discrepancies noticed on physical verification of inventory as compared to book records were not material and have been properly dealt with in the books of account.

3) As per the information and explanation provided to us, the company has not granted any loans, secured or unsecured, to companies, firms and limited liability partnership or other parties covered in the Register required to be maintained under Section 189 of the Companies Act, 2013.

Accordingly, sub clause (a), (b) and (c) are not applicable.

4) In our opinion and according to the information and explanations given to us, the company has complied with the provisions of 186 of the Companies Act, 2013 in respect of loan given during the year. The company has not given any loan during the year which are covered under the provisions of section 185 of the Companies Act, 2013. In our opinion and according to the information and explanation given to us, the company has not made any investment or given the guarantee or security which is covered under provisions of section 185 and 186 of the companies Act, 2013.



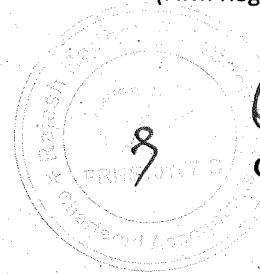
- 5) In our opinion and on the basis of the information and explanation given by the management to us, the directives issued by the Reserve Bank of India and the provisions of sections 73 to 76 or any other relevant provisions of the Companies Act order is not applicable to the company, as the company has not accepted any deposits from the public.
- 6) We have reviewed the cost records maintained by the Company pursuant to the Companies (Cost Records and Audit) Rules, 2014 prescribed by the Central Government under section 148(1) of the Companies Act, 2013, and are of the opinion that, *prima facie*, the prescribed accounts and cost records have been maintained. We have, however, not made a detailed examination of the cost record with a view to determine whether they are accurate or complete.
- 7) a) According to the record of the Company, the Company has been generally regular in depositing undisputed statutory dues including provident fund, income tax, sales tax, service tax, goods and service tax and any other statutory dues with the appropriate authorities. There were no errors of undisputed statutory dues as at 31st March, 2021, which were outstanding for a period of more than six months from the date they become payable. We are informed that there is no toward duty of customs, duty of excise and cess for the year under audit. 31st March, 2021.

b) According to the information and explanations given to us, there are no disputed dues in respect of provident fund, employees state insurance, income tax, sales tax, service tax, duty of custom, duty of excise, value added tax, goods and service tax and cess which have remained unpaid as on 31st March, 2021.
- 8) The Company has not defaulted in repayment of loans or borrowing to a financial institution and bank. Accordingly, paragraph 3[vii] of the order is not applicable to the company.
- 9) Company did not raise any money by way of initial public offer or further public offer (including debt instruments) during the year nor it has raised money by way of term loans. Accordingly, paragraph 3[ix] of the order is not applicable to the company.
- 10) To the best of our knowledge and belief and according to the information and explanation given to us, no fraud, on or by the company, has been noticed or reported during the year.
- 11) According to the information and explanation given to us and based on the examination of the records of the Company, the company has not paid/provided for managerial remuneration during the year. Accordingly, paragraph 3[xi] of the order is not applicable to the company.
- 12) In our opinion and according to the information and explanation given to us, the company is not a nidhi company. Accordingly, paragraph 3[xii] of the order is not applicable to the company.
- 13) The Company has been disclosed all transactions with the related parties in compliance with section 177 and 188 of the Companies Act 2013, and required by the applicable accounting standards.



- 14) In our opinion and according to the information and explanation given to us, the company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, provisions of paragraph 3[xiv] of the order are not applicable to the company.
- 15) In our opinion the company has not entered into any non-cash transactions with directors or persons connected with him and hence provisions of section 192 of Companies Act, 2013 need not to be complied.
- 16) According to the information and explanation given to us the company is not required to be registered under Act, 1934.section 45-IA of the Reserve Bank of India

**For Rajesh Radhey & Associates,
Chartered Accountants
(Firm Reg. No.: 0500157C)**



[Handwritten Signature]

**CA Rajesh Gupta
Proprietor
M.No. 094205**

Date: 15/06/2021
Place: New Delhi

“Annexure B” to the Independent Auditor’s Report of even date on the Standalone Financial Statements of DELHI TOWERS LIMITED

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

We have audited the internal financial controls over financial reporting of **DELHI TOWERS LIMITED** (“the Company”) as of March 31,2021 in conjunction with our audit of the standalone financial statements of the Company for the year ended of 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 the assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors’ Responsibility

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

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating



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

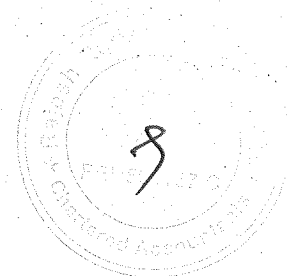
We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

Meaning of Internal Financial Controls Over Financial Reporting

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

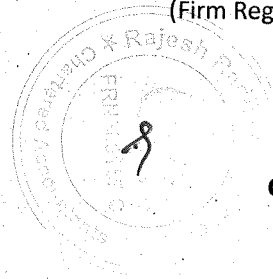
Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of and evaluation of the internal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



Opinion

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

**For Rajesh Radhey & Associates,
Chartered Accountants
(Firm Reg. No.: 0500157C)**



A handwritten signature in black ink, appearing to read "Rajesh Gupta".

**CA Rajesh Gupta
Proprietor
M.No. 094205**

Date: 15/06/2021
Place: New Delhi

Delhi Towers Limited
CIN - U45101DL1972PLC006109
STANDALONE BALANCE SHEET AS AT 31.03.2021

Particulars	Note No.	As at 31.03.2021	As at 31.03.2020
		in lakhs	in lakhs
ASSETS			
(1) Non - current assets			
(a) Property, plant and equipment	1	1,479.56	1,479.56
(b) Right to Use of Assets	2	4.22	7.39
(c) Investment Property	3	-	-
(d) Financial assets			
(a) Investments	4	11,721.53	11,721.53
(b) Others	5	500.00	500.00
(e) Other non - current assets	6	9,380.01	9,180.45
		<u>23,085.32</u>	<u>22,888.93</u>
(2) Current assets			
(a) Inventories	7	555.41	555.41
(b) Financial assets			
(i) Cash and cash equivalents	8	176.83	47.78
(ii) Others	5	1,320.00	1,320.00
(c) Current tax assets (net)	9	60.84	60.84
(d) Other current assets	6	-	-
		<u>2,113.08</u>	<u>1,984.03</u>
Total assets		<u>25,198.40</u>	<u>24,872.96</u>
EQUITY AND LIABILITIES			
EQUITY			
(a) Equity share capital	10	5.00	5.00
(b) Other equity	11	825.17	834.00
		<u>830.17</u>	<u>839.00</u>
LIABILITIES			
(1) Non - current liabilities			
(a) Financial liabilities			
(i) Lease Liabilities	12	1.18	4.24
(ii) Other financial liabilities	13	-	-
(b) Deferred tax liabilities (net)	14	1,381.80	1,381.80
(c) Other non-current liabilities	15	2,106.99	2,106.99
		<u>3,489.97</u>	<u>3,493.03</u>
(2) Current liabilities			
(a) Financial liabilities			
(i) Lease Liabilities	12	3.33	3.31
(ii) Other financial liabilities	13	75.59	71.23
(b) Other current liabilities	15	20,799.34	20,466.39
		<u>20,878.26</u>	<u>20,540.93</u>
Total Equity & Liabilities		<u>25,198.40</u>	<u>24,872.96</u>

Significant accounting policies & Notes to Accounts 22 to 30

As per our report of even date is attached

For RAJESH RADHEY & ASSOCIATES

Chartered Accountants

FRN 0500157C

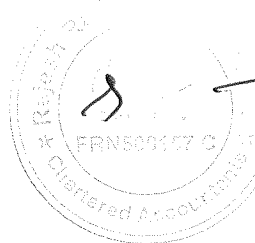
(CA. RAJESH GUPTA)

Prop.

Membership No. 094205

Place: New Delhi

Date: 15-06-21



Sumit Bansal
Director
DIN 07415139

Ranbir Singh
Director
DIN 08526798

Delhi Towers Limited
CIN - U45101DL1972PLC006109
STANDALONE STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31.03.2021

Particulars	Note No.	Year ended 31.03.2021 in lakhs	Year ended 31.03.2020 in lakhs
I Revenue from operations	16	-	5.41
II Other income	17	-	45.05
III Total income (I + II)		-	50.46
IV Expenses			
Finance costs	18	0.04	1.99
Depreciation and amortization expenses	19	3.17	2.11
Other expenses	20	5.62	108.51
Total expenses		8.83	112.61
V Profit / (loss) before exceptional items and tax (I - IV)		-8.83	-62.15
VI Exceptional items		-	-
VII Profit / (loss) before tax (V - VI)		-8.83	-62.15
VIII Tax expense			
(1) Current tax	21	-	-
For Earlier Years	21	-	-
(2) Deferred tax	21	-	-
		0.00	0.00
IX Profit / (loss) for the period (IX + XII)		-8.83	-62.15
X Other comprehensive income			
A (i) Items that will not be reclassified to profit or loss	22	0.00	0.57
(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		-	-
		0.00	0.57
XI Total comprehensive income for the period (XIII + XIV)		-8.83	-61.58
XII Earnings per equity share (for continuing operations)			
(1) Basic	23	-176.68	-1,243.02
(2) Diluted	23	-176.68	-1,243.02

Significant accounting policies & Notes to Accounts 22 to 30

As per our report of even date attached

For RAJESH RADHEY & ASSOCIATES

Chartered Accountants

FRN 0500157C

(CA. RAJESH GUPTA)

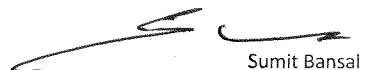
Prop.

Membership No. 094205

Place: New Delhi

Date: 15-06-21




Sumit Bansal
Director
DIN 07415139


Ranbir Singh
Director
DIN 08526798

Delhi Towers Limited
CIN - U45101DL1972PLC006109
CASH FLOW STATEMENT FOR THE YEAR ENDED 31.03.2021

Figure In Lacs (INR)

Particulars	Note No.	Year ended	Year ended
		31.03.2021	31.03.2020
		₹	₹
Cash Flow for Operating Activities			
Profit before tax from continuing operations		(8.83)	(62.15)
Profit (loss) before tax from discontinued operations		-	-
Profit before tax		(8.83)	(62.15)
<i>Adjustments to reconcile profit before tax to net cash flows</i>			
Depreciation - Intangible Asset, Property, plant & equipment		3.17	2.11
Rent paid (IND AS 116)		(3.17)	(2.11)
Lease Liability IND AS 116 adjustment		0.12	0.11
Finance costs		0.04	1.99
Lease / Finance Income on Security Deposit		-	(45.05)
(Profit) / Loss on sale of shares		-	-
Other comprehensive income		-	-
Profit on sale of Asset		-	-
Operating Profit before Working Capital Changes		(8.67)	(105.10)
<i>Working capital adjustments</i>			
Decrease/ (Increase) in inventories		-	-
Decrease/ (Increase) in Other Assets , current tax assets		-	-
Decrease/ (Increase) in Other Financial Assets		0.00	(45.05)
Decrease/ (Increase) in Other Non Current Assets		(199.56)	230.02
Increase/ (decrease) in Other Financial Liabilities		4.36	(33.74)
Increase/ (decrease) in Other Liabilities		332.95	(43.16)
Cash generated from operations		129.08	2.97
Income - tax paid		-	-
Net cash flows from (used in) operating activities (A)		129.08	2.97
Cash Flow from Investing Activities			
Sale of Investment Property		-	-
Purchase / Sale of Investment		-	0.57
Lease / Finance Income on Security Deposit		-	45.05
Net cash flows from (used in) investing activities (B)		-	45.62
Cash Flow from Financing Activities			
Finance costs		(0.04)	(1.99)
Net cash flows from (used in) financing activities (C)		(0.04)	(1.99)
Net increase (decrease) in cash and cash equivalents (A+B+C)		129.04	46.60
Cash and cash equivalents at the beginning of the year		47.78	1.18
Cash and cash equivalents at year end		176.83	47.78

Notes

1 There is no restricted cash balance as at 31/03/2021 & 31/03/2020

2 Cash & Cash equivalents includes

Balances with banks
- in Current Accounts
Cash on hand

Current Year	(Rs. In Lacs)	
	Current Year	Previous Year
176.83	176.83	47.78
-	-	-
176.83	176.83	47.78

As per our report of even date attached

For RAJESH RADHEY & ASSOCIATES

Chartered Accountants

FRN 0500157C

(CA. RAJESH GUPTA)

Prop.

Membership No. 094205

Place: New Delhi

Date: 15-06-21



Sumit Bansal
Director
DIN 07415139

Ranbir Singh
Director
DIN 08526798

Delhi Towers Limited
 CIN - U45101DL1972PLC006109
 NOTES TO THE FINANCIAL STATEMENTS AS AT 31.03.2021

1. Property, plant & equipment

Particulars	As at 31.03.2021 in lakhs	As at 31.03.2020 in lakhs
Gross Block (at cost or revalued amount)		
As at 01.04.2019	1,479.56	1,479.56
Additions	-	-
Disposals	-	-
As at 31.03.2021	<u>1,479.56</u>	<u>1,479.56</u>
Depreciation		
As at 01.04.2019	-	-
Charge for the year	-	-
Disposals	-	-
As at 31.03.2021	<u>-</u>	<u>-</u>
Total	<u>1,479.56</u>	<u>1,479.56</u>

2. Right to use of Assets

Particulars	As at 31.03.2021 in lakhs	As at 31.03.2020 in lakhs
Right to use of Assets (at cost less accumulated Depreciation)		
As at 01.04.2020	9.50	-
Additions	-	9.50
Disposals	-	-
As at 31.03.2021	<u>9.50</u>	<u>9.50</u>
Depreciation		
As at 01.04.2020	2.11	-
Charge for the year	3.17	2.11
Disposals	-	-
As at 31.03.2021	<u>5.28</u>	<u>2.11</u>
Total	<u>4.22</u>	<u>7.39</u>

3. Investment Property

Particulars	As at 31.03.2021 in lakhs	As at 31.03.2020 in lakhs
Investment Property (at cost less accumulated Depreciation)		
As at 01.04.2019	-	-
Additions	-	-
Disposals	-	-
As at 31.03.2021	<u>-</u>	<u>-</u>
Depreciation		
As at 01.04.2019	-	-
Charge for the year	-	-
Disposals	-	-
As at 31.03.2021	<u>-</u>	<u>-</u>
Total	<u>-</u>	<u>-</u>



Delhi Towers Limited
CIN - U45101DL1972PLC006109
NOTES TO THE FINANCIAL STATEMENTS AS AT 31.03.2021

4. Investments

Particulars	Non - current	Current	Non - current	Current
	As at 31.03.2021 in lakhs	As at 31.03.2021 in lakhs	As at 31.03.2020 in lakhs	As at 31.03.2020 in lakhs
A SHARES IN COMPANIES				
Equity Shares - Unquoted				
Trade				
i. Singa Real Estates Ltd.	7.10	-	7.10	-
ii. Ansal Housing & Estates Pvt Ltd	10.81	-	10.81	-
iii. Time Square Mega City Projects P. Ltd.	0.00	-	0.00	-
iv. Ansal Hi-Tech Townships Limited.	11637.28	-	11637.28	-
v. Ansal Land Mark Townships Private Ltd.	60.84	-	60.84	-
vi. Ansal Colours Engineering Sez Ltd.	0.00	-	0.00	-
Other Than Trade				
i. Swede (India) Teletronics Ltd.	0.00	-	0.00	-
ii. Pentagon Screw & Fastners Ltd	0.00	-	0.00	-
iii. Televista Electronics Ltd.	0.00	-	0.00	-
B SHARES IN SUBSIDIARY COMPANIES				
a. Equity Shares - Unquoted				
vii. Ansal Condominium Limited	5.00	-	5.00	-
viii. Caliber Properties Private Limited	0.50	-	0.50	-
b. Others - Unquoted	-	-	-	-
C OTHER INVESTMENT				
A IN THE CAPITAL OF PARTNERSHIP FIRM				
Ansal Industrial & Financial Corporation	0.00	-	0.00	-
Total	11,721.53	-	11,721.53	-
	11,721.53	-	11,721.53	-

4.1. Additional information as per Schedule III

Aggregate amount of unquoted investments	9,270.07	9,270.07
Investment carried at Fair value through other comprehensive income	11,721.53	11,721.53

5. Other financial assets

Particulars	Non - current	Current	Non - current	Current
	As at 31.03.2021 in lakhs	As at 31.03.2021 in lakhs	As at 31.03.2020 in lakhs	As at 31.03.2020 in lakhs
Security Deposits	500.00	-	500.00	-
Amount Recoverable from Sale of Shares(Due from Subsidiary company-Ansal condominium Ltd)	-	1,320.00	-	1,320.00
Total	500.00	1,320.00	500.00	1,320.00



Delhi Towers Limited
CIN - U45101DL1972PLC006109
NOTES TO THE FINANCIAL STATEMENTS AS AT 31.03.2021

6. Other assets

Particulars	Non - current		Current	
	As at	As at	As at	As at
	31.03.2021	31.03.2021	31.03.2020	31.03.2020
	in lakhs		in lakhs	
Advances other than Capital Advances -				
- Advances to suppliers	2,341.59	-	2,341.59	-
- Advances to Related Parties	10.83	-	10.83	-
- Advances to Others	4,927.59	-	4,728.03	-
- Others	2,100.00	-	2,100.00	-
Total other assets	9,380.01	-	9,180.45	-

7. Inventories

Particulars	As at	As at
	31.03.2021	31.03.2020
	in lakhs	
Raw Material		
Lands for Projects	538.01	538.01
Finished goods		
Flats/Plots	17.40	17.40
Total	555.41	555.41

8. Cash & cash equivalents

Particulars	Current	
	As at	As at
	31.03.2021	31.03.2020
	in lakhs	
Balances with banks		
- in Current Accounts	176.83	47.78
Total	176.83	47.78

9. Current tax assets (net)

Particulars	Current	
	As at	As at
	31.03.2021	31.03.2020
	in lakhs	
Prepaid Taxes		
- TDS Receivable	1.61	1.61
- Service Tax	0.02	0.02
- MAT Credit	59.21	59.21
Provision for Income Tax	0.00	0.00
Total	60.84	60.84



Delhi Towers Limited
CIN - U45101DL1972PLC006109
NOTES TO THE FINANCIAL STATEMENTS AS AT 31.03.2021

10. Share capital

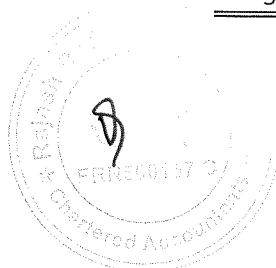
Particulars	As at 31.03.2021 in lakhs	As at 31.03.2020 in lakhs
Authorised		
10,000 Equity Shares of Rs. 100/- each	10.00	10.00
Issued		
5,000 Equity Shares of Rs. 100/- each	5.00	5.00
Subscribed & Fully Paid up		
5,000 Equity Shares of Rs. 100/- each	5.00	5.00
Total	5.00	5.00

Reconciliation of the shares outstanding at the beginning and at the end of reporting period

Particular	As at 31.03.2021		As at 31.03.2020	
	No of Share	Rs	No of Shares	Rs
Equity Shares				
Shares outstanding at the beginning of the year	5,000	5.00	5,000	5.00
Shares Issued during the year	-	-	-	-
Shares outstanding at the end of the year	5,000	5.00	5,000	5.00

Shares in the Company held by each shareholder holding more than 5% shares

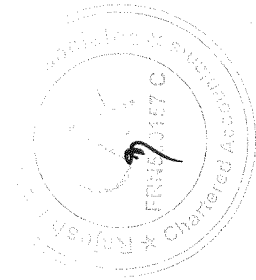
	As at 31.03.2021		As at 31.03.2020	
	No. of Shares held	% holding	No. of Shares held	% holding
Equity Shares				
Ansal Properties & Infrastructure Ltd.	4,993	99.86%	4,993	99.86%
APIL Jointly with Shri Sushil Ansal	1	0.02%	1	0.02%
APIL Jointly with Dr. Kusum Ansal	1	0.02%	1	0.02%
APIL Jointly with Shri Pranav Ansal	1	0.02%	1	0.02%
APIL Jointly with Mrs. Sheetal Ansal	1	0.02%	1	0.02%
APIL Jointly with Shri V. K. Saigal	1	0.02%	1	0.02%
APIL Jointly with Shri Vipin Luthra	1	0.02%	1	0.02%
APIL Jointly with Mrs. Archana Luthra	1	0.02%	1	0.02%
Total	5,000	100.00%	5,000	100.00%



NOTES TO THE FINANCIAL STATEMENTS AS AT 31.03.2021

11. Other equity

Particulars	Reserve & Surplus			Items of other comprehensive income		Total
	Retained earnings	Equity instruments through other comprehensive income	Other items of other comprehensive income (specify nature)			
As at 01.4.2019	(4856.16)	5751.74	-		895.58	
Changes in accounting policy	0.00	0.00	-		0.00	
Restated balance as at 01.04.2019	(4856.16)	5751.74	-		895.58	
Additions during the period	(62.15)	0.57	-		(61.58)	
As at 31.03.2020	(4918.31)	5752.31	-		834.00	
As at 01.4.2020	(4917.74)	5751.74	-		834.00	
Changes in accounting policy	0.00	0.00	-		0.00	
Restated balance as at 01.04.2020	(4917.74)	5751.74	-		834.00	
Additions during the period	(8.83)	0.00	-		(8.83)	
As at 31.03.2021	(4926.58)	5751.74	-		825.17	



Delhi Towers Limited
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NOTES TO THE FINANCIAL STATEMENTS AS AT 31.03.2021

12. Lease liabilities

Particulars	Non - current	Current	Non - current	Current
	As at 31.03.2021 ` in lakhs	As at 31.03.2021 ` in lakhs	As at 31.03.2020 ` in lakhs	As at 31.03.2020 ` in lakhs
Lease Liabilities	1.18	3.33	4.24	3.31
Total	1.18	3.33	4.24	3.31

13. Other financial liabilities

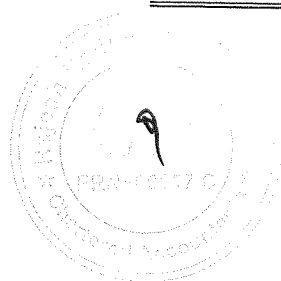
Particulars	Non - current	Current	Non - current	Current
	As at 31.03.2021 ` in lakhs	As at 31.03.2021 ` in lakhs	As at 31.03.2020 ` in lakhs	As at 31.03.2020 ` in lakhs
Other Liabilities for Expenses	-	1.42	-	0.97
Security Deposit	-	1.95	-	1.95
Other Payables	-	72.23	-	68.32
Total	-	75.59	-	71.23

14. Deferred tax assets / liabilities (net)

Particulars	As at 31.03.2021 ` in lakhs	As at 31.03.2020 ` in lakhs
	Deferred tax liabilities	1,381.80
Net deferred tax assets / liabilities	1,381.80	1,381.80

15. Other liabilities

Particulars	Non - current	Current	Non - current	Current
	As at 31.03.2021 ` in lakhs	As at 31.03.2021 ` in lakhs	As at 31.03.2020 ` in lakhs	As at 31.03.2020 ` in lakhs
Advance				
- Advance From Holding company	787.39	12,510.70	787.39	12,202.07
- Advance From Others	1,319.60	6,478.28	1,319.60	6,478.99
Advance Against sale of Properties	-	1,798.47	-	1,783.47
Advance Against sale of Shares	-	11.55	-	1.55
Statutory Payables	-	-	-	-
- TDS/TCS payables	-	0.33	-	0.31
- Service Tax payables	-	-	-	-
Total	2,106.99	20,799.34	2,106.99	20,466.39



Delhi Towers Limited

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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31.03.2021

16. Revenue from operations

Particulars	Year ended 31.03.2021 ` in lakhs	Year ended 31.03.2020 ` in lakhs
A. Other Operating Revenue		
Rent Receipt	-	-
Administrative charges	-	5.41
Share of Profit/(Loss) from Partnership Firm	-	0.00
Total	-	5.41

17. Other income

Particulars	Year ended 31.03.2021 ` in lakhs	Year ended 31.03.2020 ` in lakhs
Other non - operating income (net of expenses)		
-Share of Profit		
-Interest Received on income tax	0.00	0.00
-Misc Receipt	0.00	0.00
-Amount Written Back	0.00	0.00
-Profit on sale of Shares	0.00	0.00
-Profit on sale of Assets	0.00	0.00
Lease income on security deposit - APIL	0.00	0.00
Finance income on Security Deposit - Times Square	0.00	45.05
Total	-	45.05

18. Finance costs

Particulars	Year ended 31.03.2021 ` in lakhs	Year ended 31.03.2020 ` in lakhs
Interest	0.04	1.98
Bank Charges	0.01	0.02
Total	0.04	1.99

19. Depreciation and amortization expense

Particulars	Year ended 31.03.2021 ` in lakhs	Year ended 31.03.2020 ` in lakhs
Depreciation of tangible assets	3.17	2.11
Total	3.17	2.11



Delhi Towers Limited
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NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31.03.2021

20. Other expense

Particulars	Year ended 31.03.2021 in lakhs	Year ended 31.03.2020 in lakhs
Payment To Auditor	0.50	0.71
Other Expenses	5.12	107.78
Conveyance Expense	0.00	0.02
Total	5.62	108.51

21. Tax expense

Particulars	Year ended 31.03.2021 in lakhs	Year ended 31.03.2020 in lakhs
Current tax	0.00	0.00
Tax Expense for earlier years	0.00	0.00
Deferred tax	0.00	0.00
Deferred tax on other comprehensive income	0.00	0.00
Total	0.00	0.00

22. Items that will be reclassified to profit or loss

Particulars	Year ended 31.03.2021 in lakhs	Year ended 31.03.2020 in lakhs
- Revaluation of Investments	-	0.57
Total	-	0.57



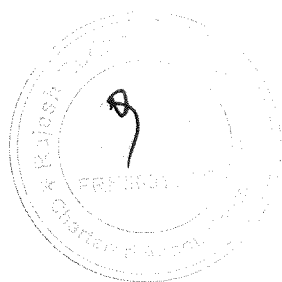
Delhi Towers Limited

CIN - U45101DL1972PLC006109

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31.03.2021

23. Earnings per share

Particulars	Note No.	Year ended 31.03.2021 in Lakhs	Year ended 31.03.2020 in Lakhs
Net profit/ (loss) as per Statement of Profit & Loss (for calculation of basic EPS		-8.83	-62.15
Net profit used in the calculation of Basic Earning per Share (as above)		-8.83	-62.15
Net profit for calculation of diluted EPS		-8.83	-62.15
Continuing operations			
Net profit for as per Statement of Profit & Loss (calculation of basic EPS)		-8.83	-62.15
Net profit as above		-8.83	-62.15
Net profit for calculation of diluted EPS		-8.833965	-62.15
Weighted average number of equity shares in calculating basic EPS		5,000.00	5,000.00
Basic earning per share		-176.68	-1,243.02
Diluted earning per share		-176.68	-1,243.02



24. NOTES TO THE FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31.03.2021

1 **Financial risk management objectives and policies:**

The purpose of financial risk management is to ensure that the Company has adequate and effective utilized financing as regards the nature and scope of the business. The objective is to minimize the impact of such risks on the performance of the Company. The Company's senior management oversees the management of these risks.

The Company's principal financial liabilities comprise bank loans, trade payables and other liabilities. The main purpose of these financial instruments is to raise finance or get facilities for operations. It has various financial assets such as loans, advances, land advances, trade receivables, cash which arise directly from its operation.

The main risk arising from the Company's financial instruments are market risk, credit risk, liquidity risk, and interest rate risk.

a **Market risk:**

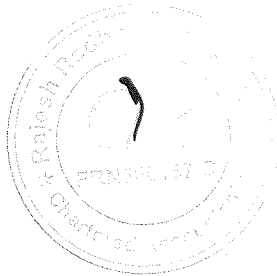
Market risk is the risk that the fair values of financial instruments will fluctuate because of change in market price. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk. The risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices (other than those arising from interest rate risk or currency risk), whether those changes are caused by factors specific to the individual financial instrument or its issuer, or factors affecting all similar financial instruments traded in the market. Financial Instruments affected by market risk include loans and borrowings, investments and deposits. There is no currency risk since all operations are in INR. The Company managed interest rate risk by exploring different options of borrowing including swapping of existing loans with another available option and charging interest on amount recoverable from customers in case of delays beyond a credit period.

b **Credit risk:**

It is a that one party to a financial instrument or customer contract will cause a financial loss due to non fulfillment of its obligations under a financial instrument or customer contract for the other party, leading to a finance loss. The Company's credit risks relate to the sales of Plot, FSI, under construction properties and completed properties after receiving completion certificate / occupancy certificate as per local laws and leasing activities. The customer credit risk is managed either by holding property under sale like mortgage against recoverable amount till the date of possession or registry whichever is earlier and recover all amount on such event along with interest based on prevailing market conditions where substantial amount has been made or in other cases, title and possession both lies with the Company and never transferred till the final payment along with other dues. Further, it charges holding charges over and above the amount recoverable in case of delay(s) in payment by customer after offer of possession. To mitigate risk, there is a cancellation policy where the Company can cancel the booking in case of nonpayment of amount dues by forfeiting up to 20% of the amount already paid by customer subject to prevailing market conditions. In case of leasing activities, there is a security as collateral up to two to three months of rental value.

c **Liquidity risk:**

The risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial asset. The Company's cash flow is a mix of cash flow from collections from customers, leasing and interest income. The other main component in liquidity is timing to call loans/ funds and optimization of repayments of loans installment, interest payments. However, there are delays in repayments of Public Deposits, repayment of loans and interest whenever, there is mismatch in cash flows. In such cases, the Company seeks extension from respective authorities as per prevailing laws.



25. Notes to the Accounts

A. Contingent Liabilities and commitment

S. No.	Description	2020-21	2019-20
		(Amounts in Lakhs)	(Amounts in Lakhs)
i)	Contingent Liabilities shall be classified as-		
a)	New Delhi Municipal Council demand against the company not acknowledged as debit and not provided for in view of favorable legal advice.	71.96	71.96
b)	Guarantees given by the Company in favour of Banks / Institutions / Other parties on behalf of Associate Companies and not provided for as possibility of any outflow is regarded as remote	21080	21080
c)	During the financial year ended 31 st March 2003 the Company amalgamated fifteen 100% subsidiaries, there is litigation going-on with regards to Stamp Duty payable on Properties being transferred on amalgamation and no provision for the same is being provided for as possibility of any outflow is regarded as remote by the management	Amount and obligations cannot be ascertained by the management as on date	Amount and obligations cannot be ascertained by the management as on date
d)	Cases pending before Ms. Varsha Sharma, Presiding Officer, Special Environment Court, Faridabad of M/s. Elite Developers Pvt. Ltd. (Amalgamated with the Company, vide order dated 26 th March, 2003 of Hon'ble High Court of Delhi)	Amount and obligations cannot be ascertained by the management as on date	Amount and obligations cannot be ascertained by the management as on date
e)	Various Land related Legal Cases pending against the Company. Management is of the opinion these are normal in the course of business of the company	Amount and obligations cannot be ascertained by the management as on date	Amount and obligations cannot be ascertained by the management as on date
f)	The Company has filed appeal before appellate authority in respect of income tax demand as per detail given below A.Y. 2013-14 Rs. 1.17 Lakh A.Y. 2017-18 Income Tax Assessed by Authority Rs. 110.86 Lakh Less: Income Tax Paid 69.59 Lakh Balance 41.27 Lakh	42.44	42.44
g)	Demand of stamp duty raised not accepted by the company and pending at Commissioner Court Appeal	9.79	9.79



Delhi Tower Limited

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Notes forming part of financial statement for the year ended March 31, 2021

- B. There are no capital or other commitments of the Company. In the opinion of the board all assets are realizable in the ordinary course of business at least equal to the amount at which they are stated.
- C. There was no progress in Ludhiana project and no provision of aggregate debit balance of Rs. 2841.59 lacs and aggregate credit balance Rs. 2106.99 lacs is required as per management since the dispute is pending in court. These have been classified as Non Current Assets and Non Current Liabilities due to dead lock in project.
- D. The Company has given advance to Related Party and other companies shown under Non Current Assets for various projects to the tune of Rs. 9,380.01 lacs (previous year Rs. 9,180.45 lacs). The recoverability/adjustment of which is dependent upon future events such as launch of projects for which steps have been and are being taken by the company. In the opinion of the management, these advances are good for recovery.
- E. Deferred Tax Asset has not been provided for the year due to uncertainty in future taxable income

F. Earnings per share

(Rs. In Lakhs)

S. No.	Description	2020-21	2019-20
A	Net Profit / (Loss) for the Year after Taxes	(8.83)	(62.15)
	Weighted Average		
B	Number of Equity Shares	5000	5000
C	Nominal value of share (Rs.)	100	100
D	Basic/Diluted Earnings/(loss per share) (Rs.)	(176.68)	(1243.02)

G. Retirement Benefit obligations

The disclosures required under Ind AS-19 "Employee Benefit" under the Companies (Indian Accounting Standards) Rules, 2015 as amended by the companies (Indian Accounting Standards (Amendment) Rule 2016, is not applicable since there is no employee in the company.

H. Auditor remuneration

(Rs. in Lakhs)

S. No.	Description	Amount 2020-21	Amount 2019-20
1.	Audit Fee	0.50	0.50
2.	Other	0.00	0.00
	Total	0.50	0.50

- I. 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.
- J. 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.



Delhi Tower Limited

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Notes forming part of financial statement for the year ended March 31, 2021

K. Post Reporting Events:

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

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

M. Related Party Disclosure : "Related Party Disclosures" as required by IND AS-24 is given below:-

Relationships

(a) Holding Company:

Ansal Properties & Infrastructure Ltd.

(b) Subsidiaries Company:

Ansal Condominium Ltd

(c) Fellow Subsidiaries Company:

- 1 Ansal IT City & Parks Ltd.
- 2 Star Facilities Management Ltd.
- 3 Ansal API Infrastructure Ltd.
- 4 Charismatic Infratech Pvt. Ltd.
- 5 Ansal Hi-Tech Townships Limited
- 6 Aabad Real Estates Limited
- 7 Anchor Infraprojects Limited
- 8 Bendictory Realtors Limited
- 9 Caspian Infrastructure Limited
- 10 Celestial Realtors Limited
- 11 Chaste Realtors Limited
- 12 Cohesive Constructions Limited
- 13 Cornea Properties Limited
- 14 Creative Infra Developers Limited
- 15 Decent Infratech Limited
- 16 Diligent Realtors Limited
- 17 Divinity Real Estates Limited
- 18 Einstein Realtors Limited
- 19 Emphatic Realtors Limited
- 20 Harapa Real Estates Limited

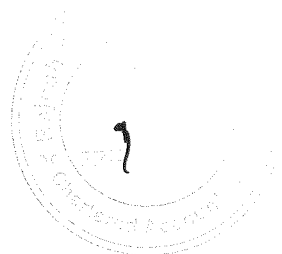


Delhi Tower Limited

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Notes forming part of financial statement for the year ended March 31, 2021

- 21 InderlokBuildwell Limited
- 22 KapilaBuildcon Limited
- 23 KshitizRealtech Limited
- 24 Kutumbkam Realtors Limited
- 25 Lunar Realtors Limited
- 26 Marwar Infrastructure Limited
- 27 Muqaddar Realtors Limited
- 28 Paradise Realty Limited
- 29 Parvardigaar Realtors Limited
- 30 Pindari Properties Limited
- 31 Pivotal Realtors Limited
- 32 Plateau Realtors Limited
- 33 Retina Properties Limited
- 34 SarvodayaInfratech Limited
- 35 SidhivinayakInfracon Limited
- 36 Shohrat Realtors Limited
- 37 Superlative Realtors Limited
- 38 Taqdeer Realtors Limited
- 39 Thames Real Estates Limited
- 40 Auspicious Infracon Limited
- 41 Ansal Colours Engineering SEZ Ltd.
- 42 Medi Tree Infrastructure Ltd.
- 43 Phalak Infracon Ltd.
- 44 Rudrapriya Realtors Ltd.
- 45 Twinkle Infraprojects Ltd.
- 46 Sparkle Realtech Pvt. Ltd.
- 47 Awadh Realtors Ltd.
- 48 Affluent Realtors Pvt. Ltd.
- 49 Ansal SEZ Projects Ltd.
- 50 Haridham Colonizers Limited
- 51 Ablaze Buildcon Private Limited



Delhi Tower Limited

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Notes forming part of financial statement for the year ended March 31, 2021

- 52 Quest Realtors Private Limited
- 53 Euphoric Properties Private Limited
- 54 Ansal Townships Infrastructure Limited
- 55 Sukhdham Colonisers Ltd.
- 56 Dreams Infracon Ltd.
- 57 Effulgent Realtors Ltd.
- 58 Mangal Murthi Realtors Ltd.
- 59 Arz Properties Ltd.
- 60 Tamanna Realtech Ltd.
- 61 Singolo Constructions Ltd.
- 62 Unison Propmart Ltd.
- 63 Lovely Building Solutions Pvt. Ltd.
- 64 Komal Building Solutions Pvt. Ltd.
- 65 H. G. Infrabuild Pvt. Ltd.
- 66 Ansal Seagull SEZ Developers Limited

(d) Joint Venture Company of Holding Company:

- 1 Ansal Lotus Melange Projects P. L. 50% Share Holding

(e) Associate Companies :

- Ansal Colours Engineering SEZ Limited 29% Share Holding
- Caliber Properties Pvt. Ltd. 50% Share Holding

(f) Key Managerial Personnel

Detail of Director

Ranbir Singh
Sumit Bansal
Manoj Kumar



Delhi Tower Limited

CIN U45101DL1972PLC006109

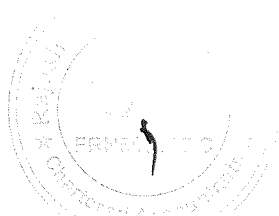
Notes forming part of financial statement for the year ended March 31, 2021

(g) Enterprises over which Directors & their relatives have significant influence or Fellow Subsidiary

AMARNATH PROPERTIES PRIVATE LIMITED
ANANDDHAM REALTORS PVT. LTD.
ANSAL CONDOMINIUM LIMITED
ANSAL PROJECTS AND DEVELOPERS LIMITED
ANSAL SEAGULL SEZ DEVELOPERS LIMITED
BAJRANG REALTORS PRIVATE LIMITED
BEDROCK REALTORS PRIVATE LIMITED
CHAKRADHARI PROPERTIES PVT LTD
CHASTE REALTORS LIMITED
COHESIVE CONSTRUCTIONS LIMITED
CREATIVE INFRA DEVELOPERS LIMITED
DIVINITY REAL ESTATES LIMITED
EINSTEIN REALTORS LIMITED
HIMGIRI COLONIZERS PVT. LTD.
INDERLOK BUILDWELL LIMITED
JUPITER TOWNSHIP LIMITED
MANGAL MURTHI REALTORS LIMITED
MANNAT INFRASTRUCTURE PRIVATE LIMITED
NIKETAN REAL ESTATES PRIVATE LIMITED
SAMPARK HOTELS PRIVATE LIMITED
SATRUNJAYA DARSHAN CONSTRUCTION CO PVT LTD
SUKHDHAM COLONIZERS LIMITED
TAQDEER REALTORS LIMITED
TWINKLE INFRAPROJECTS LIMITED

N. Balance Outstanding / transaction with Related Party

	Year Ended 31-03-2021	(Rs. in Lakh) Year Ended 31-03-2020
A) Holding Company Ansal Properties & Infrastructure Ltd.		
i) Balance Outstanding Advance taken from Developer Co.	13298.09	12989.45
ii) Transaction Balance tnfd from	259.80	0.00
Cost of Land sale	45.00	0.00
Land Advance repaid	(3.83)	166.00



Delhi Tower Limited

CIN U45101DL1972PLC006109

Notes forming part of financial statement for the year ended March 31, 2021

B) 100% Subsidiary

i) Ansal Condominium Ltd

Balance Outstanding

Investment in Shares 5.00 5.00

Due against sale of 40,00,000 Equity Shares of Ansal Color Engineering SEZ Ltd. 1320.00 1320.00

C) Fellow Subsidiaries

i) Parvardigar Realtors Ltd (Advance Given) 10.83 10.83
ii) Ansal SEZ Projects Ltd. 3275.00 3275.00

Other company specific notes

a) Fair Values of investment in partnership firm name as Ansal Industrial Finance Corporation have been considered NIL and hence it has been written off due to negative net worth of the firm.

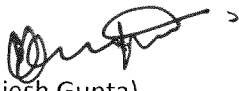
O. COVID-19

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


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

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

For Rajesh Radhey & Associates
Chartered Accountants
Registration No. – 0500157C


(CA Rajesh Gupta)
Prop.
Membership No. : 094205




Sumit Bansal
(Director)
DIN 07415139

For and on behalf of Board


Ranbir Singh
(Director)
DIN 08526798

Place: New Delhi
Dated: 15-06-21