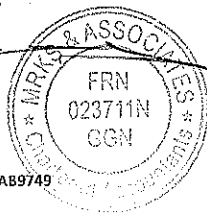


WHITE MARLIN BUILDCON LIMITED
(FORMELY KNOWN AS ANSAL SEZ PROJECTS LIMITED)
CIN - U70102DL2007PLC158578
CONSOLIDATED BALANCE SHEET AS AT MARCH 31, 2023
(Unless otherwise stated all amount in INR '000)

Particulars	Note No.	As at March 31, 2023	As at March 31, 2022
ASSETS			
(1) Non - current assets			
(a) Property, plant and equipment			
(b) Capital work - in - progress			
(c) Goodwill	3	115.74	115.74
(d) Other intangible assets			
(e) Financial assets			
(i) Investments			
(ii) Trade receivables			
(iii) Loans			
(iv) Bank Balances			
(v) Others			
(f) Deferred tax assets (net)			
(g) Other Non Current Assets			
		<u>115.74</u>	<u>115.74</u>
(2) Current assets			
(a) Inventories	4	5,088.14	5,088.14
(b) Financial assets			
(i) Investments			
(ii) Trade receivables			
(iii) Cash and cash equivalents	5	27.88	32.48
(iv) Bank Balances other than (iii) above			
(v) Loans			
(vi) Others	6	10.00	10.00
(c) Current tax assets (net)			
(d) Other current assets	7	8,90,671.43	13,89,186.80
		<u>8,95,797.46</u>	<u>13,94,317.42</u>
(e) Non Current assets held for sale			
		<u>8,95,797.46</u>	<u>13,94,317.42</u>
Total assets		<u>8,95,913.20</u>	<u>13,94,433.16</u>
EQUITY AND LIABILITIES			
EQUITY			
(a) Equity share capital	8	1,000.00	1,000.00
(b) Other equity	9	8,71,120.13	13,61,989.13
		<u>8,72,120.13</u>	<u>13,62,989.13</u>
LIABILITIES			
(1) Non - current liabilities			
(a) Financial liabilities			
(i) Borrowings	10	18,283.13	16,715.16
(ii) Trade payables			
(iii) Other financial liabilities			
(b) Deferred Revenue/Income			
(c) Provisions			
(d) Deferred tax liabilities (net)	11	446.39	854.06
(e) Other non-current liabilities			
		<u>18,729.52</u>	<u>17,569.22</u>
(2) Current liabilities			
(a) Financial liabilities			
(i) Borrowings			
(ii) Trade payables			
(iii) Other financial liabilities	12	397.98	452.16
(b) Other current liabilities	13	4,665.56	13,422.66
(c) Provisions	14		
		<u>5,063.54</u>	<u>13,874.82</u>
Total Equity & Liabilities		<u>8,95,913.20</u>	<u>13,94,433.16</u>

As per our Report of even date
For MRKS & Associates
Chartered Accountants
Firm Reg. No. 023711N

Saurabh Kuchhal
(Partner)
M. No. 512362
UDIN: 23512362BGWEAB9749
Place: Gurgaon
Date: 31.08.2023



For and on behalf of the Board of
White Marlin Buildcon Limited

Rajesh Singh
Rajesh Singh
Director
DIN-09262991

Mandeep Hamal
Mandeep Hamal
Director
DIN-09263084

WHITE MARLIN BUILDCON LIMITED

(FORMELY KNOWN AS ANSAL SEZ PROJECTS LIMITED)

CIN - U70102DL2007PLC158578

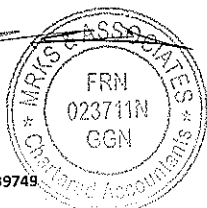
CONSOLIDATED STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2023

(Unless otherwise stated all amount in INR '000)

Particulars	Note No.	As at March 31, 2023	As at March 31, 2022
I Revenue from operations			
II Other income	15	9.75	86.32
III Total income (I + II)		9.75	86.32
IV Expenses			
Cost of materials consumed		-	-
Purchases of stock - in - trade		-	-
Changes in inventories of finished goods, stock - in - trade and work - in - progress		-	-
Employee benefits expenses		-	-
Finance costs	16	1,587.96	1,451.91
Depreciation and amortization expenses		-	-
Other expenses	17	4,89,698.44	40.72
Total expenses		4,91,286.40	1,492.63
V Profit / (loss) before exceptional items and tax (I - IV)		(4,91,276.66)	(1,406.31)
VI Exceptional items		-	-
VII Profit / (loss) before tax (V - VI)		(4,91,276.66)	(1,406.31)
VIII Tax expense			
(1) Current tax	18	-	-
(2) Deferred tax	18	(407.67)	(372.30)
		(407.67)	(372.30)
IX Profit / (loss) from continuing operations (VII - VIII)		(4,90,868.99)	(1,034.02)
X Profit / (loss) from discontinued operations (VII - VIII)		-	-
XI Tax expense of discontinued operations		-	-
Profit / (loss) from discontinued operations (after tax) (X - XI)		-	-
XIII Profit / (loss) for the period (IX + XII)		(4,90,868.99)	(1,034.02)
XIV Other comprehensive income			
A (i) Items that will not be reclassified to profit or loss		-	-
(ii) Income tax relating to items that will not be reclassified to profit or loss		-	-
B (i) Items that will be reclassified to profit or loss		-	-
(ii) Income tax relating to items that will be reclassified to profit or loss		-	-
		-	-
XV Total comprehensive income for the period (XIII + XIV)		(4,90,868.99)	(1,034.02)
XVI Earnings per equity share (for continuing operations)			
(1) Basic	19	(4,908.69)	(10.34)
(2) Diluted	19	(4,908.69)	(10.34)
XVII Earnings per equity share (for discontinued operations)			
(1) Basic		-	-
(2) Diluted		-	-
XVIII Earnings per equity share (for discontinued & continuing)			
(1) Basic	19	(4,908.69)	(10.34)
(2) Diluted	19	(4,908.69)	(10.34)

As per our Report of even date
For MRKS & Associates
Chartered Accountants
Firm Reg. No. 023711N

Saurabh Kuchhal
(Partner)
M. No. 512362
UDIN: 235123626GWAB9749
Place: Gurgaon
Date: 31.08.2023



For and on behalf of the Board of
White Marlin Buildcon Limited

Rajesh Bagar
Rajesh Bagar
Director
DIN-09262991

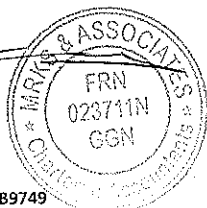
Mandeep Hamal
Mandeep Hamal
Director
DIN-09263084

WHITE MARLIN BUILDCON LIMITED
(FORMELY KNOWN AS ANSAL SEZ PROJECTS LIMITED)
CIN - U70102DL2007PLC158578
CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2023
(Unless otherwise stated all amount in INR '000)

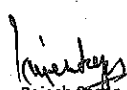
Particulars	For Year ended March 31, 2023	For Year ended March 31, 2022
A. Cash flow from operating activities		
Profit/(loss) before tax	(4,90,868.99)	(1,034.02)
Adjustments for:		
Tax Expense	-	-
Depreciation expense	-	-
Employee Benefits	-	-
Finance costs	-	-
Interest income	-	-
Liabilities / provisions no longer required written back	-	-
Share of loss from AOPs	-	-
CPPS Equity Adjustment	-	-
Operating profit/(loss) before working capital changes	(4,90,868.99)	(1,034.02)
Changes in working capital:		
Adjustments for (increase)/decrease in operating assets:		
Inventories	0.00	-
Trade receivables	-	-
Long-term loans and advances	-	-
Short-term loans and advances	-	-
Other financial Assets-Current	-	-
Other financial Assets-Non-current	-	-
Other Non-current assets	-	-
Other current assets	4,98,515.37	(3,572.78)
Adjustment due to IND AS	-	-
Adjustments for increase/(decrease) in operating liabilities:		
Trade payables	-	-
Other Non-current financial liabilities	(54.17)	(309.71)
Other Current financial liabilities	1,160.30	1,059.61
Non-current liabilities	(8,757.10)	3,862.39
Other Current liabilities	-	-
Long-term provisions	-	-
Short-term provisions	-	-
Cash generated from/(used in) operations	(4.60)	5.50
Net income tax paid	-	-
Net cash flow from operating activities - (A)	(4.60)	5.50
B. Cash flow from investing activities		
Capital expenditure on fixed assets (including capital work-in-progress and capital advances)	-	-
(Increase)/decrease in bank balances not considered as cash and cash equivalents	-	-
- Placed during the year	-	-
- Matured during the year	-	-
Interest received	-	-
Net cash flow used in investing activities - (B)	-	-
C. Cash flow from financing activities		
Dividend paid	-	-
Proceeds from other short-term borrowings	-	-
D. Net increase / (decrease) in Cash and cash equivalents (A+B+C)	(4.60)	5.50
E. Cash and cash equivalents at the beginning of the year	32.48	26.98
F. Cash and cash equivalents at the end of the year	27.88	32.48

As per our Report of even date
For MRKS & Associates
Chartered Accountants
Firm Reg. No. 023711N

Saurabh Kuchhal
(Partner)
M. No. 512362
UDIN: 23512362BGWEAB9749
Place: Gurgaon
Date: 31.08.2023



For and on behalf of the Board of
White Marlin Buildcon Limited


Rajesh Sagar
Director
DIN-09262991


Mandeep Hamal
Director
DIN-09263084

WHITE MARLIN BUILDCON LIMITED

Consolidated Statement of Change in equity as at March 31, 2023
(Unless otherwise stated all amount in INR '000)

A. Equity Share Capital

Particulars	As at April 01, 2021	Changes in equity 2021-22	As at March 31, 2022	Changes in equity 2022-23	As at March 31, 2023
Equity Share Capital	1,000.00	-	1,000.00	-	1,000.00
	1,000.00	-	1,000.00	-	1,000.00

B. Other Equity

Particulars	Equity component of compound financial instrument	Security Premium	Reserve & Surplus		Other Comprehensive Income	Total Other Equity
			General Reserve	Retained Earning		
As on 01st April 2021	6,024.43	13,62,999.74	-	(6,001.03)	-	13,63,023.14
Adjustment in Reserve (DTL)	-	-	-	-	-	-
Profit for the year	-	-	-	(1,034.02)	-	(1,034.02)
Other Comprehensive Income	-	-	-	-	-	-
Total	6,024.43	13,62,999.74	-	(7,035.04)	-	13,61,989.13
Interim Dividend	-	-	-	-	-	-
Dividend Distribution Tax	-	-	-	-	-	-
As at 31st March 2022	6,024.43	13,62,999.74	-	(7,035.04)	-	13,61,989.13
Balance as on 01st April 2022	6,024.43	13,62,999.74	-	(7,035.04)	-	13,61,989.13
Other Equity adjustment (CCCPS)	-	-	-	-	-	-
Adjustment in Reserve (DTL)	-	-	-	-	-	-
Profit for the year	-	-	-	(4,90,868.99)	-	(4,90,868.99)
Other Comprehensive Income	-	-	-	-	-	-
Total	6,024.43	13,62,999.74	-	(4,97,904.03)	-	8,71,120.13
Interim Dividend	-	-	-	-	-	-
Dividend Distribution Tax	-	-	-	-	-	-
Add during the year	-	-	-	-	-	-
As at 31st March 2023	6,024.43	13,62,999.74	-	(4,97,904.03)	-	8,71,120.13



WHITE MARLIN BUILDCON LIMITED

(FORMELY KNOWN AS ANSAL SEZ PROJECTS LIMITED)

CIN - U70102DL2007PLC158578

CONSOLIDATED NOTES TO THE FINANCIAL STATEMENTS AS AT MARCH 31, 2023

(Unless otherwise stated all amount in INR '000)

3. Goodwill

Particulars	As at March 31, 2023	As at March 31, 2022
Goodwill on acquisition	115.74	115.74
Total	115.74	115.74

4. Inventories

Particulars	As at March 31, 2023	As at March 31, 2022
Raw Material		
Land	5,583.07	5,583.07
work in progress	(494.93)	(494.93)
Finished Goods	-	-
Total	5,088.14	5,088.14



WHITE MARLIN BUILDCON LIMITED

(FORMELY KNOWN AS ANSAL SEZ PROJECTS LIMITED)

CIN - U70102DL2007PLC158578

CONSOLIDATED NOTES TO THE FINANCIAL STATEMENTS AS AT MARCH 31, 2023

(Unless otherwise stated all amount in INR '000)

5. Cash & cash equivalents

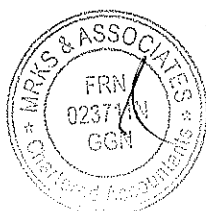
Particulars	Non - current	Current	Non - current	Current
	As at	As at	As at	As at
	March 31, 2023	March 31, 2023	March 31, 2022	March 31, 2022
Balances with banks				
- in Current Accounts	-	27.88	-	32.48
Cheques, drafts on hand	-	-	-	-
Cash on hand	-	-	-	-
Total	-	27.88	-	32.48

6. Other financial assets

Particulars	Non - current	Current	Non - current	Current
	As at	As at	As at	As at
	March 31, 2023	March 31, 2023	March 31, 2022	March 31, 2022
Claim Receivables from				
- Banks	-	-	-	-
- Insurance Companies	-	-	-	-
Interest receivable	-	-	-	-
Earnest Money Deposit	-	-	-	-
Forward Contract/Ind AS 32	-	-	-	-
Security Deposits	-	10.00	-	10.00
Others	-	-	-	-
Total	-	10.00	-	10.00

7. Other assets

Particulars	Non - current	Current	Non - current	Current
	As at	As at	As at	As at
	March 31, 2023	March 31, 2023	March 31, 2022	March 31, 2022
Capital Advances	-	-	-	-
Advances other than Capital Advances -				
- Advances to employees	-	-	-	-
- Advances to suppliers	-	-	-	-
- Advances to Related Parties	-	7,63,429.93	-	12,68,850.30
- Advances to Others	-	1,26,700.00	-	1,19,795.00
- Others	-	-	-	-
Prepaid Expenses	-	-	-	-
Others	-	-	-	-
- Stamp In Hand	-	540.00	-	540.00
-TDS excess payment	-	1.50	-	1.50
Total other assets	-	8,90,671.43	-	13,89,186.80



WHITE MARLIN BUILDCON LIMITED

(FORMELY KNOWN AS ANSAL SEZ PROJECTS LIMITED)

CIN - U70102DL2007PLC158578

CONSOLIDATED NOTES TO THE FINANCIAL STATEMENTS AS AT MARCH 31, 2023

(Unless otherwise stated all amount in INR '000)

8. Share capital

Particulars	As at	As at
	March 31, 2023	March 31, 2022
Authorised		
1,00,000 Equity Shares of Rs. 10/- each	1,000.00	1,000.00
Issued		
1,00,000 Equity Shares of Rs. 10/- each	1,000.00	1,000.00
Subscribed & Fully Paid up		
1,00,000 Equity Shares of Rs. 10/- each	1,000.00	1,000.00
Total	1,000.00	1,000.00

(a) Terms/rights attached to Equity Shares

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

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

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

Particulars	As at March 31, 2023		As at March 31, 2022	
	No of Shares	Amount	No of Shares	Amount
Equity shares outstanding at the beginning of the year	1,00,000	1,000.00	1,00,000	1,000.00
Equity shares issued during the year	-	-	-	-
Equity shares outstanding at the end of the year	1,00,000	1,000.00	1,00,000	1,000.00

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

Particulars	As at March 31, 2023		As at March 31, 2022	
	No. of Shares	Percentage	No. of Shares	Percentage
Equity Shares				
Ansals Properties & Infrastructure Ltd	90,000	90%	90,000	90%
Aravali Buildtech Private Limited	10,000	10%	10,000	10%



WHITE MARLIN BUILDCON LIMITED
(FORMELY KNOWN AS ANSAL SEZ PROJECTS LIMITED)

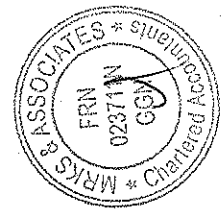
CIN - U70102DL2007PLC158578

NOTES TO THE FINANCIAL STATEMENTS AS AT MARCH 31, 2023

(Unless otherwise stated all amount in INR '000)

9. Other equity

Particulars	Equity component of compound financial instrument	Security Premium	Reserve & Surplus		Other Comprehensive Income	Total Other Equity
			General Reserve	Retained Earning		
As on 01st April 2021	6,024.43	13,62,999.74	-	(6,001.03)	-	13,63,023.14
Adjustment in Reserve (DTL) Profit/(Loss) for the year	-	-	-	(1,034.02)	-	(1,034.02)
Other Comprehensive Income	-	-	-	-	-	-
Total	6,024.43	13,62,999.74	-	(7,035.04)	-	13,61,989.13
Interim Dividend	-	-	-	-	-	-
Dividend Distribution Tax	-	-	-	-	-	-
As at 31st March 2022	6,024.43	13,62,999.74	-	(7,035.04)	-	13,61,989.13
Balance as at 01st April 2022	6,024.43	13,62,999.74	-	(7,035.04)	-	13,61,989.13
Other Equity adjustment (CCCPS)	-	-	-	-	-	-
Adjustment in Reserve (DTL) Profit/(Loss) for the year	-	-	-	(4,90,868.99)	-	(4,90,868.99)
Other Comprehensive Income	-	-	-	-	-	-
Total	6,024.43	13,62,999.74	-	(4,97,904.03)	-	8,71,120.13
Interim Dividend	-	-	-	-	-	-
Dividend Distribution Tax	-	-	-	-	-	-
Add during the year	-	-	-	-	-	-
As at 31st March 2023	6,024.43	13,62,999.74	-	(4,97,904.03)	-	8,71,120.13



WHITE MARLIN BUILDCON LIMITED

(FORMELY KNOWN AS ANSAL SEZ PROJECTS LIMITED)

CIN - U70102DL2007PLC158578

CONSOLIDATED NOTES TO THE FINANCIAL STATEMENTS AS AT MARCH 31, 2023

(Unless otherwise stated all amount in INR '000)

10. Borrowings

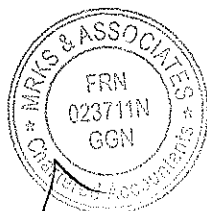
Particulars	Non - Current	Current	Non - Current	Current
	As at	As at	As at	As at
	March 31, 2023	March 31, 2023	March 31, 2022	March 31, 2022
Preference Shares				
- CCCPS	18,283.13	-	16,715.16	-
Term Loan from banks				
- Secured	-	-	-	-
Term Loan from other parties				
- Secured	-	-	-	-
Loans repayable on demand from banks				
- Secured	-	-	-	-
Loans repayable on demand from Related parties				
- Unsecured	-	-	-	-
Export Bill Discounting				
- Unsecured	-	-	-	-
Book overdraft				
Total	18,283.13	-	16,715.16	-

11. Deferred tax assets / liabilities (net)

Particulars	As at	As at
	March 31, 2023	March 31, 2022
Deferred tax assets		
MAT Available	-	-
Deferred tax liabilities	446.39	854.06
Net deferred tax assets / liabilities	446.39	854.06

12. Other financial liabilities

Particulars	Non - current	Current	Non - current	Current
	As at	As at	As at	As at
	March 31, 2023	March 31, 2023	March 31, 2022	March 31, 2022
Current maturities of long term debt	-	-	-	-
Current Maturities of Deferred Payment Liabilities	-	-	-	-
Advance from Customer	-	-	-	-
Other Liabilities for Expenses	-	-	-	-
Application money received for allotment of securities to the extent refundable and interest accrued thereon	-	-	-	-
Unpaid Matured deposits and interest accrued thereon	-	-	-	-
Unpaid Dividend	-	-	-	-
Dividend Payable	-	397.98	-	452.16
Other Payables	-	-	-	-
Total	-	397.98	-	452.16

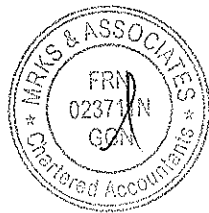


13. Other liabilities

Particulars	Non - current	Current	Non - current	Current
	As at	As at	As at	As at
	March 31, 2023	March 31, 2023	March 31, 2022	March 31, 2022
Security Deposits under scheme	-	-	-	-
Advance				
- Advance From Holding	-	-	-	-
- Advance From Customers	-	-	-	-
- Advance From Others	-	-	-	-
- Others	-	-	-	-
Advance from Related Parties	-	9.66	-	8,772.66
Statutory Payables				
- Sales Tax payables	-	-	-	-
- PF & ESI payables	-	-	-	-
- TDS/TCS payables	-	-	-	-
- Others	-	-	-	-
Outstanding liabilities	-	4,655.90	-	4,650.00
Total	-	4,665.56	-	13,422.66

14. Provisions

Particulars	Non - current	Current	Non - current	Current
	As at	As at	As at	As at
	March 31, 2023	March 31, 2023	March 31, 2022	March 31, 2022
Provision for Income Tax	-	-	-	-
Total	-	-	-	-



WHITE MARLIN BUILDCON LIMITED

(FORMELY KNOWN AS ANSAL SEZ PROJECTS LIMITED)

CIN - U70102DL2007PLC158578

CONSOLIDATED NOTES TO THE FINANCIAL STATEMENTS AS AT MARCH 31, 2023

(Unless otherwise stated all amount in INR '000)

15. Other income

Particulars	As at March 31, 2023	As at March 31, 2022
Interest income	-	-
Dividend income from others	-	-
Other non - operating income (net of expenses)	-	-
Amount written off	9.75	86.32
Total	9.75	86.32

16. Finance costs

Particulars	As at March 31, 2023	As at March 31, 2022
Interest	1,587.96	1,451.91
Other borrowing costs (specify nature)	-	-
Bank Charges	-	-
Total	1,587.96	1,451.91

17. Other expense

Particulars	As at March 31, 2023	As at March 31, 2022
Legal & Profesional Exp.	35.40	35.40
Bank Charges	4.60	5.07
Filing Fee	-	-
Conveyance	-	-
Interest on TDS	-	0.25
Misc. Expenses	-	-
Written Off	4,89,658.44	-
Total	4,89,698.44	40.72

18. Tax expense

Particulars	As at March 31, 2023	As at March 31, 2022
Current tax	-	-
Deferred tax	(407.67)	(372.30)
Total	(407.67)	(372.30)



WHITE MARLIN BUILDCON LIMITED

(FORMELY KNOWN AS ANSAL SEZ PROJECTS LIMITED)

CIN - U70102DL2007PLC158578

CONSOLIDATED NOTES TO THE FINANCIAL STATEMENTS AS AT MARCH 31, 2023

(Unless otherwise stated all amount are in INR '000)

19. Earnings per share

Particulars	As at	As at
	March 31, 2023	March 31, 2022
Net profit/ (loss) as per Statement of Profit & Loss (for calculation of basic EPS)	(4,90,869)	(1,034)
Dividend on OCPS/ Redeemable Preference Share	-	-
Net profit used in the calculation of Basic Earning per Share (as above)	(4,90,869)	(1,034)
Net profit for calculation of diluted EPS	(4,90,869)	(1,034)
Continuing operations		
Net profit for as per Statement of Profit & Loss (calculation of basic EPS)	(4,90,869)	(1,034)
Net profit as above	(4,90,869)	(1,034)
Net profit for calculation of diluted EPS	(4,90,869)	(1,034)
Weighted average number of equity shares in calculating basic EPS	1,00,000	1,00,000
Effect of dilution:		
Convertible bonds	-	-
Weighted average number of equity shares in calculating diluted EPS	-	-
Basic earning per share	(4,908.69)	(10.34)
Diluted earning per share	(4,908.69)	(10.34)



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

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

22. Related Party Disclosure

(i) Holding Company

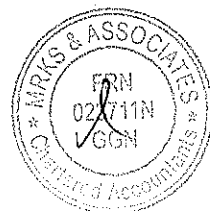
Ansal Properties & Infrastructure Ltd.

Transactions/ Outstanding balances	Year ended	Year ended
	March 31, 2023	March 31, 2022
	(Amount in Rs. '000)	(Amount in Rs. '000)
Receivable/(Payable) as at the year end	2,47,191.67	(8,763.00)
Equity as at the year end	900.00	900.00
Preference Share capital as at the year end	20,000.00	20,000.00
Amount Received	(2,55,954.67)	113.00

(ii) Fellow Subsidiaries

Ansal Township Infrastructure Ltd.
 Dreams Infracon Ltd.
 Effulgent Realtors Ltd.
 Mangal Murthi Realtors Ltd.
 Sukhdham Colonizers Ltd.
 Delhi Towers Ltd.

Transactions/ Outstanding balances	Year ended	Year ended
	March 31, 2023	March 31, 2022
	(Amount in Rs. '000)	(Amount in Rs. '000)
Outstanding balances		
Receivable/(Payable) as at the year end	5,16,238.26	12,68,850.30
Dreams Infracon Ltd.	16,701.55	16,701.55
Effulgent Realtors Ltd.	-	-
Mangal Murthi Realtors Ltd.	4,491.14	4,491.14
Sukhdham Colonizers Ltd.	17,837.57	17,837.57
Delhi Towers & Estates Pvt. Ltd.	9,650.00	9,650.00
Star Facilities Management Ltd.	5,620.00	5,620.00
Ansal Condominium Ltd.	20,000.00	20,000.00
Delhi Towers Ltd.	3,27,500.00	3,27,500.00
Ansal Landmark Townships P. Ltd.	1,14,038.00	1,14,038.00
ATS-Dreams Infracon Ltd.	100.00	100.00
ATS-Effulgent Realtors Ltd.	100.00	100.00
ATS-Einstein Realtors Ltd.	-	100.00
ATS-Mangalmurthi Realtors Ltd.	100.00	100.00
ATS-Sukhdham Colonizers Ltd.	100.00	100.00
Katra Real Estates Pvt. Ltd.	-	6,905.00
Ansal Hi Tech Townshp Ltd.	-	7,45,607.04
Security deposit as at year end	-	-
Lease Rent Receivable/(Payable)	-	-



23. Contingent Liability

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

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

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

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

There are no other contingent liability as on March 31, 2023.

24. Audit Fee

Payment to Auditors (inclusive of GST)

(Amount in Rs. '000)

Particulars	2022-23	2021-22
Audit Fee	35.40	35.40
Limited Review	-	-
For Certification/ other Services	-	-

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

There are no Micro and Small Scale Business Enterprises to whom the company overdues, which are outstanding for more than 45 days as at March 31st 2023. This information as required to be disclosed under the Micro, Small and Medium Enterprises Development Act, 2006 has been determined to the extent such parties have been identified on the basis of information available with the company. Therefore, the prescribed disclosures for liability of interest on overdue payment have not been given.

26. During the FY 2022-23, Rs. 4,896.19 lakhs has been written off from balance outstanding from Ansal Hi-Tech Township Limited due to non receipt of amount since long & considering the fact of financial inability to pay. The balance amount of Rs. 2,559.88 lakhs has been transferred to Ansal Properties & Infrastructure Limited on request of Ansal Hi-Tech Township Limited and duly acceptance by Ansal Properties & Infrastructure Limited.

27. Deferred Tax Assets

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

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

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



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

Sl.	Particulars	Name	Parent Company	Enterprises under Control / Significant Influence of (MIP of Parent company)	Subsidiary (incl. Step Down subsidiary)	Fellow Subsidiaries	Key Management Personnel of Parent Company	Relatives of Key Management Personnel of Parent Company	Joint Ventures	Total March 31, 2023	Total March 31, 2022
	Transactions made during the year										
1	Remuneration / Salary	Mr. Rakesh Sagar Mr. Mandep Hamal Mr. Harendra Singh Rawat									
		Total									3,41,15,225
2	Advances Returned by	Ansal Properties & Infrastructure Ltd									3,41,15,225
		Total									
3	Advances Given to	Ansal Condominium Ltd. Ansal Properties & Infrastructure Ltd Ansal Landmark Township Pvt. Ltd. Delhi Towers & Estate Pvt. Ltd. Delhi Towers Ltd. Dreams Infracon Ltd. Mangal Murthi Realtors Ltd. Star Facility Management Ltd. Sukhdham Colonizers Ltd.									2,90,38,000
		Total									
4	Advances Returned Back to	Ansal Hi-Tech Townships Ltd.									2,90,38,000
		Total									
5	Advances Received during the period	Haridham Colonizers Ltd.									
	Advances Received during the period	Ansal Townships Infrastructure Ltd.									
	Advances Received during the period	Ansal Properties & Infrastructure Ltd	93,925							93,925	1,13,000
		Total								93,925	1,13,000
6	Bad Debts & Amount written off	Ansal Hi-Tech Townships Ltd. Ansal Properties & Infrastructure Ltd	39,225 39,225							48,96,19,215 39,225	48,96,19,215
		Total								48,96,19,215	48,96,19,215
7	Customer/ Creditors Balance Transfer to (Payable)										
		Total									
8	Customer/ Creditors Balance T/F from (Receivable)										
		Total									
9	Adjustment/ Transfer of Balances (Receivable by)	Ansal Properties & Infrastructure Ltd	25,60,87,822							25,60,87,822	
		Delhi Towers Ltd.									
		Total								25,60,87,822	
10	Adjustment/ Transfer of Balances (Payable by)	Ansal Hi-Tech Townships Ltd.								25,59,87,822	
		Total								25,59,87,822	
11	Balance outstanding at the end of year	Ansal Condominium Ltd. Ansal Hi-Tech Townships Ltd.								1,99,91,160	1,99,91,160
	Advance Recoverable as at year end	Ansal Properties & Infrastructure Ltd Ansal Landmark Township Pvt. Ltd. Delhi Towers & Estate Pvt. Ltd. Delhi Towers Ltd. Dreams Infracon Ltd. Mangal Murthi Realtors Ltd. Star Facility Management Ltd.	24,71,91,672	95,50,000		11,40,38,000				24,71,91,672	74,56,07,037
		Total								11,40,38,000	1,14,03,80,000
		Delhi Towers & Estate Pvt. Ltd.								96,50,000	96,50,000
		Delhi Towers Ltd.								32,75,00,000	32,75,00,000
		Dreams Infracon Ltd.								1,67,01,553	1,67,01,553
		Mangal Murthi Realtors Ltd.								44,91,142	44,91,142
		Star Facility Management Ltd.								56,20,000	56,20,000



WHITE MARLIN BUILDCON LTD.

Note : 22

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

Sl.	Particulars	Name	Parent Company	Enterprises under Control / Significant Influence of KMP of Parent company	Subsidiary (incl. Step Down subsidiary)	Fellow Subsidiaries	Key Management Personnel of Parent Company	Relatives of Key Management Personnel of Parent Company	Joint Ventures	Total March 31, 2023	Total March 31, 2022
	Transactions made during the year										
		Sukhdham Colonizers Ltd.				1,78,37,567				1,78,37,567	1,78,37,567
		ATS-Dreams Infracon Ltd.				1,00,000				1,00,000	1,00,000
		ATS-Effulgent Realtors Ltd.				1,00,000				1,00,000	1,00,000
		ATS-Mangal Murthi Realtors Ltd.				1,00,000				1,00,000	1,00,000
		ATS-Sukhdham Colonizers Ltd.				1,00,000				1,00,000	1,00,000
		Total	24,71,91,672	96,50,000		50,65,79,422				76,34,21,094	1,26,18,36,459
12	Advance payable as at year end	Ansai Township Infrastructure Ltd.				11,160				11,160	11,160
		Haridham Colonizers Ltd.									
		Ansai Properties & Infrastructure Ltd				20,000				20,000	87,63,000
		Sunshine Colonizers Pvt. Ltd.				31,160				31,160	20,000
		Total				31,160				31,160	87,94,160
13	Investments made and outstanding as at year end	Haridham Colonizers Ltd.			5,00,000					5,00,000	5,00,000
		Total			5,00,000					5,00,000	5,00,000
14	Corporate Guarantee given and amount outstanding as at year end										
		Total									



28. Ratio Analysis

Particulars	FY 2022-23	FY 2021-22
Current Ratio	176.91	100.49
Debt Equity Ratio	0.02	0.01
Debt Service Coverage Ratio	-	-
Return on Equity Ratio	(0.56)	(0.00)
Inventory Turnover Ratio	-	-
Trade Receivable Turnover Ratio	-	-
Trade Payable Turnover Ratio	-	-
Net Capital Turnover Ratio	0.00	0.00
Net Profit Ratio	-	-
Return on Capital employed	(0.56)	0.00
Return on Investment	-	-

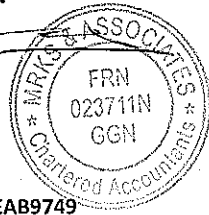
29. Previous year figures

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

As per our Report of even date
For MRKS & Associates
Chartered Accountants
Firm Reg. No. 023711N

For and on behalf of the Board of
White Marlin Buildcon Limited

Saurabh Kuchhal
(Partner)
M. No. 512362
UDIN: 23512362BGWEAB9749
Place: Gurgaon
Date: 31.08.2023




Rajesh Sagar
Director
DIN-09262991


Mandeep Hamal
Director
DIN-09263084