

ANSAL PHALAK INFRASTRUCTURE PRIVATE LIMITED

Regd. Off. 115, Ansal Bhawan, 16 Kasturba Gandhi Marg New Delhi 110001
Corporate Identity Number (CIN): U70100DL2010PTC208167, Tel. no.011-23353550, email:satnamcs@gmail.com

Date: 29/05/2017

The Bombay Stock Exchange Limited
25th Floor, P. J. Towers,
Dalal Street, Fort,
Mumbai - 400 001

Sub: Certificates of Assets Cover under Regulation 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, for the Year ended March 31, 2017.

Scrip Code: 949395
ISIN: INE893N07010
INE893N07028

Dear Sir/Madam,

With reference to caption matter, please find enclosed herewith, Certificates of Asset Cover as required under Regulation 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the year ended March 31, 2017.

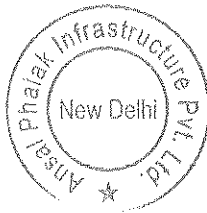
The same is for your information and records please.

Thanking you,

Yours Faithfully

For **Ansal Phalak Infrastructure Pvt. Ltd.**


Roni Soni
Company Secretary



Encl: a/a

RAVI RAJAN & CO.

Chartered Accountants

Certificate No :- RR&CO/2017-18/29/05/105

Certificate

IL&FS Trust Company Limited

The IL&FS Financial Centre

Plot C-22, G Block

Bandra-Kurla Complex

Bandra (East)

Mumbai 400 051

Re: Details of Security Cover, Debenture Redemption Reserve, Valuation of Book Debts and Debt-Equity Ratio in respect of 65 Secured Redeemable Non-Convertible Debentures of face value Rs. 1,00,00,000/- each for an aggregate amount of Rs. 65,00,00,000/- by M/s AnsalPhalak Infrastructure Private Limited

We M/s. RaviRajan& Co., the Statutory Auditors of M/s Ansal Phalak Infrastructure Private Limited having its registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi- 110001., do hereby affirm and certify, as under:

Security Cover

Nature of Security	Security Creation (as on 31 st March 2017)
<p>(a) Creation of pari passu charge with NCD B debenture holders by way of hypothecation over the Hypothecated property.</p> <p>Hypothecated Property shall mean all movable assets and rights of the Company including all tangible movable fixed assets including any development rights, book debts, outstandings, money receivables, claims and bills.</p>	<p>Secured by way of executing Hypothecation deed on 24th Sept' 12 and amendments thereof between Ansal Phalak Infrastructure Private Limited and Debenture Trustee (i.e. IL&FS Trust Company Limited).</p>
<p>(b) Creation of charge, pari passu with the NCD B Debenture Holder, over the First Mortgaged Property and Second Mortgaged Property, by way of equitable mortgage, by deposit of title deeds in respect of the First Mortgaged Property and the Second Mortgaged Property:</p> <p>First Mortgaged Propertyⁿ means the land admeasuring 81.343 acres, located in Sector 67 and 67A, Gurgaon, Haryana</p> <p>Second Mortgaged Propertyⁿ means land admeasuring 21.238 acres, located in Sector 67 and 67A, Gurgaon,</p>	<p>Document executed on 25th February' 13 and amendment(s) thereof relating to the Title Deed in relation to Mortgage Property (admeasuring approximately 76.811 acres).</p> <p>Creation of charge in respect of Mortgage Property (admeasuring 25 acres) forming part of First Mortgaged Property was to be created on or before 31st October 2013. As per letter dated 18th August'15 extension has been obtained from the debenture holders for creation of aforesaid security upto 31st October'15.</p>

<p>Creation of security by way of a pari passu charge over the 30 Acres Land, in favour of the NCD A Debenture Trustee and the NCD B Debenture Trustee</p>	<p>Mortgage in respect of "30 Acres Land" to be created on or before 31st March' 14. As per letter dated 18th August'15 extension has been obtained from the debenture holders for creation of aforesaid security upto 31st October'15.</p>
<p>(c) Creation of pari passu charge with NCD B Debenture Holder by way of pledge by each Pledgor over the Pledged shares as per Share Pledged Agreement.</p> <p>Pledged Shares shall collectively mean 6,622 Class A equity shares held by Promoter 1 (APIL) and 3,378 Class A equity shares held by Promoter 2 (Caliber Properties) each having a face value of Rs 10.</p>	<p>Secured by way of executing Share Pledge Agreement on 24th day of Sept' 12 and amendment(s) thereof between APIL, Caliber Properties, Ansal Phalak Infrastructure Private Limited and IL&FS Trust Company Limited (i.e. Debenture Trustee)</p>

Asset Cover Ratio=

$$\frac{\text{(Book Value of Total Assets- Intangible Assets)} - \text{(Current Liabilities- Short Term Debt Obligations)}}{\text{Total Debt Outstanding}}$$

$$\frac{(8,33,95,67,416 - 3,56,65,14,194)}{3,77,28,72,186} = 1.27 \text{ times}$$

2. Debenture Redemption Reserve (as on 31st March 2017)

As per section 71 of the Companies Act, 2013, read with The Companies (Share capital & Debentures) Rules' 2014 Company shall create a Debenture Redemption Reserve (DRR) for the redemption of debentures, to which adequate amounts shall be credited, from out of its profits every year until such debentures are redeemed.

In case of privately placed Debentures by unlisted companies adequacy of DRR will be 25% of the value of Debentures issued.

DRR has been created to the extent of the profits available (after adjusting the brought forward losses) to the Company till on 31st March 2017 i.e. Rs. 15,02,44,582/-

RAVI RAJAN & CO.

Chartered Accountants

Certificate No :- RR&CO/2017-18/29/05/104

Certificate

IL&FS Trust Company Limited
The IL&FS Financial Centre
Plot C-22, G Block
Bandra-Kurla Complex
Bandra (East)
Mumbai 400 051

Re: Details of Security Cover, Debenture Redemption Reserve, Valuation of Book Debts and Debt-Equity Ratio in respect of 100 Listed, Rated, Secured, Cumulative and Redeemable Non Convertible Debentures issued at face value of Rs. 1,00,00,000/- each for an aggregate amount of Rs. 100,00,00,000/- by M/s AnsalPhalak Infrastructure Private Limited

We M/s. Ravi Rajan & Co., the Statutory Auditors of M/s Ansal Phalak Infrastructure Private Limited having its registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi- 110001., do hereby affirm and certify, as under:

1. Security Cover

Nature of Security	Security Creation(as on 31 st March 2017)
(a) Creation of charge, paripassu with the NCD A Debenture Holder, by way of hypothecation over the assets, contracts receivables, all present and future book debts, outstandings, monies receivable, claims and bills which are due and owing or which may at any time become due and owing to the Company; and together with all and any interest accruing in respect thereof in accordance with the NCD B Deed of Hypothecation.	Secured by way of executing Hypothecation deed on 28 th July' 13 between Ansal Phalak Infrastructure Private Limited and Debenture Trustee (i.e. IL&FS Trust Company Limited) registered in ROC on 30 th July' 13.
(b) Creation of charge, paripassu with the NCD A Debenture Holder, over the First Mortgaged Property and Second Mortgaged Property, by way of equitable mortgage, by deposit of title deeds in respect of the First Mortgaged Property and the Second Mortgaged Property; First Mortgaged Property" means the land admeasuring 81.343 acres, located in Sector 67 and 67A, Gurgaon, Haryana Second Mortgaged Property" means land admeasuring	Document relating to Title Deed in relation to Mortgage Property (admeasuring approximately 76.811 acres) executed on 30 th July' 13 Creation of charge in relation to Mortgage Property (admeasuring approximately 25 acres) forming part of First Mortgaged Property was to be created on or before 31 st October'13.As per letter dated 18 th August'15 extension has been obtained from the debenture holders for creation of aforesaid security upto 31 st October'15.

3 Receivables/ Book debts

The Company has NIL book debts/ receivables as on 31st March 2017.

4 Debt-Equity Ratio

Debt-equity ratio of the company as on 31st March 2017 is as under:

Debt = $\frac{3,77,28,72,186}{96,05,60,243} = 3.93$ times
Equity

For Ravi Rajan & Co.

Chartered Accountants
FRN -009073N

(B.S Rawat)
Partner

M.No.03419

Place: New Delhi

Dated: 29/05/2017

