

# ANSAL CONDOMINIUM LIMITED

Regd Off. 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi-110001  
Corporate Identity Number (CIN): U45200DL2006PLC155235; Tel. no. 011-23353550e-mail:Satnamcs@gmail.com

**Date: 29/05/2017**

**The Bombay Stock Exchange Limited**

25<sup>th</sup> 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 31<sup>st</sup> March, 2017.**

**Scrip Code: 350899**  
**ISIN: INE446W07018**

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 31<sup>st</sup> March, 2017.

The same is for your information and records please.

Thanking you,

Yours Faithfully

For **Ansal Condominium Ltd.**

  
**Roni Soni**  
**(Director)**



Encl: a/a



Certificate

**VISTRA ITCL (INDIA) LIMITED**

The IL&FS Financial Centre  
Plot C-22, G Block  
Bandra-Kurla Complex  
Bandra(East)  
Mumbai 400051

Re: Details of Security Cover, Debenture Redemption Reserve, Valuation of Book Debts and Debt-Equity Ratio in respect of 150 Listed, Rated, Secured, Cumulative and Redeemable Non Convertible Debentures issued at face value of Rs. 10,00,000/- each for an aggregate amount of Rs. 15,00,00,000/- by M/s Ansal Condominium Limited.

We M/s M.L. Puri & Co., the Statutory Auditors of M/s Ansal Condominium Limited, a company incorporated under the Companies Act, 1956 and 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 <sup>st</sup> March'17)
(a) Creation of charge, pari passu with the Non-Convertible Debenture Holder, First Charge & Mortgage over agriculture land in Murthal, Residential Group Housing Land located in Mohali, Pushpanjali Farm, New Delhi, Group housing projects, at Lucknow and charge on all the bank accounts wherever maintained and operated by the Company including the Escrow Accounts and all the sum standing to the credit of the said bank accounts and other receivables of the Company.	Secured by way of executing Hypothecation deed and other documents on 09 <sup>th</sup> January, 2017 between Ansal Condominium Limited and Debenture Trustee (i.e. VISTRA ITCL (INDIA) LIMITED) registered in ROC on 09 <sup>th</sup> January, 2017.
(b) First charge and mortgage on the entire right title and interest over the Murthal Land and development right pertaining to Murthal Project.	First charge and mortgage on the entire right title and interest over the Murthal project land and development right pertaining to project i.e., Murthal Land, Haryana.
(c) First charge and mortgage on the entire right title and interest over the Mohali project and development rights pertaining to Mohali Project.	First charge and mortgage on the entire right title and interest over the land and development right pertaining to Residential Group Housing Land located in Mohali.



Branches

(d) First charge and mortgage on the entire right title and interest over the Pushpanjali Farm and development rights pertaining to Pushpanjali Farm.	First charge and mortgage on the entire right title and interest over the land and development right pertaining to Pushpanjali Farm, New delhi.
(e) First charge and mortgage on the entire right title and interest over the Lucknow Projects and development rights pertaining to Lucknow project.	First charge and mortgage on the entire right title and interest over the Lucknow Project Land and development right pertaining to Lucknow Project.
(f) Maintenance of DSRA as a minimum balance in Escrow Accounts or as a fixed deposit and hypothecation/charge over the same.	Maintenance of DSRA, equivalent to next payment installment, as fixed deposit and hypothecation/charge over the same.
(g) Escrow of the receivable of the Lucknow project and first charge by way of hypothecation over the Escrow account in respect thereof;	Escrow of all receivable of the project i.e "Celeb Meadows", "Paradise diamond" and first charge by way of hypothecation over the Escrow account in respect thereof.
(h) Guarantee of the Ansal Properties and Infrastructure Limited and Mr. Pranav Ansal.	Provided
(i) Demand promise note and Letter of continuity Note for an amount upto the debenture payment and interest.	Provided
(j) Pledge of 3,74,55,116 shares of Ansal Properties and Infrastructure by the security provider.	Pledge of shares of Ansal Properties and Infrastructure Limited having market value not less than Rs. 56,18,26,740 (Rupees Fifty Six Crore Eighteen Lacs Twenty Six Thousand Seven Hundred and Forty) only.

Asset Cover Ratio=

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

$$\frac{(5626.81 \text{ Lacs} - 4188.79 \text{ Lacs})}{1436.26 \text{ Lacs}} = 1.00 \text{ times}$$



## 2) Debenture Redemption Reserve (as on 31<sup>st</sup> March'17)

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 not be created due to loss incurred by the company till 31<sup>st</sup> March 2017

## 3) Receivables/ Book debts

The Company has NIL book debts/receivables as on 31<sup>st</sup> March'17

## 4) Debt- Equity Ratio

Debt- equity ratio of the company as on 31<sup>st</sup> March'17 is as under:

$$\frac{\text{Debt}^*}{\text{Equity}} = \frac{1394.25 \text{ Lacs}}{1.756 \text{ Lacs}} = 794 \text{ times}$$

\* Debt include Non Convertible debenture.

For M.L. PURI & CO.  
Chartered Accountants  
FRN No-002312N



(CA R.C. GUPTA)  
Partner  
M.No-095584

Place: NEW DELHI

Date: 29-05-17