

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

25th Floor, P. J. Towers,
Dalal Street, Fort,
Mumbai - 400 001

Sub: Audited Financial Results (Consolidated and Standalone) for the Year ended 31st March, 2017, under Regulation 52(2) & 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Scrip Code: 350899
ISIN: INE446W07018

Dear Sir/Madam,

With reference to captioned matter, please find enclosed herewith, the Audited Financial Results (Standalone and Consolidated) for the Year ended 31st March, 2017 along with Auditors Report, under Regulation 52(2) and 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The same is for your information and records please.

Thanking you,

Yours Faithfully

For **Ansal Condominium Limited**

R. Soni
Roni Soni
Director



Encl: a/a



INDEPENDENT AUDITORS' REPORT

To the Members of ANSAL CONDOMINIUM LIMITED

Report on the Ind AS Financial Statements

We have audited the accompanying financial statements of **ANSAL CONDOMINIUM LIMITED** ("the Company"), which comprise the Balance Sheet as at 31st March, 2017, and the Statement of Profit & Loss (including Other Comprehensive Income) and the Statement of Changes in Equity for the year then ended, and a summary of the significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

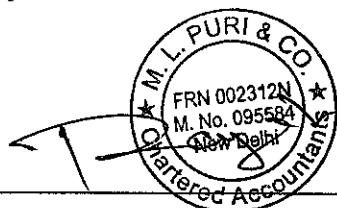
The Company's Board of Directors is responsible for the matters in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Ind AS financial statements that give a true and fair view of the state of affairs (financial position), profit or loss (financial performance including Other Comprehensive Income) and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

This responsibility also includes the maintenance of adequate accounting records in accordance with the provision of the Act for safeguarding the assets of the Company and for preventing and detecting frauds 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 control, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error

Auditors' Responsibility

Our responsibility is to express an opinion on these Ind AS financial statements based on our audit. We conducted our audit of the Ind AS financial statement in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Ind AS financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Ind AS financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation of the Ind AS financial statement that gives a true and fair view in order to design audit procedures that are appropriate in the circumstance. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the Ind AS financial statements.



Branches

Mumbai
022-28206060

Jaipur
0141-2821155

Faridabad
011-2821155

Patna

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.

Opinion

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 Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including the Ind AS :

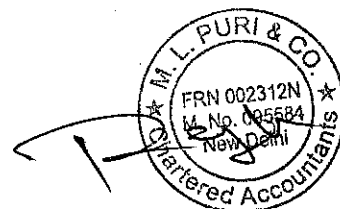
- (a) In the case of the Balance Sheet, of the state of affairs of the Company as at March 31, 2017;
- (b) In the case of the Statement of Profit and Loss (financial performance including Other Comprehensive Income) of the Loss for the year ended on that date; and
- (c) The changes in equity for the year ended on that date.

Report on Other Legal and Regulatory Requirements

1. 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 Companies Act, 2013, we give in the Annexure A statement on the matters specified in paragraphs 3 and 4 of the Order.

2. As required by section 143(3) of the Act, we report that:

- a. We have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
- b. In our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books.
- c. The Balance Sheet, the Statement of Profit and Loss and Statement of Changes in Equity dealt with by this Report are in agreement with the books of accounts and returns.
- d. In our opinion, the aforesaid Ind As financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- e. On the basis of written representations received from the directors as on March 31, 2017, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2017, from being appointed as a director in terms of section 164(2) of the Companies Act, 2013.
- f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".



g. 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.

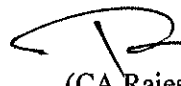
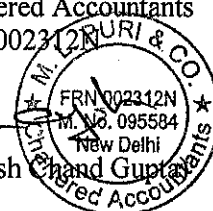
ii.) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

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

Place: New Delhi

Date: 29/05/2017

For M. L. Puri & Co.
Chartered Accountants
FRN: 002312N



(CA Rajesh Chand Gupta)
Partner
Membership No. 095584

ANSAL CONDOMINIUM LIMITED

Annexure A to the Auditors' Report

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

- 1) (a) The Company has not owned fixed assets and immovable property; therefore the sub clauses (b) & (c) is not applicable
- 2) (a) The Company has not owned any inventory; therefore the sub clause (b) & (c) is not applicable.
- 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, during the year company has not given any loan, guarantee & security and made any investment therefore the above clause is not applicable.
- 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) The Central Government has been prescribed cost records under sub-section (1) of section 148 of the Companies Act 2013. But same is not applicable to the company.
- 7) a) The Company did not have any statutory dues, therefore this clause is not applicable to the company. Wherever applicable, have been generally regularly deposited with the appropriate authorities and no statutory dues payable for a period of more than six months from the date they became payable as at 31st March, 2017.

b) According to the records and information & explanations given to us, there are no dues in respect of service tax or duty of customs or duty of excise or value added tax that have not been deposited on account of any dispute.

- 8) The Company has no dues from financial institutions, banks and debentures holders, therefore this clause is not applicable.
- 9) The company has not raised by way of initial public offer or further public offer (including debt instruments). The company is limited company, according to the information and explanations given to us, the company has not taken any term loans from bank or financial institutions.

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) The Company has been not provided any managerial remuneration during the year, so the clause is not applicable to the company.
- 12) 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.
- 13) 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.
- 14) 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
- 15) Clause (xii) and (xiv) of the orders is not applicable to the company.

For M. L. Puri & Co.
Chartered Accountants
FRN: 002312 N



Rajesh
(CA Rajesh Chand Gupta)
Partner
Membership No. 095584

Place: New Delhi
Date: 29-05-2017

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

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

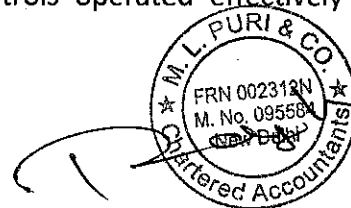
We have audited the internal financial controls over financial reporting of **ANSAL CONDOMINIUM LIMITED** (“the Company”) as of March 31,2017 in conjunction with our audit of the standalone financial statements of the Company for the year ended of that date.

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 judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

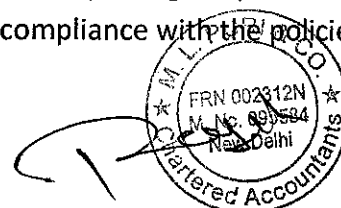
We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

Meaning of Internal Financial Controls Over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (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.



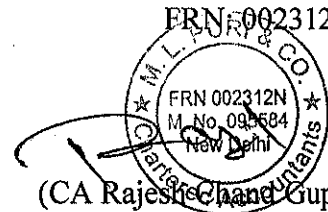
Opinion

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 31,2017, 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 and on behalf of

For M. L. Puri & Co.
Chartered Accountants

ERN 002312 N



(CA Rajesh Chand Gupta)

Partner

Membership No. 095584

Place: New Delhi

Date: 29/05/2017

ANSAL CONDOMINIUM LIMITED
CIN U45200DL2006PLC155235
BALANCE SHEET AS AT 31.03.2017

Particulars	Note No.	As at 31.03.2017	As at 31.03.2016	As at 01.04.2015
ASSETS				
(1) Non - current assets				
(a) Property, plant and equipment		-	-	-
(b) Capital work - in - progress		-	-	-
(c) Goodwill		-	-	-
(d) Other intangible assets		-	-	-
(e) Financial assets				
(i) Investments	3	474,266,139.68	340,771,983.84	340,472,037.00
(ii) Trade receivables		-	-	-
(iii) Loans		-	-	-
(iv) Bank Balances		-	-	-
(v) Others		-	-	-
(f) Other non - current assets		-	-	-
(g) Deferred tax assets (net)		-	-	-
		<u>474,266,139.68</u>	<u>340,771,983.84</u>	<u>340,472,037.00</u>
(2) Current assets				
(a) Inventories		-	-	-
(b) Financial assets				
(i) Investments		-	-	-
(ii) Trade receivables		-	-	-
(iii) Cash and cash equivalents	4	145,628.16	155,707.25	147,748.52
(iv) Loans		-	-	-
(v) Bank Balances		-	-	-
(vi) Others	5	88,269,760.00	91,919,760.00	106,917,029.00
(c) Current tax assets (net)		-	-	-
(d) Other current assets		-	-	-
		<u>88,415,388.16</u>	<u>92,075,467.25</u>	<u>107,064,777.52</u>
(e) Non Current assets held for sale				
		<u>88,415,388.16</u>	<u>92,075,467.25</u>	<u>107,064,777.52</u>
Total assets		<u>562,681,527.84</u>	<u>432,847,451.09</u>	<u>447,536,814.52</u>
EQUITY AND LIABILITIES				
EQUITY				
(a) Equity share capital	6	500,000.00	500,000.00	500,000.00
(b) Other equity	7	-324,353.00	5,391,756.09	5,035,970.04
		<u>175,647.00</u>	<u>5,891,756.09</u>	<u>5,535,970.04</u>
LIABILITIES				
(1) Non - current liabilities				
(a) Financial liabilities				
(i) Borrowings	8	139,425,466.68	-	-
(ii) Trade payables		-	-	-
(iii) Other financial liabilities		-	-	-
(b) Deferred Revenue/Income		-	-	-
(c) Provisions		-	-	-
(d) Deferred tax liabilities (net)	9	-	-	104,604.48
(e) Other non-current liabilities		-	-	-
		<u>139,425,466.68</u>	<u>-</u>	<u>104,604.48</u>
(2) Current liabilities				
(a) Financial liabilities				
(i) Borrowings	8	4,201,687.17	-	-
(ii) Trade payables		-	-	-
(iii) Other financial liabilities	10	236,062,727.00	100,355,695.00	100,296,240.00
(b) Other current liabilities	11	182,816,000.00	326,600,000.00	341,600,000.00
(c) Provisions		-	-	-
		<u>423,080,414.17</u>	<u>426,955,695.00</u>	<u>441,896,240.00</u>
Total Equity & Liabilities		<u>562,681,527.84</u>	<u>432,847,451.09</u>	<u>447,536,814.52</u>

As per report of even date attached
For M.L. PURI & CO.
Chartered Accountants
FRN 002312N

(CA. RAJESH CHAND GUPTA)
Partner
Membership No. 095584

Place: New Delhi
Date: 29-05-17



Gopal Krishna Sharma
Director
DIN 06764132

Roni Soni
Director
DIN 07504677

ANSAL CONDOMINIUM LIMITED
CIN U45200DL2006PLC155235
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31.03.2017

Particulars	Note No.	Year ended 31.03.2017	Year ended 31.03.2016
I Revenue from operations		-	-
II Other income	12	-	2,167.00
III Total Income (I + II)		-	2,167.00
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	13	6,839,124.93	4,417.27
Depreciation and amortization expenses		-	-
Other expenses	14	371,140.00	46,515.00
Total expenses		7,210,264.93	50,932.27
V Profit / (loss) before exceptional items and tax (I - IV)		-7,210,264.93	-48,765.27
VI Exceptional Items		-	-
VII Profit / (loss) before tax (V - VI)		-7,210,264.93	-48,765.27
VIII Tax expense			
(1) Current tax		-	-
(2) Deferred tax		-	-
IX Profit / (loss) from continuing operations (VII - VIII)		-7,210,264.93	-48,765.27
X Profit / (loss) from discontinued operations (VII - VIII)		-	-
XI Tax expense of discontinued operations		-	-
Profit / (loss) from discontinued operations (after tax)		-	-
XII (X - XI)		-7,210,264.93	-48,765.27
XIII Profit / (loss) for the period (IX + XII)		-7,210,264.93	-48,765.27
XIV Other comprehensive Income			
A (i) Items that will not be reclassified to profit or loss	15	1,494,155.84	299,947.32
(ii) Income tax relating to items that will not be reclassified to profit or loss		-	104,604.00
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		-	-
		1,494,155.84	404,551.32
XV Total comprehensive income for the period (XIII + XIV)		-5,716,109.09	355,786.05
XVI Earnings per equity share (for continuing operations)			
(1) Basic	16	-144.21	-0.98
(2) Diluted	16	-144.21	-0.98
XVII Earnings per equity share (for discontinued operations)			
(1) Basic		-	-
(2) Diluted		-	-
XVIII Earnings per equity share (for discontinued & discontinued operations)			
(1) Basic	16	-144.21	-0.98
(2) Diluted	16	-144.21	-0.98

As per report of even date attached
For M.L. PURI & CO.
Chartered Accountants
FRN 002312N

(CA. RAJESH CHAND GUPTA)
Partner
Membership No. 095584



Gopal Krishna Sharma
Director
DIN 06764132

Roni Soni
Director
DIN 07504677

Place: New Delhi
Date: 29-05-17



INDEPENDENT AUDITORS' REPORT

To the Members of ANSAL CONDOMINIUM LIMITED

Report on the Consolidated Ind AS Financial Statements

We have audited the accompanying consolidated financial statements of **ANSAL CONDOMINIUM LIMITED** ("the Company") and its associate (hereinafter refer to as group), which comprise the Consolidated Balance Sheet as at 31st March, 2017, Consolidated Statement of Profit & Loss (including Other Comprehensive Income) and the Statement of Changes in Equity for the year then ended, and a summary of the significant accounting policies and other explanatory information (hereafter refer to as "the consolidated financial statements).

Management's Responsibility for the Consolidated Financial Statements

The Company's Board of Directors is responsible for the matters in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Consolidated Ind AS financial statements that give a true and fair view of the state of affairs (financial position), profit or loss (financial performance including Other Comprehensive Income) and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

This responsibility also includes the maintenance of adequate accounting records in accordance with the provision of the Act for safeguarding the assets of the Company and for preventing and detecting frauds 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 control, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Consolidated Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error

Auditors' Responsibility

Our responsibility is to express an opinion on these Consolidated Ind AS financial statements based on our audit. We conducted our audit of the Consolidated Ind AS financial statement in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Ind AS financial statements are free from material misstatement.

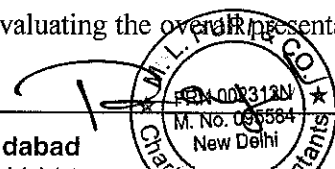
An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Consolidated Ind AS financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Consolidated Ind AS financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation of the Consolidated Ind AS financial statement that gives a true and fair view in order to design audit procedures that are appropriate in the circumstance. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall representation of the Consolidated Ind AS financial statements.

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Patna

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Consolidated Ind AS financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Consolidated Ind AS financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including the Ind AS :

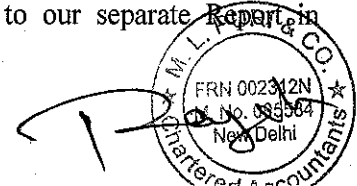
- (a) In the case of the Balance Sheet, of the state of affairs of the Company as at March 31, 2017;
- (b) In the case of the Statement of Profit and Loss (financial performance including Other Comprehensive Income) of the Loss for the year ended on that date; and
- (c) The changes in equity for the year ended on that date.

Report on Other Legal and Regulatory Requirements

1. 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 Companies Act, 2013, we give in the Annexure A statement on the matters specified in paragraphs 3 and 4 of the Order.

2. As required by section 143(3) of the Act, we report that:

- a. We have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit of aforesaid consolidated Ind AS financial statements.
- b. In our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books.
- c. The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss and Statement of Changes in Equity dealt with by this Report are in agreement with the books of accounts and returns.
- d. In our opinion, the aforesaid Consolidated Ind As financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- e. On the basis of written representations received from the directors as on March 31, 2017, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2017, from being appointed as a director in terms of section 164(2) of the Companies Act, 2013.
- f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".

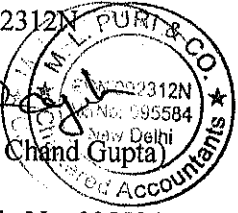



g. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, In our opinion and to the best of our information and according to the explanations given to us:

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

Place: New Delhi
Date:

For M. L. Puri & Co.
Chartered Accountants
FRN: 002312N



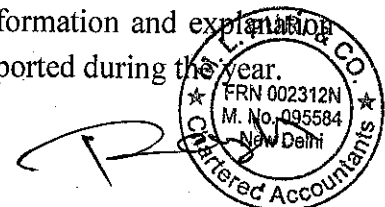
(CA Rajesh Chand Gupta)
Partner
Membership No. 095584

ANSAL CONDOMINIUM LIMITED

Annexure A to the Auditors' Report

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

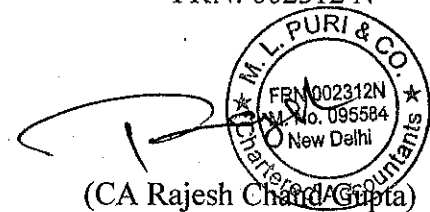
- 1) (a) The Company has not owned fixed assets and immovable property; therefore the sub clauses (b) & (c) is not applicable
- 2) (a) The Company has not owned any inventory; therefore the sub clause (b) & (c) is not applicable.
- 3) As per the information and explanation provided to us, the company 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, during the year company has not given any loan, guarantee & security and made any investment therefore the above clause is not applicable.
- 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) The Central Government has been prescribed cost records under sub-section (1) of section 148 of the Companies Act 2013. But same is not applicable to the company.
- 7) a) The Company did not have any statutory dues, therefore this clause is not applicable to the company. Wherever applicable, have been generally regularly deposited with the appropriate authorities and no statutory dues payable for a period of more than six months from the date they became payable as at 31st March, 2016.
b) According to the records and information & explanations given to us, there are no dues in respect of service tax or duty of customs or duty of excise or value added tax that have not been deposited on account of any dispute.
- 8) The Company has no dues from financial institutions, banks and debentures holders, therefore this clause is not applicable.
- 9) Money raised by way of initial public offer or further public offer (including debt instruments) and terms loan were applied for the purpose for which those are raised. The company is private limited company, according to the information and explanations given to us, the company has not taken any term loans from bank or financial institutions.
- 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) The Company has been provided managerial remuneration in accordance the requisite approval mandate by provision of section 197 read with schedule V of the Companies Act 2013.
- 12) 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.
- 13) 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.
- 14) 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
- 15) Clause (xii) and (xiv) of the orders is not applicable to the company.

Place: New Delhi
Date:

For M. L. Puri & Co.
Chartered Accountants
FRN: 002312 N



(CA Rajesh Chand Gupta)
Partner
Membership No. 095584

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

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

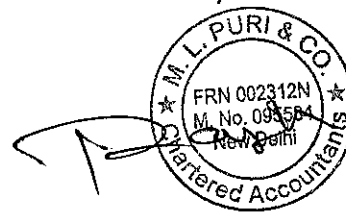
We have audited the internal financial controls over financial reporting of **ANSAL CONDOMINIUM LIMITED** (“the Company”) as of March 31,2017 in conjunction with our audit of the standalone financial statements of the Company for the year ended of that date.

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 judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

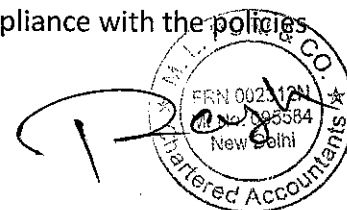
We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

Meaning of Internal Financial Controls Over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (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.

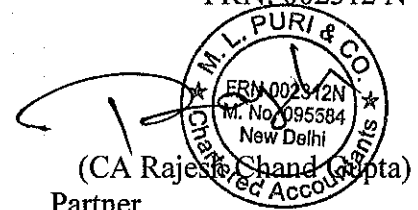


Opinion

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, 2017, 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 and on behalf of

For M. L. Puri & Co.
Chartered Accountants
FRN: 002312 N



(CA Rajesh Chand Gupta)
Partner

Membership No. 095584

Place: New Delhi
Date:

ANSAL CONDOMINIUM LIMITED
CIN U45200DL2006PLC155235
CONSOLIDATED BALANCE SHEET AS AT 31.03.2017

Particulars	Note No.	As at 31.03.2017	As at 31.03.2016	As at 01.04.2015
ASSETS				
(1) Non - current assets				
(a) Property, plant and equipment		-	-	-
(b) Capital work - in - progress		-	-	-
(c) Goodwill		-	-	-
(d) Other Intangible assets		-	-	-
(e) Financial assets		-	-	-
(i) Investments	3	474,484,539.68	-	-
(ii) Trade receivables		-	-	-
(iii) Loans		-	-	-
(iv) Bank Balances		-	-	-
(v) Others		-	-	-
(f) Other non - current assets		-	-	-
(g) Deferred tax assets (net)		-	-	-
		<u>474,484,539.68</u>	-	-
(2) Current assets				
(a) Inventories		-	-	-
(b) Financial assets		-	-	-
(i) Investments		-	-	-
(ii) Trade receivables		-	-	-
(iii) Cash and cash equivalents	4	145,628.16	-	-
(iv) Loans		-	-	-
(v) Bank Balances		-	-	-
(vi) Others	5	88,269,760.00	-	-
(c) Current tax assets (net)		-	-	-
(d) Other current assets		-	-	-
		<u>88,415,388.16</u>	-	-
(e) Non Current assets held for sale		-	-	-
		<u>88,415,388.16</u>	-	-
Total assets		<u>562,899,927.84</u>	-	-
EQUITY AND LIABILITIES				
EQUITY				
(a) Equity share capital	6	500,000.00	-	-
(b) Other equity	7	-105,953.00	-	-
		<u>394,047.00</u>	-	-
LIABILITIES				
(1) Non - current liabilities				
(a) Financial liabilities		-	-	-
(i) Borrowings	8	139,425,466.68	-	-
(ii) Trade payables		-	-	-
(iii) Other financial liabilities		-	-	-
(b) Deferred Revenue/Income		-	-	-
(c) Provisions		-	-	-
(d) Deferred tax liabilities (net)		-	-	-
(e) Other non-current liabilities		-	-	-
		<u>139,425,466.68</u>	-	-
(2) Current liabilities				
(a) Financial liabilities		-	-	-
(i) Borrowings	8	4,201,687.17	-	-
(ii) Trade payables		-	-	-
(iii) Other financial liabilities	9	236,062,727.00	-	-
(b) Other current liabilities	10	182,816,000.00	-	-
(c) Provisions		-	-	-
		<u>423,080,414.17</u>	-	-
Total Equity & Liabilities		<u>562,899,927.84</u>	-	-

As per report of even date attached
For M.L. PURI & CO.
Chartered Accountants
FRN 002312N

(CA. RAJESH CHAND GUPTA)
Partner
Membership No. 095584



Gopal Krishna Sharma

Gopal Krishan Sharma
Director
DIN 06764132

Roni

Roni Soni
Director
DIN 07504677

Place: New Delhi
Date: 29-05-17

ANSAI CONDOMINIUM LIMITED
CIN U45200DL2006PLC155235
CONSOLIDATED STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31.03.2017

Particulars	Note No.	Year ended 31.03.2017	Year ended 31.03.2016
I Revenue from operations		-	-
II Other income		-	-
III Total income (I + II)		-	-
IV Expenses			
Finance costs	11	6,839,124.93	-
Depreciation and amortization expenses		-	-
Other expenses	12	371,140.00	-
Total expenses		7,210,264.93	-
V Profit / (loss) before exceptional items and tax (I - IV)		-7,210,264.93	-
VI Exceptional items		-	-
VII Profit / (loss) before tax (V - VI)		-7,210,264.93	-
VIII Tax expense			
(1) Current tax		-	-
(2) Deferred tax		-	-
IX Profit / (loss) from continuing operations (VII - VIII)		-7,210,264.93	-
X Profit / (loss) from discontinued operations (VII - VIII)		-	-
XI Tax expense of discontinued operations		-	-
Profit / (loss) from discontinued operations (after tax)		-	-
XII (X - XI)		-7,210,264.93	-
XIII Share of Profit/Loss of Associates		218,400.00	-
XIV Profit / (loss) for the period (IX + XII)		-6,991,864.93	-
XV Other comprehensive income			
A (i) Items that will not be reclassified to profit or loss	13	1,494,155.84	-
(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		-	-
		1,494,155.84	-
XVI Total comprehensive income for the period (XIII + XIV)		-5,497,709.09	-
XVII Earnings per equity share (for continuing operations)			
(1) Basic	14	-139.84	-
(2) Diluted	14	-139.84	-
XVIII Earnings per equity share (for discontinued)			
(1) Basic		-	-
(2) Diluted		-	-
XIX Earnings per equity share (for discontinued & discontinued operations)			
(1) Basic	14	-139.84	-
(2) Diluted	14	-139.84	-

As per report of even date attached

For M.L. PURI & CO.

Chartered Accountants

FRN 002312N

(CA. RAJESH CHAND GUPTA)

Partner

Membership No. 095584



Gopal Krishan Sharma

Gopal Krishan Sharma
 Director
 DIN 06764132

Roni Soni

Roni Soni
 Director
 DIN 07504677

Place: New Delhi

Date: 29-05-17

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

Vistra ITCL (India) Limited

IL & FS Financial Centre, Plot No. – C 22,
G Block, Bandara Kurla Complex,
Bandra (East), Mumbai - 400051

Dear Sir,

Sub: Half Yearly Communication to Stock Exchange

In compliance of the requirements of Regulation 52, Sub- Regulation (4) and (5) of Securities and Exchange Board of India (Listed Obligation and Disclosure Requirements) Regulation, 2015 for Non- Convertible Debt Securities in respect of Secured Redeemable Non-Convertible Debentures aggregating to Rs. 15/- Crores, we are giving below the following information as on March 31st, 2017:

- a) Credit Rating of the Debentures : BWR B+ (SO)
- b) Asset Cover available : 1 Time
- c) Debt-Equity Ratio : 794 Times
- d) Previous due date for the payment of interest/ principal and whether the same has been paid or not :
 - o Previous due date for the payment of Interest:- 15.03.2017
 - o Previous due date for the repayment of Principle:- N.A
 - o Whether the Interest has been paid :- Yes
- e) Next due date for the payment of interest/ principal:
 - o Interest: 15.06.2017
 - o Principle: 15.09.2017
 - o Redemption Amount: 15,00,000/-
- f) Debt Service Coverage Ratio: (0.03)
- g) Interest Service Coverage Ratio: (0.5)
- h) Debenture Redemption Reserve: NIL
- i) Net Worth: 1.76 Lakhs
- j) Net Profit After Tax: (72.10) Lakhs
- k) Earnings Per Share: (144.21)

You are requested to kindly take the same on record.

Thanking You

Sincerely,

For Ansal Condominium Limited

Authorised Signatory

