

**Scrip Code : ANSALAPI**  
National Stock Exchange  
of India Ltd  
Exchange Plaza,  
Bandra-Kurla Complex,  
Bandra (East)  
Mumbai - 400 051

**Scrip Code: 500013**  
BSE Limited  
25th Floor,  
Phiroze Jeejeebhoy Towers  
Dalal Street,  
Mumbai - 400 001

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**Reg: Disclosure of Related Party Transactions for the year ended 31<sup>st</sup> March, 2021**

**Ref: Regulation 23(9) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 {"Listing Regulations"}**

Dear Sir/Madam,

Pursuant to the compliance of Regulations 23(9) of Listing Regulations, as amended, please find enclosed herewith the Disclosure of Related Party Transactions on a consolidated basis for the year ended 31<sup>st</sup> March, 2021.

This is for your information and records.

Thanking you.

Yours faithfully,  
For **Ansal Properties & Infrastructure Ltd.**

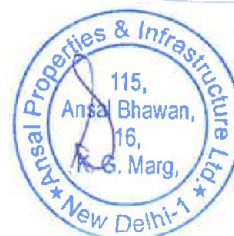

**(Abdul Sami)**  
**General Manager (Corporate Affairs)**  
**& Company Secretary**  
**M. No. FCS-7135**

Encl: as above.

70 (b) Details of transactions with the related parties for the year ended March 31, 2021 (Consolidated)

Annexure-1  
Rs. in lakh

S.No.	Particulars	Name	Enterprises under Common Control/Significant Influence of KMP or their relatives	Key Management personnel	Relatives of Key Management Personnel	Joint Ventures	Total March 31, 2021	Total March 31, 2020	
	<b>Transactions made during the year</b>								
1	Remuneration / Salary #	Mr. Sunil Kumar Gupta					-	20.33	
		Mr. Abdul Sami		26.02			26.02	21.84	
		Mr. Prashant Kumar		39.59			39.59	1.97	
		<b>Total</b>		<b>65.60</b>			<b>65.60</b>	<b>44.15</b>	
2	Remuneration / Salary (Reversed) #	Mr. Anil Kumar					-	(1.46)	
		<b>Total</b>						<b>(1.46)</b>	
3	Full & final settlement	Mr. Anil Kumar					-	145.86	
		<b>Total</b>						<b>145.86</b>	
4	Directors sitting fees	Dr. Lalit Bhasin					-	1.50	
		Mrs. Janath Chandra		1.30			1.30	1.80	
		Mr. Arvind Kumar Gupta					-	0.50	
		Mr. Bhujesh Chand Gupta		2.20			2.20	0.20	
		Mr. Malaya Chatterjee					-	0.90	
		Mr. Satish Chandra		1.90			1.90	0.70	
		<b>Total</b>		<b>5.40</b>			<b>5.40</b>	<b>5.60</b>	
5	Legal Expenses	Bhasin & Co.					-	10.67	
		<b>Total</b>						<b>10.67</b>	
6	Rent Paid to	Mr. Sushil Ansal					-	19.80	
		Mrs. Kusum Ansal			81.08		81.08	120.12	
		Mrs. Sheetal Ansal			81.08		81.08	106.29	
		<b>Total</b>			<b>162.15</b>		<b>162.15</b>	<b>246.20</b>	
7	Rent Received from	Pranav Ansal & Sons (HUF)					-	0.90	
		Mrs. Kusum Ansal					-	2.71	
		The Palms Golf Club & Resorts Pvt. Ltd.	0.43				0.43	0.72	
		<b>Total</b>	<b>0.43</b>				<b>0.43</b>	<b>4.33</b>	
8	Interest Received from	The Palms Golf Club & Resorts Pvt. Ltd.					-	27.55	
		<b>Total</b>						<b>27.55</b>	
9	Membership Fee received from	The Palms Golf Club & Resorts Pvt. Ltd.	16.06				16.06	32.06	
		<b>Total</b>	<b>16.06</b>				<b>16.06</b>	<b>32.06</b>	
10	Subscription & Membership Fees	PHD Chamber of Commerce & Industry					-	1.18	
		<b>Total</b>						<b>1.18</b>	
11	Profit Shared under Development Agreement	Delhi Towers & Estates Pvt. Ltd.					-	0.42	
		<b>Total</b>						<b>0.42</b>	
12	Loss on sale of associate company land	Delhi Towers & Estates Pvt. Ltd.					-	14.00	
		<b>Total</b>						<b>14.00</b>	
13	Security expenses under NEEM scheme	Chiranjiv Charitable Trust					-	4.44	
		<b>Total</b>						<b>4.44</b>	
14	Loans & Advances received during the year	Sky Scrapers Infraprojects Pvt. Ltd.	2,009.49				2,009.49	1,857.34	
		<b>Total</b>	<b>2,009.49</b>				<b>2,009.49</b>	<b>1,857.34</b>	
15	Advances Returned by	Anupam Theatres & Exhibitors Pvt. Ltd.					-	1,378.70	
		Nauranj Investment & Finance Service PL					-	125.52	
		Sampark Hotels Pvt. Ltd.					-	3.00	
		Sushil Ansal Foundation	2,333.08				2,333.08	1.25	
		<b>Total</b>	<b>2,333.08</b>				<b>2,333.08</b>	<b>1,508.47</b>	
16	Advances Given to	Ansal Lotus Melange Projects Pvt. Ltd.				141.57	141.57	-	
		Ansal Urban Condominiums Pvt. Ltd.				27.86	27.85	94.38	
		Chiranjiv Investments Pvt. Ltd.	0.35				0.35	2.05	
		Anupam Theatres & Exhibitors Pvt. Ltd.	71.39				71.39	-	
		Nauranj Investment & Finance Service PL	0.36				0.36	-	
		The Palms Golf Club & Resorts Pvt. Ltd.	4.71				4.71	-	
		Newline Prometies & Consultants P.L.	0.15				0.15	-	
		Sithr Housing & Constructions Pvt. Ltd.	0.15				0.15	-	
		Green Max Estates Pvt. Ltd.					-	3.00	
		<b>Total</b>	<b>77.11</b>			<b>169.43</b>	<b>246.54</b>	<b>99.43</b>	
17	Advances Returned Back to	Ansal Lotus Melange Projects Pvt. Ltd.					-	207.21	
		Delhi Towers & Estates Pvt. Ltd.	6.00				6.00	-	
		Mr. Avush Ansal			11.00		11.00	-	
		Mrs. Kusum Ansal			113.50		113.50	-	
		<b>Total</b>	<b>6.00</b>		<b>124.50</b>		<b>130.50</b>	<b>207.21</b>	
18	Advances Received during the year	Mr. Sushil Ansal					-	789.60	
		Mrs. Kusum Ansal					-	2,465.59	
		Pranav Ansal & Sons (HUF)		728.97			728.97	-	
		Delhi Towers & Estates Pvt. Ltd.					-	24.04	
		Sampark Hotels Pvt. Ltd.	49.95				49.95	-	
		Edupath & Infrastructure Services Pvt Ltd	16.70				16.70	-	
		<b>Total</b>	<b>66.65</b>	<b>728.97</b>			<b>795.62</b>	<b>3,279.22</b>	
19	Advance given for purchase of Land	Amba Bhawani Properties Pvt. Ltd.					-	9.51	
		<b>Total</b>						<b>9.51</b>	
20	Adjustment/ Transfer of Balances (Payable by)	Sky Scrapers Infraprojects Pvt. Ltd.	9,194.94				9,194.94	5,344.38	
		Mrs. Kusum Ansal					-	1,252.15	
		Ansal Lotus Melange Projects Pvt. Ltd.				62.54	62.54	-	
		Delhi Towers & Estates Pvt. Ltd.	35.00				35.00	-	
		Chiranjiv Charitable Trust	1,635.40				1,635.40	-	
		Prime Maxi Promotion Services Pvt. Ltd.	757.74				757.74	-	
		Sushil Ansal Foundation	3,510.23				3,510.23	-	
		<b>Total</b>	<b>15,133.30</b>			<b>62.54</b>	<b>15,195.84</b>	<b>6,596.53</b>	



2/4

70 (b) Details of transactions with the related parties for the year ended March 31, 2021 (Consolidated)

Annexure-1  
Rs. in lakh

S.No.	Particulars	Name	Enterprises under Common Control/Significant Influence of KMP or their relatives	Key Management personnel	Relatives of Key Management Personnel	Joint Ventures	Total March 31, 2021	Total March 31, 2020
21	Adjustment/ Transfer of Balances (Receivable by)	Uttam Galva Metalics Ltd.	-	-	-	-	-	4,902.85
		The Palms Golf Club & Resorts Pvt. Ltd.	-	-	-	-	-	693.68
		Sky Scrapers InfraProjects Pvt. Ltd.	5,344.38	-	-	-	5,344.38	-
		Chiranjiv Charitable Trust	3,510.23	-	-	-	3,510.23	-
		Prime Maxi Promotion Services Pvt. Ltd.	1,600.00	-	-	-	1,600.00	-
		Mrs. Kusum Ansal	-	-	3,190.00	-	3,190.00	-
		Ansal Lotus Melange Projects Pvt. Ltd.	-	-	-	235.00	235.00	-
		Ansal Urban Condominiums Pvt. Ltd.	-	-	-	16.91	16.91	-
		<b>Total</b>	<b>10,454.61</b>	<b>-</b>	<b>3,190.00</b>	<b>251.91</b>	<b>13,896.52</b>	<b>5,596.53</b>
22	Transfer of Balances to (Receivable)	Orchid Realtech Pvt. Ltd.	-	-	-	-	-	120.00
		<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>120.00</b>
23	Balances transferred under BTA (Receivable)	Ansal Urban Condominiums Pvt. Ltd.	-	-	-	-	-	291.55
		Ansal Lotus Melange Projects Pvt. Ltd.	-	-	-	-	-	2.00
		<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>293.55</b>
24	Customer/ Creditors balance transferred to (Payable)	Ansal Urban Condominiums Pvt. Ltd.	-	-	-	-	-	2.40
		Ansal Lotus Melange Projects Pvt. Ltd.	-	-	-	-	-	76.51
		<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>78.90</b>
25	Customer/ Creditors balance transferred from (Receivable)	Ansal Lotus Melange Projects Pvt. Ltd.	-	-	-	94.43	94.43	57.69
		Ansal Urban Condominiums Pvt. Ltd.	-	-	-	2.74	2.74	91.96
		Amba Bhawan Properties Pvt. Ltd.	-	-	-	-	-	5.54
		<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>97.17</b>	<b>97.17</b>	<b>155.18</b>
26	Sale of Goods to	Pranav Ansal & Sons (HUF)	-	-	-	-	-	16.41
		Mrs. Sheetal Ansal	-	-	-	-	-	1,841.51
		Sky Scrapers InfraProjects Pvt. Ltd.	-	-	-	-	-	233.84
		Chiranjiv Charitable Trust	-	-	-	-	-	1,450.06
		Orchid Realtech Pvt. Ltd.	-	-	-	-	-	10.67
		<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,552.50</b>
27	Installment raised agst. Unit allotted/ Services	Mr. Pranav Ansal	-	-	-	-	-	1.20
		Mr. Sushil Ansal	-	-	-	-	-	49.67
		Pranav Ansal & Sons (HUF)	-	-	-	-	-	17.59
		Mrs. Alpana Kirloskar	-	-	-	-	-	2.25
		Mrs. Kusum Ansal	-	-	-	-	-	4.11
		Mrs. Sheetal Ansal	-	-	-	-	-	1,441.37
		Mrs. Archana Luthra	-	-	-	-	-	4.98
		Chiranjiv Charitable Trust	-	-	-	-	-	1,450.06
		Kiara Lifespaces Pvt. Ltd.	2.74	-	-	-	2.74	623.57
		Sky Scrapers InfraProjects Pvt. Ltd.	-	-	-	-	-	233.84
		Orchid Realtech Pvt. Ltd.	-	-	-	-	-	3.73
		<b>Total</b>	<b>2.74</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2.74</b>	<b>3,832.39</b>
28	Amount received agst. Unit allotted/ Services	Mr. Sushil Ansal	-	-	-	-	-	49.67
		Pranav Ansal & Sons (HUF)	-	-	-	-	-	16.41
		Mrs. Sheetal Ansal	-	-	-	-	-	1,440.33
		Mr. Avush Ansal	-	-	-	-	-	10.67
		Ms. Anushka Ansal	-	-	-	-	-	10.73
		Kusumanjali Foundation	-	-	-	-	-	0.89
		Mrs. Archana Luthra	-	-	-	-	-	30.30
		Orchid Realtech Pvt. Ltd.	82.38	-	-	-	82.38	114.22
		Sky Scrapers InfraProjects Pvt. Ltd.	-	-	-	-	-	233.84
		Chiranjiv Charitable Trust	1,825.56	-	-	-	1,825.56	1,450.06
		Kiara Lifespaces Pvt. Ltd.	83.42	-	-	-	83.42	673.08
		<b>Total</b>	<b>1,991.37</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,991.37</b>	<b>4,030.21</b>
29	Cancellation of Units	Mrs. Sheetal Ansal	-	-	18.64	-	18.64	386.30
		Mrs. Archana Luthra	-	-	-	-	-	54.42
		Mr. Sushil Ansal	-	112.00	-	-	112.00	132.16
		Mr. Pranav Ansal	-	213.45	-	-	213.45	49.17
		Mr. Ayush Ansal	-	-	24.00	-	24.00	-
		Orchid Realtech Pvt. Ltd.	114.22	-	-	-	114.22	-
		Chiranjiv Charitable Trust	5,291.60	-	-	-	5,291.60	-
		<b>Total</b>	<b>5,405.82</b>	<b>325.45</b>	<b>42.64</b>	<b>-</b>	<b>5,773.91</b>	<b>622.05</b>
30	Buy back & other compensation	Mrs. Sheetal Ansal	-	-	-	-	-	260.95
		<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>260.95</b>
31	Fooding & Hospitality services	The Palms Golf Club & Resorts Pvt. Ltd.	1.68	-	-	-	1.68	3.22
		<b>Total</b>	<b>1.68</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1.68</b>	<b>3.22</b>
32	Construction Contract Services	UEM-Builders Ansal API Contracts Pvt. Ltd.	-	-	-	-	-	125.03
		<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>125.03</b>
	<b>Balance outstanding at the end of year</b>							
33	Trade Payable as at year end	Ansal Lotus Melange Projects Pvt. Ltd.	-	-	-	-	-	7.37
		The Palms Golf Club & Resorts Pvt. Ltd.	0.68	-	-	-	0.68	0.75
		Delhi Towers & Estates Pvt. Ltd.	59.86	-	-	-	59.86	100.86
		Orchid Realtech Pvt. Ltd.	196.60	-	-	-	196.60	-
		Prime Maxi Promotion Services Pvt. Ltd.	1,154.06	-	-	-	1,154.06	-
		Sammark Hotels Pvt. Ltd.	49.95	-	-	-	49.95	-
		Edupath & Infrastructure Services Pvt Ltd	16.70	-	-	-	16.70	-
		Bhashi & Co.	-	-	-	-	-	17.63
		Mr. Sushil Ansal	-	37.42	-	-	37.42	37.42
		Mrs. Kusum Ansal	-	-	199.78	-	199.78	110.19
		Mrs. Sheetal Ansal	-	-	102.52	-	102.52	12.93
		Mrs. Kusum Ansal	-	-	-	-	-	0.56
		<b>Total</b>	<b>1,477.85</b>	<b>37.42</b>	<b>302.31</b>	<b>-</b>	<b>1,817.58</b>	<b>287.72</b>



3/4

70 (b) Details of transactions with the related parties for the year ended March 31, 2021 (Consolidated)

Annexure-1  
Rs. in lakh

S.No.	Particulars	Name	Enterprises under Common Control/Significant Influence of KMP or their relatives	Key Management personnel	Relatives of Key Management Personnel	Joint Ventures	Total March 31, 2021	Total March 31, 2020
34	Expense Payable as at year end	Mr. Anil Kumar		-			-	46.03
		Mr. Sunil Kumar Gupta		-			-	2.42
		Total		-	-	-	-	48.45
35	Advance Recoverable as at year end	Ansal Lotus Melange Projects Pvt. Ltd.				56.17	56.17	-
		Ansal Urban Condominiums Pvt. Ltd.				774.99	774.99	799.55
		Prime Maxi Promotion Services Pvt. Ltd.				-	-	128.73
		Sampark Hotels Pvt. Ltd.				-	-	41.18
		Newline Properties & Consultants P L	0.15				0.15	-
		Srhir Housing & Constructions Pvt. Ltd.	0.25				0.15	-
		Amba Bhawani Properties Pvt. Ltd.	74.91				74.91	74.91
		Chiranjiv Investments Pvt. Ltd.	85.25				85.25	84.90
		Nauranj Investment & Finance Service PL	0.66				0.66	0.30
		Satrunjaya Darshan Construction Co. P L	102.21				102.21	102.21
		The Palms Golf Club & Resorts Pvt. Ltd.	21.20				21.20	-
		Anupam Theatres & Exhibitors Pvt. Ltd.	103.22				103.22	31.83
		Orchid Realtech Pvt. Ltd.	-				-	16.04
		Total	387.76	-	-	831.15	1,218.91	1,279.66
36	Advance payable as at year end	Mr. Gopal Ansal						12.00
		Chiranjiv Charitable Trust	12,980.08				12,980.08	3,988.09
		Prime Maxi Promotion Services Pvt. Ltd.	-				-	430.57
		Mr. Sushil Ansal		1,073.61			1,073.61	961.69
		Mr. Pranav Ansal		271.23			271.23	57.87
		Mrs. Kusum Ansal			4,300.95		4,300.95	1,224.45
		Mrs. Sheetal Ansal			69.67		69.67	52.15
		Mr. Ayush Ansal			132.84		132.84	119.84
		Pranav Ansal & Sons (HUF)		728.97			728.97	-
		Sky Scrapers Infraprojects Pvt. Ltd	275.00				275.00	270.00
		Kiara Lifespaces Pvt. Ltd.	529.13				529.13	459.02
		Total	13,784.21	2,073.81	4,903.46	-	20,361.49	7,575.68
37	Trade Receivable as at year end	Mr. Pranav Ansal						50.84
		Pranav Ansal & Sons (HUF)		2.36			2.36	8.07
		Mrs. Kusum Ansal			6.71		6.71	28.22
		Mrs. Archana Luthra			7.13		7.13	7.13
		Ms. Anushka Ansal						9.67
		Mrs. Alopana Kirloskar						9.13
		Mr. Deepak Ansal						1.45
		Sushil Ansal Foundation	1,177.14				1,177.14	-
		Mrs. Sheetal Ansal						3.95
		Mr. Avush Ansal						21.76
		Orchid Realtech Pvt. Ltd.						21.21
		Kiara Lifespaces Pvt. Ltd.	624.39				624.39	634.95
		Total	1,801.54	2.36	13.85	-	1,817.74	796.38
38	Security Deposit paid agst. leased property as at year end	Mr. Sushil Ansal			3.00		3.00	3.00
		Total			3.00		3.00	3.00
39	Loan taken payable as at year end *	Sky Scrapers Infraprojects Pvt. Ltd.						1,857.34
		Total						1,857.34
40	Investments made and outstanding as at year end	UEM-Builders Ansal API Contracts Pvt. Ltd.	40.00				40.00	40.00
		Ansal Lotus Melange Projects Pvt. Ltd.				0.50	0.50	0.50
		Ansal Urban Condominiums Pvt. Ltd.				2,609.04	2,609.04	2,609.04
		Total	40.00			2,609.54	2,649.54	2,649.54
41	Corporate Guarantee given and amount outstanding as at year end@	Chiranjiv Charitable Trust	12,809.36				12,809.36	13,582.36
		Ansal Urban Condominiums Pvt. Ltd.				10,000.00	10,000.00	10,000.00
		Total	12,809.36			10,000.00	22,809.36	23,582.36

Notes :-

\* No interest accrued

\*\* Includes interest accrued & due as well as interest accrued but not due, not credited to party account. (Wherever applicable)

\*\*\* Upto December 2018. i.e., before being appointed as independent director.

# It does not include provision made for gratuity and leave benefits as they are determined on an actuarial basis for the company as a whole.

\$ Green Max Estates Pvt. Ltd. ceased to be joint venture w.e.f September 04, 2019 & Ansal Phalok Infrastructure Private Limited ceased to be subsidiary w.e.f March 31, 2020

@ It does not include interest amount



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