

Independent Auditors' Report

To the Members of

Ansal Landmark Townships Private Limited Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the accompanying standalone financial statements of Ansal Landmark Townships Private Limited ("the Company"), which comprise the balance sheet as at March 31 2024, the statement of profit and loss, including the statement of other comprehensive income, the cash flow statement and the statement of changes in equity for the year then ended, and notes to the standalone financial statements, including a summary of significant accounting policies and other explanatory information (herein after referred as "standalone financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31 2024, its loss including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit of the standalone financial statements in accordance with the Standards on Auditing (SAs), as specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the standalone financial statements' section of our report. We are independent of the Company in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the standalone financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.

Emphasis of Matter

As detailed in Note 38 to the Financial Statements, an amount of Rs. 61.50 crore is receivable from M/s Ansal Landmark (Karnal) Township Private Limited. We have relied on the management assessment of no impairment in the value of said recoverable amount.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements for the financial year ended March 31 2024. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.



Key audit matters	How our audit addressed the key audit matters
Assessment of the going concern of the Company	
<p>1. On 7th Sep. 2018, the company had received an Arbitration Award. The Award contemplates joint and several liabilities of four companies of Ansal Group, including the Company. The current liability is amounting to Rs. 200 crore along with interest. Pursuant to a settlement arrived between the parties, nothing remain payable to Dalmia Group, and in respect of this, an application has been filed with the Hon'ble High court The details of the same has been provided in Note 39.</p>	<p>Our procedures included the following:</p> <ol style="list-style-type: none"> 1. Discussion of the said matter with the persons charged with governance. 2. Evaluated the management assessment in terms of the consequence of the Award on the functioning of the company. 3. Enquired about the further development of the matter with the concerned persons.

We have determined that there are no other key audit matters to communicate in our report.

Information other than the standalone financial statements and Auditor's Report thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Annual Report but does not include the standalone financial statements and our auditor's report thereon. The Annual report is expected to make available to us after the date of this Auditor's Report.

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Management Discussion and Analysis and Director's Report including Annexures to Director's Report but does not include the standalone financial statements and our auditor's report thereon. The other information is expected to make available to us after the date of this Auditor's Report.

Our opinion on the standalone financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the standalone Ind AS financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

When we read Annual Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

Responsibilities of Management and Those Charged with Governance for the Standalone Ind AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows 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 the Companies (Indian Accounting Standards) Rules, 2015, as amended. This

responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates



that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were



of most significance in the audit of the standalone financial statements for the financial year ended March 31, 2024 and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of Section 143 of the Act, we give in the "Annexure 1", 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 sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
 - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
 - (c) The balance sheet, the statement of profit and loss including other comprehensive income, the cash flow statement and statement of changes in equity dealt with by this Report are in agreement with the books of account;
 - (d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;
 - (e) The matter described in the Key Audit Matters paragraph above, in our opinion, may have an adverse effect on the functioning of the Company
 - (f) On the basis of the written representations received from the directors as on March 31, 2024 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2024 from being appointed as a director in terms of Section 164 (2) of the Act;
 - (g) With respect to the adequacy of the internal financial controls over financial reporting of the Company with reference to these standalone financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;
 - (h) The provisions of section 197 read with Schedule V of the Act are not applicable to the Company for the year ended March 31, 2024.
 - (i) 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, as amended in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company has disclosed the impact of pending litigations on its financial position in its standalone financial statements – refer note 42 to the standalone financial statements;
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;
 - iii. There is no amount which is, required to be transferred, to the Investor Education and Protection Fund by the Company.
 - iv. a) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that



the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever (“Ultimate Beneficiaries”) by or on behalf of the Company or provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

b) The management has represented, that, to the best of its knowledge and belief, no funds have been received by the Company from any persons or entities, including foreign entities (“Funding Parties”), with the understanding, whether recorded in writing or otherwise, that the Holding Company or its subsidiary companies incorporated in India shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever (“Ultimate Beneficiaries”) by or on behalf of the Funding Parties or provide any guarantee, security or the like from or on behalf of the Ultimate Beneficiaries.

c) Based on such audit procedures that the auditor has considered reasonable and appropriate in the circumstances, nothing has come to their notice that has caused them to believe that the representations under sub-clause (i) and (ii) contain any material misstatement.

- v. No dividend has been declared or paid during the year by the company.
- vi. The reporting under Rule 11(g) of the companies (Audit and Auditors) Rules, 2014 is applicable from 1st April, 2023. Based on our examination, which includes test checks, the company has used the accounting software for maintaining its books of account which has a feature of recording audit trail / edit log facility and the same has been operated throughout the year for all the relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered.

For MRKS and Associates

Chartered Accountants

Firm’s Registration No. 023711N



SAURABH KUCHHAL

Partner

Membership No. 512362

Place: New Delhi

Date: 20TH May, 2024

UDIN: 24512362BKFCEP7058

Annexure 1 to the Independent Auditor’s Report to the Members of Ansal Landmark Townships Private Limited.

Report on the matters specified in paragraph 3 of the Companies (Auditor’s Report) Order, 2020 (“the Order”) issued by the Central Government of India in terms of section 143(11) of the Companies Act, 2013 (“the Act”) as referred to in paragraph 1 of ‘Report on Other Legal and Regulatory Requirements’ section.

In terms of the information and explanations sought by us and given by the Company and the books of account and records examined by us in the normal course of audit and to the best of our knowledge and belief, we state that:

- i. (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment.

(B) The Company has not capitalized any intangible assets in the books of the Company and accordingly, the requirement to report on clause 3(i)(a)(B) of the Order is not applicable to the Company.

(b) The company has a regular program of physical verification of its Fixed Assets, by which fixed assets are verified in phased manner over a period of three years. In accordance with this program, certain fixed assets are verified during the year and no material discrepancies were noticed on such verification.

(c) The title deeds of all the immovable property are held in the name of the Company.

(d) The Company has not revalued its property, plant and equipment during the year ended March 31, 2024.

(e) There are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.
- ii. (a) The Company does not hold inventory of stores, spares parts and raw material. Inventory comprise of only land and project in progress. According to the information and explanations given to us, and also keeping in the view the nature of operations of the Company, inventory of project in progress cannot be physically verified. Accordingly, the requirement to report on clause 3(ii)(a) of the Order is not applicable to the Company.

(b) The Company has not been sanctioned working capital limits in excess of Rs. five crores in aggregate from banks or financial institutions during any point of time of the year on the basis of security of current assets. Accordingly, the requirement to report on clause 3(ii)(b) of the Order is not applicable to the Company.
- iii. (a) During the year, the Company has provided loans, advances in the nature of loans, stood guarantee or provided security to companies, firms, limited liability partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(a) of the Order is not applicable to the Company

(Rs. In Lakhs)

Particulars	Aggregate amount provided during the year			
	Loans & Advances	Investment	Security	Gurantee
Parent	53.17	-	-	-
Subsidiaries	-	-	-	-
Joint Ventures	-	-	-	-
Associates	-	-	-	-
Others	-	-	-	-
Balance outstanding as at the balance sheet date				
	Advances for purchase of Land	Investment	Security	Gurantee
Parent	73.17	-	-	-
Subsidiaries	6.14	-	-	-



Joint Ventures	-	-	-	-
Associates	20.19	-	-	-
Others	6516.30	-	-	-

- (b) In our opinion and according to the information and explanations given to us, the terms and conditions of the loans and advances, Investment and guarantee provided by the company are not prejudicial to the Company's interest.
- (c) The Company has given advances re-payable on demand. We are informed that the Company has not demanded repayment of any such advance during the year. Hence there has been no default on the part of the party to whom the money has been lent.
- (d) There is no amount of loan granted by the company, which is overdue for more than ninety days.
- (e) There were no loans or advance in the nature of loan granted by the company, which has fallen due during the year. Accordingly, the requirement to report on clause 3(iii)(e) of the Order is not applicable to the Company.

(f) The Company has given advances against purchase of Land, either repayable on demand or without specifying any terms or period of repayment to companies, firms, limited liability partnerships or any other parties. Detail of the same is as under:

Sl. No.	Particulars	Aggregate amount of advances (Rs. In lakhs)	% of Total advances
1	Related parties	79.31	0.02
2	Other entities	6536.50	99.98

- iv. In our opinion and according to the information and explanations given to us, provisions of section 185 and 186 of the Act, to the extent applicable, in respect of loans to directors including entities in which they are interested and in respect of loans and advances given, investments made and, guarantees, and securities given have been complied with by the Company.
- v. The Company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Companies Act and the rules made thereunder, to the extent applicable. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company.
- vi. The Company is not in the business of sale of any goods or provision of such services as prescribed. Accordingly, the requirement to report on clause 3(vi) of the Order is not applicable to the company.
- vii. (a) According to the records of the Company examined by us and the information and explanations given to us, the Company is generally regular in depositing its undisputed statutory dues including Provident Fund, Employees State Insurance, Income tax, Sales tax, duty of custom, value added tax, cess, goods and service tax and other material statutory dues, wherever applicable, with the appropriate authorities during the year. There are no such undisputed statutory dues payable for a period of more than six months from the date they became payable as at March 31, 2024.
- (b) According to the information and explanations given to us and as per the books and records examined by us, there are no dues in respect of sales tax, value added tax, service tax, duty of customs, duty of excise which have not been deposited on account of any dispute. Except Sales Tax and Value added Tax of Rs. 447.27 Lakhs has not been deposited because of dispute.



Year wise details of the same is as follows:

Nature of dues	Amount of Demand (Rs. In Lakhs)	Period to which amount relates (AY)	Forum where dispute is pending
UP VAT	10.48	2010-11	Deputy Commissioner Appeals
UP VAT	10.97	2011-12	Deputy Commissioner Appeals
UP VAT	9.90	2013-14	Additional Commissioner Grade-II
UP VAT	16.88	2015-16	Additional Commissioner Grade-II
UP VAT	399.04	2016-17 and 2017-18	Deputy Commissioner Appeals

- viii. According to the information and explanations given to us and as per the books and records examined by us, the Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company.
- ix. (a) According to the information and explanations given to us, the Company has not defaulted in repayment of its loans or borrowings or in the payment of interest thereon to any lender hence the requirement to report on clause 3(ix)(a) of the Order is not applicable to the Company.
- (b) The Company has not been declared a willful defaulter by any bank or financial institution or government or any government authority hence the requirement to report on clause 3(ix)(b) of the Order is not applicable to the Company.
- (c) The term loans were applied for the purpose for which the loans were obtained hence the requirement to report on clause 3(ix)(c) of the Order is not applicable to the Company.
- (d) No funds has been raised on short term basis, hence the requirement to report on clause 3(ix)(d) of the Order is not applicable to the Company.
- (e) During the year the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures. Accordingly, the requirement to report on clause 3(ix)(e) of the Order is not applicable to the Company.
- (f) The Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies. Accordingly, the requirement to report on Clause 3(ix)(f) of the Order is not applicable to the Company.
- x. (a) The Company has not raised any money during the year by way of initial public offer / further public offer (including debt instruments) hence, the requirement to report on clause 3(x)(a) of the Order is not applicable to the Company.
- (b) The Company has not made any preferential allotment or private placement of shares /fully or partially or optionally convertible debentures during the year under audit and hence, the requirement to report on clause 3(x)(b) of the Order is not applicable to the Company.
- xi. (a) No fraud by the Company or no fraud on the Company has been noticed or reported during the year.
- (b) During the year, no report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed by secretarial auditor or by us in Form ADT – 4 as prescribed under Rule 13 of Companies



(Audit and Auditors) Rules, 2014 with the Central Government.

(c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.

- xii. The Company is not a Nidhi Company as per the provisions of the Companies Act, 2013. Therefore, the requirement to report on clause 3(xii)(a), (b) and (c) of the Order is not applicable to the Company.
- xiii. Transactions with the related parties are in compliance with section 188 and section 177 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards.
- xiv. The Company is not required to appoint internal auditor according to the size of the company. Hence requirement to report on clause 3(xiv) (a) & (b) of the Order is not applicable to the Company.
- xv. The Company has not entered into any non-cash transactions with directors or persons connected with him as referred to in Section 192 of the Act hence requirement to report on clause 3(xv) of the Order is not applicable to the Company.
- xvi. (a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company. Accordingly, the requirement to report on clause (xvi)(a) of the Order is not applicable to the Company.

(b) The Company has not conducted any Non-Banking Financial or Housing Finance activities without obtained a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934.

(c) The Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India. Accordingly, the requirement to report on clause 3(xvi) of the Order is not applicable to the Company.

(d) There is no Core Investment Company as a part of the Group, hence, the requirement to report on clause 3(xvi) of the Order is not applicable to the Company.

- xvii. The Company has incurred cash losses amounting to Rs. 681.11 lakhs in the current year and amounting to Rs NIL lakhs in the immediately preceding financial year respectively.
- xviii. There has been no resignation of the statutory auditors during the year. Accordingly, reporting under clause 3(xviii) of the Order is not applicable to the Company.
- xix. On the basis of the financial ratios disclosed in note 53 to the financial statements, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- xx. (a) The provision of second proviso to sub-section (5) of section 135 of Companies Act, 2013 is not applicable to the Company. Accordingly, the requirement to report on clause (xx)(a) of the Order is not applicable to the Company.

(b) The provision of sub section (6) of section 135 of Companies Act, 2013 is not applicable to the



Company. Accordingly, the requirement to report on clause (xx)(b) of the Order is not applicable to the Company.

- xxi. There has been no qualifications or adverse remarks given by the respective auditors in the Companies (Auditor's Report) Order (CARO) reports of the companies included in the consolidated financial statements. Accordingly, the requirement to report on clause (xxi) of the Order is not applicable to the Company

For MRKS and Associates
Chartered Accountants
Firm's Registration No. 023711N



SAURABH KUCHHAL
Partner
Membership No. 512362
Place: New Delhi
Date: 20th May 2024
UDIN:24512362BKFCEP7058

Annexure 2 to the Independent Auditor's Report to the Members of Ansal Landmark Townships Private Limited dated May 20th, 2024

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act") as referred to in paragraph 2(g) of 'Report on Other Legal and Regulatory Requirements' section

We have audited the internal financial controls over financial reporting of **Ansal Landmark Townships Private Limited** ("the Company") as of March 31, 2024 in conjunction with our audit of the standalone financial statements of the Company for the year ended on 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 its 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 Act.

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 Act, 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:

- a) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;

- b) 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
- c) provide reasonable assurance regarding prevention or 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 any 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, maintained adequate internal financial controls over financial reporting with reference to these financial statements as of March 31, 2024, 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 MRKS and Associates

Chartered Accountants

Firm's Registration No. 023711N

SAURABH KUCHHAL

Partner

Membership No. 512362

Place: New Delhi

Date: 20th May 2024

UDIN: 24512362BKFCEP7058



Ansal Landmark Townships Private Limited
CIN: U45201DL2004PTC129188
Standalone Balance Sheet as at 31.03.2024

(Fig. in Rs. Lakhs)

Particular		Note No.	31.03.2024	31.03.2023
I	Assets			
(1)	Non-Current Assets			
	(a) Property, Plant and Equipment	3	10.55	11.11
	(b) Financial Assets			
	(i) Investments	4	1.17	1.17
	(ii) Security Deposits	5	45.58	45.46
	(iii) Other Financial Assets	6	54.87	46.34
	(c) Deferred Tax assets (net)	7	966.67	665.21
	(d) Other non-current assets	8	6,395.83	6,400.30
	Total Non-Current Assets		7,474.66	7,169.59
(2)	Current Assets			
	(a) Inventories	9	22,905.17	25,310.64
	(b) Financial Assets			
	(i) Trade Receivables	10	136.71	87.32
	(ii) Cash and cash equivalents	11	8.51	15.10
	(iii) Short-term loans and advances	12	225.73	172.47
	(c) Current Tax Assets (Net)	13	1.92	15.13
	(d) Other current assets	14	898.55	731.63
	Total Current Assets		24,176.59	26,332.29
	Total Assets		31,651.25	33,501.87
II	EQUITY AND LIABILITIES			
(1)	Equity			
	(a) Equity Share Capital	15	81.00	81.00
	(b) Other Equity	16		
	(i) Equity Component of other Financial instruments		-	-
	(ii) Share Premium		120.00	120.00
	(iii) Retained Earnings		-7,031.02	-6,647.50
	(iv) Debenture Redemption Reserve		-	-
	Total Equity		-6,830.02	-6,446.50
(2)	Non-Current Liabilities			
	(a) Financial Liabilities			
	(i) Borrowings	17	-	-
	(a) Long-term provisions	18	5.13	11.53
	(b) Other non-current liabilities	19	8,101.54	7,672.03
	Total Non-Current Liabilities		8,106.67	7,683.56
(3)	Current Liabilities			
	(a) Financial Liabilities			
	(i) Borrowings	20	-	-
	(ii) Trade and other payables			
	Total outstanding dues of micro enterprises and small enterprises	21	149.05	143.66
	Total outstanding dues of Creditors other than micro enterprises and small enterprises			
	(iii) Other Financial Liabilities	22	1,387.08	1,290.61
	(b) Other current liabilities	23	28,827.37	30,830.34
	(c) Provisions	24	11.11	0.21
	Total Current Liabilities		30,374.60	32,264.81
	Total Equity & Liabilities		31,651.25	33,501.87

Summary of significant accounting policies

1-2

The accompanying notes form an integral part of the standalone financial statement

As per report of even date

For MRKS AND ASSOCIATES

Chartered Accountants

Firm's registration number : 023711N

For and on behalf of the Board of

Ansal Landmark Townships Pvt. Ltd.

SAURABH KUCHHAL
Partner
Membership number: 512362
UDIN: 24512362BKFCEP7058
Date: 20/05/2024
Place: New Delhi



Ravi Kumar
(Ravi Kumar)
Director
(DIN NO. 09733863)

Ganesh Kumar
(Ganesh Kumar)
Director
(DIN No: 08523718)

Ansal Landmark Townships Private Limited
CIN: U45201DL2004PTC129188

Standalone Statement of Profit And Loss For The Period Ended 31.03.2024

(Fig. in Rs. Lakhs)

	Particulars	Note No.	Year ended 31.03.2024	Year ended 31.03.2023
I	Revenue from operations	25	2,581.81	3,138.82
II	Other income	26	63.64	3,806.83
III	Total income (I + II)		2,645.45	6,945.65
IV	Expenses			
	Cost of Construction	27	2,919.15	4,419.07
	Employee benefits expenses	28	9.54	26.97
	Finance costs	29	-	-
	Depreciation and amortization expenses	2	0.56	1.49
	Other expenses	30	397.87	330.90
	Total expenses		3,327.12	4,778.43
V	Profit / (loss) before exceptional items and tax (I - IV)		(681.67)	2,167.22
VI	Exceptional items			
VII	Profit / (loss) before tax (V - VI)		(681.67)	2,167.22
VIII	Tax expense			
	(1) Current tax		-	-
	(2) Deferred tax	31	(301.46)	728.00
	(3) Earlier Years Tax		-	-
			(301.46)	728.00
IX	Profit / (loss) from continuing operations (VII - VIII)		(380.21)	1,439.23
X	Profit / (loss) from discontinued operations (VII - VIII)		-	-
XI	Tax expense of discontinued operations		-	-
XII	Profit / (loss) from discontinued operations (after tax) (X - XI)		-	-
XIII	Profit / (loss) for the period (IX + XII)		(380.21)	1,439.23
XIV	Other comprehensive income			
	A (i) Items that will not be reclassified to profit or loss	32	(3.31)	5.56
	(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			
			(3.31)	5.56
XV	Total comprehensive income for the period (XIII + XIV)		(383.52)	1,444.79
XVI	Earnings per equity share (for continuing operations)			
	(1) Basic	33	(46.94)	177.68
	(2) Diluted	33	(46.94)	177.68
XVII	Earnings per equity share (for discontinued operations)			
	(1) Basic		-	-
	(2) Diluted		-	-
XVIII	Earnings per equity share (for discontinued & continuing operations)			
	(1) Basic		(46.94)	177.68
	(2) Diluted		(46.94)	177.68

Summary of significant accounting policies

1-2

The accompanying notes form an integral part of the standalone financial statement

As per report of even date

For MRKS AND ASSOCIATES

Chartered Accountants

Firm's registration number : 023711N

SAURABH KUCHHAL

Partner

Membership number: 512362

UDIN: 24512362BKFCEP7058

Date: 20/05/2024

Place: New Delhi



For and on behalf of the Board of

Ansal Landmark Townships Pvt. Ltd.

(Signature)
(Ravi Kumar)

Director
(DIN NO. 09733863)

(Signature)
(Ganesh Kumar)

Director
(DIN No: 08523718)

Ansal Landmark Township Private Limited
CIN: 45201DL2004PTC129188
STANDALONE CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2024

(Fig. in Rs. Lakhs)

Particulars	For the year ended 31st March, 2024	For the year ended 31st March, 2023
A. CASH FLOW FROM OPERATING ACTIVITIES:		
Net Profit Before Tax, appropriations and Extraordinary Items	(681.67)	2,167.22
Adjustments for:		
Add : Miscellaneous Expenditure written off		
Depreciation	0.56	1.49
Interest and Finance charges	-	2.03
Less Amount Written back	(1.00)	(3,770.30)
Less: Interest Income	(5.33)	(22.86)
Operating (Loss)/Profit Before Working Capital Changes	(687.44)	(1,622.43)
Adjustments for working capital changes		
(i) Increase(decrease) in current/non-current financial liabilities, current liabilities,	(1,469.40)	743.38
(ii) (Increase)/Decrease in inventory	2,405.47	3,859.73
(ii) (Increase)/Decrease in trade receivables, Loans and other financial assets	(252.01)	2,458.87
CASH GENERATED FROM OPERATIONS	(3.38)	5,439.56
Less: Tax paid	-	-
NET CASH GENERATED FROM OPERATING ACTIVITIES	(3.38)	5,439.56
B. CASH FLOW FROM INVESTING ACTIVITIES:		
Interest Received	2.69	5.05
Sale of Investments	-	1.00
Amount paid for Assets	(5.89)	8.73
NET CASH USED IN INVESTING ACTIVITIES	(3.20)	14.77
C. CASH FLOW FROM FINANCING ACTIVITIES:		
Interest and Finance charges paid	=	(3,712.29)
Loan Repaid	-	(1,929.54)
NET CASH USED IN FINANCING ACTIVITIES	-	(5,641.83)
NET INCREASE IN CASH AND CASH EQUIVALENTS (A+B+C)	(6.59)	(187.49)
CASH AND CASH EQUIVALENTS (OPENING BALANCE)	15.10	202.59
CASH AND CASH EQUIVALENTS (CLOSING BALANCE)	8.51	15.10

Note:

1. Previous year figures have been regrouped/ rearranged, wherever considered necessary, to make them comparable with current year.
2. The cash flow statement has been prepared under indirect method as per Ind As- 7 'Statement of Cash Flow'.

As per our report of even date

For MRKS AND ASSOCIATES
Chartered Accountants
Firm's registration number : 023711N



SAURABH KUCHHAL
Partner
Membership number: 512362
UDIN: 24512362BKFCEP7058
Date: 20/05/2024
Place: New Delhi

For and on behalf of the Board

(Ravi Kumar) (Ganesh Kumar)
 Director Director
 (DIN NO. 09733863) (DIN No. 08523718)

Ansal Landmark Township Private Limited

CIN: U45201DL2004PTC129188

Notes to the financial statements for the period ended March 31, 2024

(Fig. in Rs. Lakhs)

Note No.	Particular	31.03.2024	31.03.2023				
	Non-Current Assets						
4	Non-Current Investment						
	Shares of Ansal Urban Condominiums Pvt. Ltd.	1.17	1.17				
		1.17	1.17				
5	Long Term Loans & Advances						
	Security Deposit	45.58	45.46				
		45.58	45.46				
6	Other Financial Assets						
	NSC	0.50	0.50				
	Fixed Deposits	24.54	18.65				
	Interest Receivable	29.82	27.19				
		54.87	46.34				
7	Deferred Tax Assets(Net)						
	Deferred Tax Assets(Net)	966.67	665.21				
		966.67	665.21				
8	Other Non-Current Assets						
	Gratuity Fund	5.56	5.21				
	Advances to Associates	20.19	20.19				
	Advances to others entities	6,370.08	6,374.90				
		6,395.83	6,400.30				
	Current Assets						
9	Inventories						
	Architect fees	1,032.60	1,032.60				
	Cost of land	30,125.29	30,125.29				
	Interest Cost	15,251.49	15,251.49				
	Licence/Scrutiny fees	1,148.49	1,148.49				
	Material Consumed	7,004.68	7,004.68				
	Miscellaneous expenses	3,647.72	3,628.53				
	Payment to Contractors	19,426.65	18,966.29				
	Salary, wages and other amenities to Employees	2,922.56	2,888.44				
	Know-how fees	2,233.00	2,233.00				
	Advertisement	1,001.65	1,001.65				
	Commision & Brokerage	961.87	961.87				
	Less: Cost of Construction Charged to P & L a/c	-61,850.83	-58,931.68				
		22,905.17	25,310.64				
10	Trade and Other Receivables						
	Trade Receivable	136.71	87.32				
		136.71	87.32				
	Trade Receivable ageing Schedule as on 31st March 2024						
		Outstanding for following periods from due date of payment					
	Particular	Less than 6 month	6 months-1 year	1-2 years	2-3 years	More than 3 years	Total
	(i) Undisputed Trade receivables- considered good	73.88	3.05	9.34	0.90	49.55	136.71
	(ii) Undisputed Trade receivables- which have significant increase in credit risk	-	-	-	-	-	-
	(iii) Undisputed Trade receivables- credit impaired	-	-	-	-	-	-
	(iv) Disputed Trade receivables- considered good	-	-	-	-	-	-
	(v) Disputed Trade receivables- which have significant increase in credit risk	-	-	-	-	-	-
	(vi) Disputed Trade receivables- credit impaired	-	-	-	-	-	-
		73.88	3.05	9.34	0.90	49.55	136.71
	Trade Receivable ageing Schedule as on 31st March 2023						
		Outstanding for following periods from due date of payment					
	Particular	Less than 6 month	6 months-1 year	1-2 years	2-3 years	More than 3 years	Total
	(i) Undisputed Trade receivables- considered good	5.38	3.95	1.18	3.83	72.96	87.32
	(ii) Undisputed Trade receivables- which have significant increase in credit risk	-	-	-	-	-	-
	(iii) Undisputed Trade receivables- credit impaired	-	-	-	-	-	-
	(iv) Disputed Trade receivables- considered good	-	-	-	-	-	-
	(v) Disputed Trade receivables- which have significant increase in credit risk	-	-	-	-	-	-
	(vi) Disputed Trade receivables- credit impaired	-	-	-	-	-	-
		5.38	3.95	1.18	3.83	72.96	87.32
11	Cash and Cash Equivalents						
	Cash in hand	0.05					1.55
	In Current Accounts	8.46					13.55
		8.51					15.10
12	Short-Term Loans & advances						
	Advances to related Parties	79.31					26.14
	Advances to others	146.23					146.13
	Security Deposits Given	0.20					0.20
		225.73					172.47



Ansal Landmark Township Private Limited

CIN: U45201DL2004PTC129188

Notes to the financial statements for the period ended March 31, 2024

(Fig. in Rs. Lakhs)

Note No.	Particular	31.03.2024	31.03.2023
13	Current Tax Assets (Net)		
	Advance tax & Tax deducted at source (net)	1.92	15.13
		1.92	15.13
14	Other Current Assets		
	Advance to supplier/Contractor	412.80	200.40
	Prepaid Expenses	301.84	364.22
	Balance with government authorities	97.66	80.76
	Other Assets	86.25	86.25
		898.55	731.63
17	Other Financial Liabilities		
	Borrowings	-	-
		-	-
18	Long Term Provisions		
	Provision for Employee Benefits		
	Gratuity	4.10	9.03
	Leave Encashment	1.04	2.50
		5.13	11.53
19	Other Non-Current Liabilities		
	Advance from related parties	5,506.54	5,090.99
	Advance from associates	1,605.61	1,591.65
	Advances from others entities	989.39	989.39
		8,101.54	7,672.03
20	Borrowings		
	Current maturity of long term debt	-	-
		-	-
21	Trade and other payables		
	Total outstanding dues of micro enterprises and small enterprises	-	-
	Total outstanding dues of creditors other than micro enterprises and small enterprises	149.05	143.66
		149.05	143.66

Trade Payable ageing Schedule as on 31st March 2024

Particular	Outstanding for following periods from due date of payment					Total
	Less than 1 Year	1-2 years	1-2 years	2-3 years	More than 3 years	
(i) MSME	-	-	-	-	-	-
(ii) Others	42.75	34.06	68.69	3.55	-	149.05
(iii) Disputed dues-MSME	-	-	-	-	-	-
(iv) Disputed Dues -Others	-	-	-	-	-	-
	42.75	34.06	68.69	3.55	-	149.05

Trade Payable ageing Schedule as on 31st March 2023

Particular	Outstanding for following periods from due date of payment					Total
	Less than 1 Year	1-2 years	1-2 years	2-3 years	More than 3 years	
(i) MSME	-	-	-	-	-	-
(ii) Others	59.18	25.26	7.41	7.27	44.54	143.66
(iii) Disputed dues-MSME	-	-	-	-	-	-
(iv) Disputed Dues -Others	-	-	-	-	-	-
	59.18	25.26	7.41	7.27	44.54	143.66

22	Other Financial Liabilities		
	Other Payable	20.28	39.99
	Interest payable to customer	1,168.83	1,057.37
	Compensation payable to customer	11.38	11.38
	Security Deposit	186.58	181.87
		1,387.08	1,290.61
23	Others Current Liabilities		
	GST Payable	2.53	14.34
	ESI Payable	0.01	0.01
	PF Payable	0.14	0.17
	TDS Payable	6.69	12.64
	Advance Received from Customers	28,818.01	30,803.17
		28,827.37	30,830.34
24	Short Term Provisions		
	Gratuity - Short term	9.25	0.16
	Leave Encashment - Short term	1.85	0.05
		11.11	0.21
25	Revenue from Operation		
	Revenue as per Ind AS 115	2,581.81	3,138.82
	Sale of land	-	-
		2,581.81	3,138.82



Ansal Landmark Township Private Limited

CIN: U45201DL2004PTC129188

Notes to the financial statements for the period ended March 31, 2024

(Fig. in Rs. Lakhs)

Note No.	Particular	31.03.2024	31.03.2023
26	Other Income		
	Admin Charges	27.20	13.56
	Holding Charges	3.26	-
	Interest Received	5.33	22.86
	Other Income	26.85	0.11
	Expenses write back	-	3,770.30
	Amount Written Back	1.00	-
		63.64	3,806.83
27	Cost of Construction as per IND AS 115	2,919.15	4,419.07
	Cost of Land Sold	-	-
		2,919.15	4,419.07
28	Employee benefits expenses		
	Salaries & Wages & Bonus	7.81	24.14
	Contribution To Provident & Other Funds	1.73	2.83
		9.54	26.97
29	Finance Cost		
	Interest on Debenture	-	-
		-	-
30	Other Expenses		
	Printing & Stationery	0.30	0.15
	Legal & Professional Charges	4.10	5.18
	Interest on Statutory Dues	1.26	2.03
	Miscellaneous Expenses	13.43	2.74
	Misc Assets Written Off	-	2.04
	Audit Fee	1.85	2.13
	Compensation to Customers	308.79	286.18
	Brokerage Expenses	68.12	30.47
		397.87	330.90
31	Tax Expenses		
	Current Tax	-	-
	Deferred tax	-301.46	-0.00
		-301.46	-0.00
32	Other comprehensive income		
	Actuarial (Gain)/Loss on Gratuity	-3.31	5.56
		-3.31	5.56
33	Earnings per share		
	Net profit/ (loss) as per Statement of Profit & Loss (for calculation of basic EPS)	-380.21	0.01
	Net profit for calculation of diluted EPS	-380.21	0.01
	Weighted average number of equity shares in calculating basic EPS	8	8
	Effect of dilution:		
	Weighted average number of equity shares in calculating diluted EPS	8	8
	Basic earning per share	(46.94)	177.68
	Diluted earning per share	(46.94)	177.68



8.1. Additional information as per Schedule III

Reconciliation of the shares outstanding at the beginning and at the end of reporting period

Particular	As at 31.03.2024		As at 31.03.2023	
	No of Shares	Rs in lakhs	No of Shares	Rs in lakhs
Equity Shares				
Shares outstanding at the beginning of the year	8,10,000	81.00	8,10,000	81.00
Shares Issued during the year				
Shares bought back during the year				
Shares outstanding at the end of the year	8,10,000	81.00	8,10,000	81.00

Shares in the Company held by each shareholder holding more than 5% shares

	As at 31.03.2024		As at 31.03.2023	
	No. of Shares held	% holding	No. of Shares held	% holding
Equity Shares				
Ansal Properties & Infrastructure Ltd.	4,00,000	49.38%	4,00,000	49.38%
Abha Dalmia	68,000	8.40%	68,000	8.40%
Mridu Hari Dalmia	1,00,100	12.36%	1,00,100	12.36%
National Synthetics Ltd.	2,00,000	24.69%	2,00,000	24.69%
Total	7,68,100	94.83%	7,68,100	94.83%



Note no. 15
Share Capital as on 31.03.2024.

Particulars	(Rs in Lakh)	
	31.03.2024	31.03.2023
Authorised		
20,00,000 equity shares of Rs. 10 each	200.00	200.00
Issued, Subscribed & Fully Paid up		
Sheetal Ansal	0.50	0.50
Gaurav Dalmia	0.45	0.45
Raghu Hari Dalmia	0.01	0.01
Padma Dalmia	0.01	0.01
Ansal Properties & Infrastructure Ltd.	40.00	40.00
Abha Dalmia	6.80	6.80
Mridu Hari Dalmia	10.01	10.01
National Synthetics Ltd.	20.00	20.00
Mridhu Hari Dalmia (Karta)	0.01	0.01
Raghu Hari Dalmia (Karta)	0.01	0.01
Delhi Towers Limited	3.20	3.20
Total	81.00	81.00

Note no. 16
Statement of Change in Equity

(Rs in Lakh)

Particulars	Note reference	Equity component of compound financial instruments	Reserves and Surplus				Items of other comprehensive income				Total	
			Capital reserve	Securities premium account	Preference share CRR	DRR	General Reserve	Retained earnings	Debt instruments through other comprehensive income	Equity instruments through other comprehensive income		Effective portion of cash flow hedges
As at 31.03.2023		-	120.00	-	-	-	(6,648.37)	-	-	-	0.87	(6,527.50)
Dividends		-	-	-	-	-	-	-	-	-	(3.31)	(383.52)
Additions during the period		-	-	-	-	-	(380.21)	-	-	-	-	-
As at 31.03.2024		-	120.00	-	-	-	(7,028.58)	-	-	-	(2.44)	(6,911.02)



Ansal Landmark Townships Private Limited
CIN: U45201DL2004PTC129188

Note:3 Property, plant & equipment
Tangible Assets

Sr. No.	Particulars	GROSS BLOCK			DEPRECIATION			NET BLOCK			
		Total cost as at 01.04.2023	Additions during the period	sale/adj during the period	Total cost as at 31.03.2024	Total up to 01.04.2023	For the Period	Depreciation on sale/adj	Total up to 31.03.2024	As at 31.03.2023	As At 31.03.2024
1	Computers	3.04	-	-	3.04	2.89	0.00	0.00	2.89	0.14	0.14
2	Vehicles	38.08	-	-	38.08	36.18	0.00	0.00	36.18	1.90	1.90
3	Furniture & Fixtures	17.67	-	-	17.67	17.15	0.02	0.00	17.17	0.51	0.50
4	Office Equipments	13.06	-	-	13.06	12.40	0.00	0.00	12.40	0.65	0.65
5	Plant & Machinery	119.41	-	-	119.41	111.52	0.54	0.00	112.06	7.90	7.35
6	Lease Asset	-	-	-	-	-	-	-	-	-	-
	Total	191.25	-	-	191.25	180	0.56	-	180.70	11.11	10.55



Ansal Landmark Township Private Limited

CIN: U45201DL2004PTC129188

Note: 53

Ratios	31-Mar-24	31-Mar-23	% Variance	Reason for variance
Current Ratio (in times)				
(Current assets/Current liabilities)	79.59%	81.61%	-2.02%	NA
Debt-equity ratio (in times)				
(Total Debt/Total Equity)	0.00%	0.00%	0.00%	The change in ratio is due to the loss incurred in the current financial year.
Tota Debit= Debt comprises of current borrowings (including current maturities of long term borrowings), non-current borrowing and interest accrued on borrowings.				
Total Equity=Shareholder's Equity				
Debt service coverage ratio (in times)				
(EBITDA-Depreciation and amortization expense)/(Debt payable withing one year+ Interest on debt)	0%	0%	0.00%	
Return on Equity Ratio (%)				
(Profit/(loss) after tax/Average shareholder's Equity)	6%	-20%	25.80%	In the current year the total expenses increased more than gross revenue as compared to the previous year.
Inventory turnover ratio (times)				
(Cost of goods sold/average Inventory)				
COGS=Cost of material Consumed+ Changes in inventories of finished goods, work-in-progress and stock-in-trade	12%	16%	-4.11%	NA
Trade receivables turnover ration (in times)				
(revenue from operations/average trade receivables)	2305%	2262%	42.80%	In current year Gross revenue increased by 68%
Trade payable turnover ration(in times)				
(other Expenses*/Average Trade payables)				Other Expenses increased as compared to Previous year.
*excluding allowinces for bad and doubtful receivables and loss on sale	272%	147%	124.90%	
Net capital tunover ratio (in times)				
(Operating Revenue from operations/Working Capital)	-42%	-53%	11.25%	In current year Gross revenue increased by 68%
Net Profit Ratio				
(Net profit/(loss) after tax/Total Income)	-14%	21%	-35.09%	In the current year the total expenses increased more than gross revenue as compared to the previous year.
Return On Capital Employed (%)				
(Earning Before Interest and Tax/Capital Employed)	10%	-34%	43.60%	The change in ratio is due to the loss incurred in the current financial year.
Return on investment(%)				
(Income on Fixed Deposites/Average balance of Fixed Deposits)	14%	10%	3.35%	NA



1a. Corporate Overview

Ansal Landmark Townships Private Limited was incorporated in India on 17th September, 2004. The Company has been formed to carry on business to acquire by purchase and sell, lease, hire or otherwise land and properties of any tenure of interest therein, to erect, construct houses, buildings or works of every description Development of Colonies and pull down rebuild, enlarge, alter, improve existing houses and buildings to construct and appropriate any such land into and for roads, streets, gardens and other conveniences. Further, to act as contracts and builders of houses, buildings, roads, bridges, factories, plants, workshops, runways, port facilities for any person or Company or Government authority, construction of high rise residential and Commercial buildings, shopping malls & Centre.

The registered office of Ansal Landmark Townships Private Limited is situated at 115, Ansal Bhawan, 16 Kasturba Gandhi Marg, New Delhi- 110001.

These financial statements were approved and adopted by board of directors of the Company in their meeting dated 20th May 2024.

1b. Basis of Preparation of accounts

A. Basis of Preparation

Ministry of Corporate Affairs notified roadmap to implement Indian Accounting Standards ('Ind AS') prescribed under section 133 of the Companies Act 2013, (the 'Act') read with companies (Indian Accounting Standards) (Amendments) Rules, 2015 as amended by the companies (Indian Accounting Standards) (Amendment) Rules, 2015. Accordingly, the company has adopted Ind AS w.e.f April 1, 2016 as a transition date. Therefore, the financial statements of the Company for the year ended March 31, 2024 has been prepared as per Ind AS.

The financial statements have been prepared on historical cost basis, except as stated otherwise.

Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

i. Functional and presentation currency

Standalone financial statements have been presented in Indian Rupees, which is the Company's functional and presentation currency.

ii. Operating cycle

The normal operating cycle in respect of operation relating to under construction real estate project depends on signing of agreement, size of the project, phasing of the project, type of development, project complexities, approvals needed & realisation of project into cash & cash equivalents and range from 3 to 5 years. Accordingly project related assets & liabilities have been classified into current & non-current based on operating cycle of respective projects. All other assets and liabilities have been classified into current and non-current based on a period of twelve month.

iii. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent liabilities at the date of the



financial statements and the results of operations during the reporting period. Although these estimates are based upon management's best knowledge of current events and actions, actual results could differ from these estimates. Difference between the actual results and estimates are recognized in the period in which the results are known / materialized.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods

Critical accounting estimates, assumptions and judgements

In the process of applying the Company's accounting policies, management has made the following estimates, assumptions and judgements, which have significant effect on the amounts recognised in the financial statement:

a. Property, plant and equipment

Useful life of the tangible assets is based on the life prescribed in Schedule II of the Companies Act 2013. Assumptions are also made, when company assesses, whether an assets may be capitalized and which components of the cost of the assets may capitalized.

b. Recognition and measurement of defined benefit obligations

The obligation arising from define benefit plan is determined on the basis of actuarial assumptions. Key actuarial assumption includes discount rate, trends in salary escalation and attrition rate. The discount rate is determined by reference to market yields at the end of the reporting period on government securities. The period to maturity of the underlying securities correspond to the probable maturity of the post-employment benefit obligations.

c. Fair value measurement of financial instruments

When the fair value of the financial assets and liabilities recorded in the balance sheet cannot be measured based on the quoted market price in activate markets, their fair value is measures using valuation technique. The input to these models is taken from the observable market where possible, but this is not feasible, a review of judgment is required in establishing fair values. Changes in assumption relating to these assumptions could affect the fair value of financial instrument.

d. Intangibles

The company does not held any Intangible assets during the year ended.

e. Provision for contingencies

Provision for project related liabilities is made on the basis of Management judgment and estimation for possible outflow of resources, if any, in respect of Contingencies/claim/litigations against the Company.

B. Fair Value measurement

The Company measures financial instruments at fair value at each balance sheet date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or



- In the absence of a principal market, in the most advantageous market for the asset or liability
- The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities

Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable

Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

For the purpose of fair value disclosures, the Company has determined classes of assets & liabilities on the basis of the nature, characteristics and the risks of the asset or liability and the level of the fair value hierarchy as explained above.

2. Material accounting policies

1. Property, plant and equipment

Property, plant and equipment are stated at original cost net of tax/ duty credit availed, less accumulated depreciation and accumulated impairment losses, when significant part of the property, plant and equipment are required to replace at intervals, the company derecognised the replaced part and recognised the new parts with its own associated useful life and it depreciated accordingly. Likewise when a major inspection is performed, its cost is recognised in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance cost are recognised in the statement of the profit and loss as incurred. The present value of the expected cost for the decommissioning of the asset after its use is included in the cost of the respective asset if the recognition criteria for a provision are met.

Internally manufactured property, plant and equipment are capitalised at factory cost including excised duty whatever is applicable.



Capital expenditure on tangible assets for research and development is classified under property and equipment and is depreciated on the same basis as other property, plant and equipment.

Property, plant and equipment eliminated from the financial statement, either on disposal or when retired from the active use. Losses arising in the case of retirement of property, plant and equipment and gain or losses arising from disposal of property, plant and equipment are a recognised in the statement of the profit and loss in the year of occurrence.

2. Investment properties

Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any. The cost includes the cost of replacing parts and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of the investment property are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. All other repair and maintenance costs are recognized in the statement of profit & loss as& when incurred.

Though the Company measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation performed by an accredited external independent valuer.

Investment properties are derecognized either when they have been disposed off or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in statement of profit & loss in the period of de-recognition.

3. Intangible assets

Capital expenditure on purchase and development of identifiable assets without physical substance is recognized as intangible assets in accordance with principles given under Ind AS-38 – Intangible Assets.

The amortization period and the amortization method for an intangible asset with a finite useful life are reviewed at least at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the assets are considered to modify the amortization period or method, as appropriate, and are treated as changes in accounting estimates. Expenses Incurred during construction period preliminary project expenditure, capital expenditure, indirect expenditure incidental and related to construction / implementation, interest on borrowings to finance fixed assets and expenditure on startup / commissioning of assets forming part of a composite project are capitalized up to the date of commissioning of the project as the cost of respective assets.

4. Depreciation and amortization

The assets' residual values, useful lives and methods of depreciation are reviewed each financial year end and adjusted prospectively, if applicable

Depreciation on Property, plant and equipment is provided over the useful life of assets as specified in Schedule II to the Companies Act, 2013. Property, plant and equipment which are added / disposed off during the year, depreciation is provided pro-rata basis with reference to the month of addition / deletion. In case of the following category of property, plant and equipment, the depreciation has been provided based on the technical evaluation of the remaining useful life which is different from the one specified in Schedule II to the Companies Act, 2013.



Depreciation on Property, plant and equipment is calculated on a written down basis. The useful lives of Property, Plants & Equipment are given below:

Asset	Life
Plant & machinery (computers)	3 years
Plant & machinery (others)	15 years
Furniture & fixtures	10 years
Office equipment	5 years
Motor Cycles	10 years
Motor Cars & Motor Tractors	8 years

5. Impairment of Non-financial assets

Property, plant and equipment, intangible assets and assets classified as investment property with finite life are evaluated for recoverability whenever there is any indication that their carrying amounts may not be recoverable. If any such indication exists, the recoverable amount (i.e. higher of the fair value less cost to sell and the value in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the Cash Generating Unit (CGU) to which the asset belongs.

If the recoverable amount of an asset or CGU is estimated to be less than its carrying amount, the carrying amount of the asset (or CGU) is reduced to its recoverable amount. An impairment loss is recognized in the statement of profit or loss.

An impairment loss is reversed in the statement of profit and loss if there has been a change in the estimates used to determine the recoverable amount. The carrying amount of the asset is increased to its revised recoverable amount, provided that this amount does not exceed the carrying amount that would have been determined (net of any accumulated amortization or depreciation) had no impairment loss been recognized for the asset in prior years.

Impairment losses on continuing operations, including impairment on inventories are recognized in the statement of profit and loss, except for properties previously revalued with the revaluation taken to other comprehensive income. For such properties, the impairment is recognized in OCI up to the amount of any previous revaluation surplus.

6. Inventories

Inventories are valued as under:-

i.	Building materials, stores, spare parts	At Weighted average cost
ii.	Shuttering & scaffolding materials	At depreciated cost
iii.	Apartments / houses / shops/ flats	At lower of cost or net realizable value



iv. Projects in progress

It represents land acquired for future development and construction, and is stated at cost including the cost of land, the related costs of acquisition, construction costs, borrowing costs incurred to get the properties ready for their intended use.

Cost is calculated on weighted average basis.

Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and costs required to make the sale.

7. Cash and cash equivalents

Cash and cash equivalents includes cash on hand and at bank, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value and are held for the purpose of meeting short-term cash commitments.

For the purpose of the Statement of Cash Flows, cash and cash equivalents consists of cash and short term deposits, as defined above, net of outstanding bank overdraft as they being considered as integral part of the Company's cash management.

8. Leases

The determination of whether an arrangement is (or contains) a lease is based on the substance of the arrangement at the inception of the lease. The arrangement is, or contains, a lease if fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset or assets, even if that right is not explicitly specified in an arrangement.

For arrangements entered into prior to 1 April 2015, the company has determined whether the arrangement contain lease on the basis of facts and circumstances existing on the date of transition.

Where the Company is the lessee

Finance leases are capitalized as assets at the commencement of the lease, at an amount equal to the fair value of leased asset or present value of the minimum lease payments, whichever is lower, valued at the inception date. Lease payments are apportioned between finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognized as finance costs in the statement of profit and loss, unless they are directly attributable to qualifying assets, in which case they are capitalized in accordance with the company's general policy on borrowing cost. A leased asset is depreciated over the useful life of the asset. However, if there is no reasonable certainty that the company will obtain ownership by the end of the lease term, the asset is depreciated over the shorter of the estimated useful life of the asset and the lease term.

Operating lease payments are recognized as an operating expense in the statement of profit and loss on a straight-line basis over the lease term.



Where the Company is the lessor

Rental Income from operating leases is recognized on a straight-line basis over the term of the relevant lease, Costs including depreciation are recognized as an expense in the statement of profit and loss. Initial direct costs incurred in negotiating and arranging an operating lease is recognized immediately in the Statement of Profit and Loss.

9. Earnings per share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all potential dilutive equity shares.

10. Provisions, Contingent liabilities, Contingent assets and Commitments:

General

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that the outflow of resources embodying economic benefits will be required to settled the obligation and a reliable estimate can be made of the amount of the obligation. When the Company expects some or all of a provision to be reimbursed, the expense relating to provision presented in the statement of profit & loss net of any reimbursement.

If the effect of the time value of money is material, provisions are disclosed using a current pre-tax rate that reflects, when appropriate, the risk specific to the liability. When discounting is used, the increase in the provision due to the passage of time as recognized as finance cost.

Contingent liability is disclosed in the notes in case:

- There is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company.
- A present obligation arising from past event, when it is not probable that as outflow of resources will be required to settle the obligation
- A present obligation arises from the past event, when no reliable estimate is possible.
- A present obligation arises from the past event, unless the probability of outflow is remote.

Commitments include the amount of purchase order (net of advances) issued to parties for completion of assets.

Provisions, contingent liabilities, contingent assets and commitments are reviewed at each balance sheet date.

Onerous contracts

A provision for onerous contracts is measured at the present value of the lower of (a) the expected costs on account of compensation or penalties arising from failure to fulfill the contract, and (b) the expected cost of fulfilling the contract.

Before a separate provision for an onerous contract is established, an entity recognises any impairment loss that has occurred on assets dedicated to that contract.



Contingent assets

Contingent assets are not recognised. However, when the realisation of income is virtually certain, then the related asset is no longer a contingent asset, but it is recognised as an asset.

11. Interest in Joint Ventures and associates

Investments in Joint ventures and Associates are accounted for using the equity method. Under the equity method, investments in Joint ventures and Associates are carried in the Balance Sheet at cost as adjusted for post-acquisition changes in the Company' share of the net assets of the Joint ventures and Associates, less any impairment in the value of investments.

12. Taxes

Tax expense comprises of current and deferred tax. Current income tax is measured at the amount expected to be paid to the tax authorities in accordance with the Income-tax Act, 1961 enacted in India.

Pursuant to taxation law (Amendment) ordinance 2019 ('Ordinance') issued by Ministry of Law & Justice (Legislative Department) on 20 September 2019 which is effective from 01st April 2019, domestic companies have the option to pay corporate Income tax @ 22% plus applicable surcharge and cess subject to certain conditions. The company made an assessment of the impact of the option given by the ordinance and decided to exercise lower tax option u/s 115BAA from the financial year 2019-20.

The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted for the assessee who has exercised the option referred to under section 115BAA at the reporting date.

Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. Current income tax relating to items recognised directly in equity is recognised in equity and not in the statement of profit and loss. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Minimum alternate tax

Pursuant to taxation law (Amendment) ordinance 2019 ('Ordinance') issued by Ministry of Law & Justice (Legislative Department) on 20 September 2019, the provision of the Minimum Alternative Tax (MAT) under section 115JB shall not apply to a company who has exercised the option referred to under section 115BAA. Since the company has decided to exercise the option referred to under section 115BAA from the financial year 2019-20, the provision referred to under section 115JB for Minimum Alternative Tax (MAT) has not been applied as the same is not applicable for the company.

Deferred Tax

Deferred tax is provided using the balance sheet approach on temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purpose at reporting date. Deferred income tax assets and liabilities are measured using tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date and are expected to apply to taxable income in the years in which those temporary differences are expected to be recovered or settled. The effect of changes in tax rates on deferred income tax assets and liabilities is recognized as income or expense in the period that includes the enactment or the substantive enactment date. A deferred income tax asset is



recognized to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences and tax losses can be utilized.

The carrying amount of deferred tax assets are reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax assets to be utilised. Unrecognised deferred tax assets are reassessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow deferred tax assets to be recovered.

The company offsets current tax assets and current tax liabilities, where it has a legally enforceable right to set off the recognized amounts and where it intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously.

13. Advances to subsidiaries, associates and others for purchase of land

Advances given to subsidiary and land holding companies for acquiring land are initially classified as 'Advances' for purchase of land under "Other non-current/ current assets". On obtaining the license for a land, the full cost of the land is transferred to cost of land, an item of cost of construction, from 'advance against land'.

14. Revenue Recognition

Ind AS 115: Revenue from Contracts with Customers

In March 2018, the Ministry of Corporate Affairs issued the Companies (Indian Accounting Standards)

(Amendments) Rules 2017, notifying Ind AS 115 'Revenue from Contracts with Customers'. The Standard is applicable to the Company with effect from 1st April, 2018.

Revenue from Contracts with Customers Ind AS 115 establishes a single comprehensive model for entities to use in accounting for revenue arising from contracts with customers. Ind AS 115 will supersede the current revenue recognition standard Ind AS 18 Revenue, Ind AS 11 Construction Contracts and guidance note on accounting for real estate transactions when it becomes effective. The core principle of Ind AS 115 is that an entity should recognize revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. Specifically, the standard introduces a 5-step approach to revenue recognition:

- Step 1: Identify the contract(s) with a customer
- Step 2: Identify the performance obligation in contract
- Step 3: Determine the transaction price
- Step 4: Allocate the transaction price to the performance obligations in the contract
- Step 5: Recognise revenue when (or as) the entity satisfies a performance obligation

Under Ind AS 115, an entity recognises revenue when (or as) a performance obligation is satisfied, i.e. when 'control' of the goods or services underlying the particular performance obligation is transferred to the customer.

Revenue from real-estate projects

Revenue is recognised at a Point in Time w.r.t. sale of real estate units, including land, plots, apartments, commercial units, development rights as and when the control passes on to the customer which is generally at the time of handing over of the possession to the customer.



- i. Whereas all income and expenses are accounted for on accrual basis, interest on delayed payments by customers against dues and holding charges, interest claims for delay in projects and assured returns to customers are taken into account on realization or payment owing to practical difficulties and uncertainties involved.
- ii. Interest income on fixed deposits with banks is recognized on time proportion basis taking into account the amount outstanding and the rates applicable.

15. Foreign currency translation/conversion

Standalone financial statements have been presented in Indian Rupees (Rs.), which is the Company's functional and presentation currency.

Initial recognition

Foreign currency transactions are recorded on initial recognition in the functional currency, using the exchange rate at the date of the transaction.

Conversion

Foreign currency monetary items are retranslated using the exchange rate prevailing at the reporting date. Non-monetary items, which are measured in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction. Non-monetary items, which are measured at fair value or other similar valuation denominated in a foreign currency, are translated using the exchange rate at the date when such value was determined.

Exchange differences

The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognised in OCI or profit or loss are also recognised in OCI or profit or loss, respectively).

16. Borrowings

Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortized cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in profit or loss over the period of the borrowings using the effective interest method. Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalized as a prepayment for liquidity services and amortized over the period of the facility to which it relates.

Borrowings are removed from the balance sheet when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss as other gains/(losses).



17. Borrowing costs

General and specific borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalized during the period of time that is required to complete and prepare the asset for its intended use or sale. Qualifying assets are assets that necessarily take a substantial period of time to get ready for their intended use or sale.

Borrowing costs that are directly attributable to the projects are charged to the respective project.

Other borrowing costs are expensed in the period in which they are incurred.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

18. Employee Benefits

Expenses and liabilities in respect of employee benefits are recorded in accordance with Indian Accounting Standard (Ind AS)-19 - 'Employee Benefits'.

Defined Contribution Plan

Retirement benefits in the form of provident fund and superannuation scheme are a defined contribution scheme and the contributions are charged to the statement of profit and loss of the year when the contributions to the respective funds are due. There are no other obligations other than the contribution payable to the provident fund/trust.

Defined Benefit Plan

The Company's liabilities on account of gratuity and earned leave on retirement of employees are determined at the end of each financial year on the basis of actuarial valuation certificates obtained from registered actuary in accordance with the measurement procedure as per 'Indian Accounting Standard (IndAS) 19- Employee Benefits'. Gratuity liability is funded on year-to-year basis by contribution to respective fund. The costs of providing benefits under these plans are also determined on the basis of actuarial valuation at each year end. Actuarial gains and losses for defined benefit plans are recognized through OCI in the period in which they occur. Re-measurements are not reclassified to profit or loss in subsequent periods.

Accumulated leave, which is expected to be utilized within the next 12 months, is treated as short-term employee benefit. The Company measures the expected cost of such absences as the additional amount that it expects to pay as a result of the unused entitlement that has accumulated at the reporting date. The Company treats accumulated leave expected to be carried forward beyond twelve months, as long-term employee benefit for measurement purposes. Such long term compensated absences are provided for based on actuarial valuation. The actuarial valuation is done as per projected unit credit method at the year-end.



19. Financial Instruments

(a) Financial Assets

i. Classification

The company classifies financial assets for subsequently measured (a) at amortized cost, (b) fair value through other comprehensive income or (c) fair value through profit or loss, on the basis of its business model for managing the financial assets and contractual cash flow characteristics of the financial asset.

ii. Initial Recognition and Measurement

The company recognizes financial assets when it becomes a party to the contractual provisions of the instrument. All financial assets are recognized initially at fair value plus transaction costs that are attributable to the acquisition of financial assets.

iii. Subsequent Measurement

For the purpose of subsequent measurement the financial assets are classified in three categories:

- Debt instruments at amortised cost
- Debt instrument at fair value through profit or loss
- Equity investments

iv. Debt instrument at amortised cost

A “debt instrument” is measured at the amortised cost if both the following conditions are met.

- The asset is held within a business model whose objective is to hold assets for collecting contractual cash flow, and
- Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount and premium and fee or costs that are an integral part of an EIR. The EIR amortization is included in finance income in the statement of profit and loss. The losses arising from impairment are recognised in the statement of profit and loss.

v. Debt instrument at Fair value through Profit or loss

Debt instruments included within the fair value through profit or loss (FVTPL) category are measured at fair value with all changes recognised in the statement of profit and loss.

vi. Equity investments

All equity investments other than investment in subsidiaries, joint venture and associates are measured at fair value. Equity instruments which are held for trading are classified as at FVTPL.

For all other equity instruments, the company decides to classify the same either as at fair value through other comprehensive income (FVTOCI) or FVTPL. The company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable. If the company decides to classify an equity instrument as at FVTOCI, then fair value changes on the instrument, excluding dividends, are recognised in Other Comprehensive



Income (OCI). There is no recycling of the amounts from OCI to statement of profit or loss, even on sale of such investments.

Equity instrument includes within the FVTPL category are measured at fair value with all changes recognised in the Statement of profit or loss.

vii. Derecognition

Financial assets (or, where applicable, a part of a financial asset) is primarily derecognized when:

- The right to receive cash flows from the assets have expired or
- The company has transferred substantially all the risks and rewards of the assets, or
- The company has neither transferred nor retained substantially all the risks and rewards of the assets, but has transferred control of the assets.

viii. Impairment of financial assets

The company applies ‘simplified approach’ measurement and recognition of impairment loss on the following financial assets and credit risk exposure:

- Financial assets that are debt instrument and are measured at amortised cost e.g. loans, debt securities, deposits, and bank balance.
- Trade receivables

The application of simplified approach does not require the company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime expected credit loss at each reporting date, right from its initial recognition.

ix. Reclassification of financial assets

The company determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The company’s senior management determines change in the business model as a result of external or internal changes which are significant to the Company’s operations. Such changes are evident to external parties. A change in the business model occurs when the company either begins or ceases to perform an activity that is significant to its operations. If the company reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The company does not restate any previously recognised gains, losses (including impairment gains or losses) or interest.

(b) Financial liabilities

i. Classification

The company classifies all financial liabilities as subsequently measured at amortised cost

ii. Initial recognition and measurement

All financial liabilities are recognised initially at fair value and, in the case of loan and borrowings and payables net of directly attributable transaction costs.



iii. Loan and borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the Effective Interest Rate (EIR) Method. Gain and losses are recognised in statement of profit and loss when the liabilities are derecognized.

Amortised cost is calculated by taking into account any discount or premium on acquisition and transaction cost. The EIR amortization is included as finance cost in the statement of profit and loss.

This category generally applies to loans& Borrowings.

iv. Derecognition

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are, substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amount recognised in the Statement of Profit and loss.

v. Offsetting of financial instrument

Financial Assets and Financial Liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously

(c) Share capital

i. Ordinary equity shares

Incremental cost directly attributable to the issue of ordinary equity shares are recognised as a deduction from equity.

20. Segment Accounting and Reporting

The chief operational decision maker monitors the operating results of its business segments separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on profit and loss and is measured consistently with profit and loss in the financial statements.

The Operating Segments have been identified on the basis of the nature of products/ services.

- i. Segment Revenue includes sales and other income directly identifiable with/ allocable to the segment including inter- segment revenue.
- ii. Expenses that are directly identifiable with/ allocable to the segments are considered for determining the segment result. Expenses not allocable to segments are included under unallocable expenditure.
- iii. Income not allocable to the segments is included in unallocable income
- iv. Segment results includes margin on inter segment and sales which are reduced in arriving at the profit before tax of the company.
- v. Segment assets and Liabilities include those directly identifiable with the respective segments. Assets and liabilities not allocable to any segment are classified under unallocable category.

21. Advances from Holdings, Associates and others for purchase of land

Advances received from holding company, associates/ joint venture companies and others for acquiring land are initially classified as “Advances” received for purchase of land under Current Liabilities. On obtaining the license for a land, the full cost of the land is transferred to the cost of land, an item of cost of construction, from “Advances received against land”.



22. Advance from Developer Company

Advances received against acquiring of land are initially classified as “Advance from developer Company” under Current Liabilities. On obtaining the license for land, the full cost of the land is transferred to Developer Company.

23. Current and non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

- a. Expected to be realized or intended to be sold or consumed in normal operating cycle
- b. Held primarily for the purpose of trading
- c. Expected to be realized within twelve months after the reporting period, or
- d. Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least 12 months after the reporting period

All other assets are classified as non-current.

A liability is current when:

- a. It is expected to be settled in normal operating cycle
- b. It is held primarily for the purpose of trading
- c. It is due to be settled within twelve months after the reporting period, or
- d. There is no unconditional right to defer the settlement of the liability for at least 12 months after the reporting period

All other liabilities are classified as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents.



Ansal Landmark Townships Pvt. Ltd.

Note :

Details of significant transactions with the related parties for FY ended 31.03.2024 (Standalone)

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, 2024	Total March 31, 2023
	Transactions made during the year										
1	Remuneration / Salary	Mr. Jai Gopal (Resigned on 28.11.22)					-			-	2,58,595
		Mr Ranbir Singh					4,000			4,000	-
		Mr. Ganesh (w.e.f 30.07.19)					4,000			4,000	4,000
		Total					8,000			8,000	2,62,595
2	Advances Returned by	Ansal Hi-Tech Townships Ltd.					-			-	-
		Total					-			-	-
3	Advances Given to	Delhi Towers Ltd.					-			-	-
	Advances Given to	Ansal Properties & Infrastructure Ltd.	53,16,800				-			53,16,800	-
	Advances Given to	Ansal Hi-Tech Townships Ltd.					-			-	12,55,71,000
		Total	53,16,800				-			53,16,800	12,55,71,000
4	Advances Returned Back to	Ansal Properties & Infrastructure Ltd					-			-	14,14,47,831
	Advances Returned Back to	Sakrunjaya Darshan Construction Company Pvt. Ltd.				15,340	-			15,340	-
	Advances Returned Back to	Ansal Urban Condominiums Pvt. Ltd.					-		32,50,000	-	1,52,77,679
	Advances Returned Back to	Star Facilities Management Ltd					-			-	-
		Total	-			15,340	-		32,50,000	-	15,67,25,510
5	Advances Received during the period	Ansal Properties & Infrastructure Ltd					-			-	-
	Advances Received during the period	Ansal Hi-Tech Townships Ltd.				50,000	-			-	-
	Advances Received during the period	Ansal SEZ Projects Ltd.					-			-	-
	Advances Received during the period	Yannotri Properties Pvt. Ltd.				56,20,000	-			56,20,000	39,55,000
	Advances Received during the period	Delhi Towers Ltd.				3,92,00,799	-			3,92,00,799	20,02,69,212
	Advances Received during the period	Ansal Townships Infrastructure Limited					-			-	-
		Total	-			4,48,70,799	-			4,48,70,799	20,42,24,212
6	Customer/ Creditors Balance Transfer to (Payable)	Ansal Hi-Tech Townships Ltd.					-			-	46,78,406
	Customer/ Creditors Balance Transfer to (Payable)	Star Facilities Management Ltd					-			-	4,08,909
	Customer/ Creditors Balance Transfer to (Payable)	Ansal Properties & Infrastructure Ltd					-			-	1,84,10,600
		Total	-			-	-			-	2,34,97,915
7	Customer/ Creditors Balance T/F from (Receivable)	Ansal Properties & Infrastructure Ltd					-			-	28,02,77,000
	Customer/ Creditors Balance T/F from (Receivable)	Ansal Hi-Tech Townships Ltd.					-			-	37,85,792
	Customer/ Creditors Balance T/F from (Receivable)	Star Facilities Management Ltd					-			-	25,000
		Total	-			-	-			-	28,40,87,792
8	Adjustment/Transfer of Balances (Receivable by)	Ansal Properties & Infrastructure Ltd					-			-	15,40,00,000
	Adjustment/Transfer of Balances (Receivable by)	Delhi Towers Ltd.					-			-	7,84,83,487
		Total	-			-	-			-	23,24,83,487
9	Adjustment/Transfer of Balances (Payable by)	Ansal Hi-Tech Townships Ltd.					-			-	23,24,83,487
		Total	-			-	-			-	23,24,83,487
	Balance outstanding at the end of year										
10	Advance Recoverable as at year end	Ansal Condominium Ltd.				2,74,495	-			2,74,495	2,74,495
	Advance Recoverable as at year end	Ansal Hi-Tech Townships Ltd.				-	-			-	-
	Advance Recoverable as at year end	Ansal Townships Infrastructure Limited				1,39,698	-			1,39,698	1,39,698
	Advance Recoverable as at year end	Ansal API Infrastructure Ltd				2,00,000	-			2,00,000	2,00,000
	Advance Recoverable as at year end	Delhi Towers Ltd.				-	-			-	-



Ansal Landmark Townships Pvt. Ltd.

Note :

Details of significant transactions with the related parties for FY ended 31.03.2024 (Standalone)

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, 2024	Total March 31, 2023
	Transactions made during the year										
	Advance Recoverable as at year end	Ansal Properties & Infrastructure Ltd	73,16,800	-	-	6,14,193	-	-	-	73,16,800	20,00,000
		Total	73,16,800			6,14,193				73,30,993	26,14,193
11	Advance payable as at year end	Yamnotri Properties Pvt. Ltd.		-	-	95,75,000	-	-	-	95,75,000	39,55,000
	Advance payable as at year end	Satrunjaya Darshan Construction Company Pvt. Ltd.		-	-	1,56,160	-	-	-	1,56,160	1,71,500
	Advance payable as at year end	Ansal SEZ Projects Ltd.		-	-	11,40,38,000	-	-	-	11,40,38,000	11,40,38,000
	Advance payable as at year end	Delhi Towers Ltd.		-	-	10,46,28,155	-	-	-	10,46,28,155	6,54,27,356
	Advance payable as at year end	Ansal Hi-Tech Townships Ltd.		-	-	50,000	-	-	-	50,000	-
	Advance payable as at year end	Star Facilities Management Ltd		-	-	3,83,909	-	-	-	3,83,909	3,83,909
	Advance payable as at year end	Ansal Urban Condominiums Pvt. Ltd.		-	-	-	-	-	32,18,73,132	32,18,73,132	32,51,23,132
	Advance payable as at year end	Ansal Properties & Infrastructure Ltd	-	-	-	-	-	-	-	-	-
		Total				22,88,31,224			32,18,73,132	55,07,04,356	50,90,98,897
12	Investments made and outstanding as at year end	Ansal Urban Condominiums Pvt. Ltd.		-	-	-	-	-	1,17,290	1,17,290	1,17,290
		Total							1,17,290	1,17,290	1,17,290
13	Corporate Guarantee given and amount outstanding as at year end	Ansal Urban Condominiums Pvt. Ltd.		-	-	-	-	-	1,00,00,00,000	1,00,00,00,000	1,00,00,00,000
		Total							1,00,00,00,000	1,00,00,00,000	1,00,00,00,000



34. Contingent Liabilities and commitment.

Sl.	Description	2023-24	2022-23
		(Amount in Lakhs)	(Amount in Lakhs)
I	Contingent Liabilities shall be classified as:		
a.	Claims against the company not acknowledged as debt	1,889.70	21,883.61
b.	Guarantees excluding financial guarantees		
	Outstanding amount of Guarantees given by the Company:	10,000.00	10,000.00
	- To Bank		
c.	Sales Tax Demand disputed by the Company	447.27	712.38
d.	Other Money for which the company is contingently liable against legal cases	9.83	9.83
	Total	12,346.80	32,605.82

- 1) Cases under UPVAT Act 2008 for Assessment years 2011-12 amounting Rs. 10.97 lakhs are pending before in D.C.(A) -4.
- 2) Case under UPVAT Act 2008 for assessment year 2013-14 is pending before Addl. Comm. Grade-II Appeal where the amount of demand is Rs. 9.90 lakhs.
- 3) Case under UPVAT Act 2008 for assessment year 2010-11 is pending before Addl. Comm. Grade-II Appeal where the amount of demand is Rs. 10.48 lakhs.
- 4) Case under UPVAT Act 2008 for assessment year 2015-16 is pending before Addl. Comm. Grade-II Appeal where the amount of demand is Rs. 16.88 lakhs.
- 5) Cases under section 32 of UPVAT Act 2008 pending before D.C.(A) -4 regarding demand for assessment years 2016-17 and 2017-18, amounting to Rs. 399.04 lakhs.
- 6) Demand of Rs. 9.83 lakh raised by GST department regarding Financial year 2018-2019.
- 7) The Company along with Ansal Landmark (Karnal) Townships Pvt Ltd has given corporate guarantee against Rs. 100 Crore Non-Convertible debentures issued by the Joint Venture Company. As per terms of deed of guarantee the guarantors are jointly and severally liable towards liability arising out of the said debenture subscription agreement.
- 8) The claim against the company includes:
 - a) Rs. 86.07 lakh liability against company arising RC issued by MDA against Sec-3 Balance work in Meerut.
 - b) Rs. 1641.55 Lakhs liability against Company arising out for additional surcharge against allotted residential land under Ved Vyas Scheme in Meerut by Meerut Development Authority (MDA).
 - c) Rs.162.08 Lakhs liability against company arising against RC issued by Labour Cess Department, Uttar Pradesh.



35. Income tax expenses

Particulars	Amt in Lakhs	
	March 31, 2024	March 31, 2023
(a) Income tax expense		
Current tax	-	-
Deferred tax	(301.46)	728.00
Current tax MAT adjustment for earlier year		
Income tax adjustment for earlier year	-	-
Total Tax Expenses	(301.46)	728.00
(b) Reconciliation of tax expense and the accounting profit		
Net Profit before tax	(681.67)	2167.22
Computed tax	-	-
Increase/(reduction) in taxes on account of:		
Income tax adjustment from earlier year	-	-
Tax on timing difference during the year	-	-
Adjustments for current tax of prior year	-	-
Tax on expenditure disallowed during the year	-	-
Deferred Tax Created on timing difference	(301.46)	728.00
Total tax expense	(301.46)	728.00

36. Employee Benefits

A Defined contribution plans

Contributions to defined contribution plans charged off for the year are as under:

Particulars	For the year ended March, 31, 2024	For the year ended March, 31, 2023
Company's Contribution to provident fund.	1.45	2.52
Company's Contribution to employee state insurance.	0.17	0.19



B Defined benefit plans

The Company operates the following post-employment defined benefit plans:-

The Company operates gratuity plan wherein every employee is entitled to the benefit for each completed year of service. Gratuity is payable to all eligible employees of the Company on retirement, separation, death or permanent disablement, in terms of the provisions of the Payment of Gratuity Act. Liability with regards to Gratuity is accrued based on actuarial valuation at the balance sheet date, carried out by independent actuary. For details about the related employee benefits plan, See accounting policies.

The following table set out the status of the defined benefit obligation:

(Amt.in Lakhs)

Particulars	For the year ended March, 31,2024	For the year ended March, 31,2023
Defined Benefit liability- Gratuity	13.35	9.19
Total Employee benefit liabilities	13.35	9.19
Non-Current	9.25	9.03
Current	4.10	0.16

(i) Reconciliation of the defined benefit Liability:

The following table shows a reconciliation from the opening balances to the closing balances for the defined benefit liability and its components.

(Amt. in Lakhs)

Particulars	For the year ended March 31,2024	For the year ended March 31,2023
Present value of obligation as at the beginning of the period	9.19	18.60
Interest Cost	0.68	1.34
Service Cost	0.75	1.13
Benefits Paid	(0.58)	(6.30)
Total Actuarial (Gain)/Loss on Obligation	3.31	(5.56)
Present value of obligation as at the End of the period	13.35	9.19

ii) Expense recognized in profit and loss.

(Amt. in Lakhs)

Particulars	For the year ended March 31,2024	For the year ended March 31,2023
Total Service Cost	0.75	1.13
Net Interest Cost	0.30	0.98
Expense recognized in the Income Statement	1.05	2.12

iii) Remeasurements recognized in other comprehensive income/(expense).

(Amt. in Lakhs)

Particulars	For the year ended March 31,2024	For the year ended March 31,2023
Actuarial (Gain)/ Loss on defined benefit obligation.	3.34	(5.54)
	3.34	(5.54)



iv) Actuarial assumptions

Principal actuarial assumptions at the reporting date (expressed as weighted averages):

Particulars	31/03/2024	31/03/2023
i) Discounting Rate	7.22	7.38
ii) Future salary Increase	7.00	7.00
i) Retirement Age (Years)	60	60
ii) Mortality rates inclusive of provision for disability **	100% of IALM (2012-14)	100% of IALM (2012-14)
iii) Attrition at Ages	Withdrawal Rate (%)	Withdrawal Rate (%)
Up to 30 Years	3.00	3.00
From 31 to 44 years	2.00	2.00
Above 44 years	1.00	1.00

As at March 31, 2024, the weighted average duration of the defined-benefit obligation was 17.65 years (March 31, 2023: 16.45 years).

v) Sensitivity analysis

Reasonably possible changes at the reporting date to one of the relevant actuarial assumptions, holding other assumptions constant, would have affected the defined benefit obligation by the amounts shown below.

		(Amt. in Lakhs)
a) Impact of the change in discount rate		
	Present Value of Obligation at the end of the period	13.35
a)	Impact due to increase of 0.50%	(9.47)
b)	Impact due to decrease of 0.50 %	(8.89)
b) Impact of the change in salary increase		
	Present Value of Obligation at the end of the period	13.35
a)	Impact due to increase of 0.50%	(8.89)
b)	Impact due to decrease of 0.50 %	(9.47)

Sensitivities due to mortality & withdrawals are not material & hence impact of change due to these not calculated.

Sensitivities as rate of increase of pensions in payment, rate of increase of pensions before retirement & life expectancy are not applicable.

vi) Change in plan assets:

Particulars	31/03/2024	31/03/2023
Fair value of plan assets at the beginning of the period	5.21	4.88
Difference in opening	--	-
Actual return on plan assets	0.35	0.33
Less- FMC Charges	--	--
Employer contribution	--	--
Benefits paid	--	--
Fair value of plan assets at the end of the period	5.56	5.21



37. Earnings per share

(Amt. in Lakhs)

S. No.	Description	2023-24	2022-23
1.	Profit/(Loss) for the year	(380.21)	1439.23
2.	Weighted average number of equity share Outstanding during the year (denominator)	8,10,000	8,10,000
3.	Nominal value of the shares (Rs.)	10	10
4.	Earnings Per Share(Basis & diluted)	(46.94)	177.68

38. An amount of Rs. 61.50 Crores is recoverable from M/s Ansal Landmark (Karnal) Township Pvt. Ltd. Based on management assessment of cash flow of Karnal project, there is no impairment in the value of the said recoverable amount.,

39. During the quarter ended 30th September, 2018, the Award in the matter of arbitration with Landmark group was pronounced. The Award contemplates joint and several liability of four companies of Ansal Group, including the Company, amounting to Rs. 5578 Lakhs along with interest amounting to Rs. 10508 Lakhs Petition filed by Ansal Group has been disposed of by Hon'ble High Court vide order dt. 5th January 2022 with direction to deposit with the Registry of the Court an amount of Rs, 20000 Lakhs (Rs. 3099.91 Lakh earlier deposited with the Hon'ble Court, released to Landmark Group through Order dated 08.08.2023). No provision has been made in the books of accounts for balance amount. Pursuant to a settlement arrived between the parties, nothing remains payable to Dalmia Group, and in respect of this, an application has been filed with the Hon'ble High Court.

40. Based on management's assessment, projections of future cash flow of the Company and its plans for settlement of disputes, the management is of the view that there exists no material uncertainty about the Company's ability to continue as a going concern. Accordingly, the Financial Statements have been prepared based on going concern assumption.

41. Following legal cases are pending against the Company:

Litigations pending against the Company:**Cases Pending:-**

Sl. No.	Name of Court	Case No.	Case Title
1	Commissions (Consumer Forum) - State Commission - Delhi	CC 1533 / 2018 Bench No. 3	Abhishek Jain Vs. Ansal Landmark Township Ltd.
2	Commissions (Consumer Forum) - State Commission - Delhi	EA 42 / 2020	Jainender Mohan Luthra Vs. Ansal Landmark Township Ltd.
3	Commissions (Consumer Forum) - District Forum -New Delhi	CC/159/2023	Bijendra Singh Vs. Ansal Landmark Township Limited



Ansal Landmark Townships Private Limited

Standalone Notes forming part of financial statement for the year ended March 31, 2024

4	Labour Department - Lohia Nagar, Ghaziabad	Case No. 13 / 2024	Mahender Nath Tiwari vs. Ansal Landmark Township
5	Commissions (Consumer Forum) - District Forum -New Delhi	CC 249 / 2019	Saleem Ahmed Vs. Ansal Landmark Township Pvt. Ltd.
6	Commissions (Consumer Forum) - District Forum -New Delhi	CC 248 / 2019	Sitara Shahin Vs. Ansal Landmark Townships Pvt. Ltd.
7	Commissions (Consumer Forum) - National Commission - NCDRC - New Delhi	EA/104/2024	Amitesh Chandra Mishra Vs. Ansal Landmarks Township Ltd.
8	District and Sessions Judge, South, Saket / Dr. Yadvender Singh, ADJ, South Delhi	CS DJ/738/2023	Deepak Jain vs. Ansal Landmark Township Ltd/GK/PA
9	Commissions (Consumer Forum) - District Forum -New Delhi	EA/50/2022	Pawan Tayal vs. Ansal Landmark Townships Pvt. Ltd.
10	Commissions (Consumer Forum) - District Forum - Delhi - New Delhi	EA/20/2024	Bishan Singh Chauhan vs. Ansal Landmark Township Pvt. Ltd.
11	District Courts, Patiala House Courts, New Delhi	Execution No. 46/2024	Pawan Security Services Vs. Ansal Landmark Townships Pvt. Ltd & Ors.
12	Commissions (Consumer Forum) - State Commission - Delhi	CC 1625 / 2018 Bench No. 2	Nikhil Gupta Vs. Ansal Landmark Township Pvt. Ltd.
13	Commissions (Consumer Forum) - State Commission - Delhi	CC 1626 / 2018 Bench No. 2	Neeti Gupta Vs. Ansal Landmark Township Pvt. Ltd.
14	Commissions (Consumer Forum) - State Commission - Delhi	CC 96 / 2021	Gurdev Singh Vs. Ansal Properties & Infra & ALTPL and AUCPL
15	Commissions (Consumer Forum) - District Forum - Delhi - New Delhi	CC/263/2023	Vinod Kumar Khurana vs. Ansal Landmark Townsip
16	Commissions (Consumer Forum) - State Commission - Delhi	CC 463 / 2014 Bench No.2	Ms. Preeti Kaushik vs. Ansal Landmark Townships Pvt. Ltd.
17	District Court - Delhi - New Delhi - District and Sessions Judge, New Delhi, PHC	CS/357/2021	MANJIT SINGH KHATTA Vs ANSAL LANDMARK TOWNSHIPS PVT LTD
18	Commissions (Consumer Forum) - National Commission - NCDRC - New Delhi	FA 102 / 2019	Ansal Landmark Township Pvt. Ltd. Vs. Taruna Bansal
19	Commissions (Consumer Forum) - State Commission - Delhi	CC 1512 / 2018 Bench No. 3	Bhagwati Devi Sharma Vs. Ansal Landmark Township Pvt. Ltd. & Ors.



Ansal Landmark Townships Private Limited

Standalone Notes forming part of financial statement for the year ended March 31, 2024

20	Commissions (Consumer Forum) - State Commission - Delhi	CC 255 / 2016 Bench No.2	Mool Chand Garg vs. Ansal Landmark Townships Pvt. Ltd.
21	Commissions (Consumer Forum) - State Commission - Delhi	FA-419/19 Bench No.2	Rajeev Srivastava Vs. Ansal Landmark Township Pvt. Ltd.
22	Commissions (Consumer Forum) - State Commission - Delhi	CC 169 / 2018	Anupam Nigam Vs. Ansal Landmark Township Ltd.
23	Commissions (Consumer Forum) - District Forum -New Delhi	CC / 129/2024	Manoj Jain vs. ALTPL

42. Related Party Disclosure

A. List of related parties disclosure as required by Ind AS- 24, 'Related Party Disclosures', are given below:

1. Parent Company

SI	Name of Company
1	Ansal Properties & Infrastructure Ltd (APIL)

2. Subsidiary Companies of Parent Company

SI	Name of Company	% Holding
1	Delhi Towers Ltd.	100% Subsidiary of APIL
2	Ansal IT City & Parks Ltd.	66.23% Subsidiary of APIL
3	Star Facilities Management Ltd.	100% Subsidiary of APIL
4	Ansal API Infrastructure Ltd.	100% Subsidiary of APIL
5	Charismatic Infratech Pvt. Ltd.	100% Subsidiary of APIL
6	Ansal Hi-Tech Townships Ltd.	100% Subsidiary of APIL
7	White Marlin Buildcon Limited (Ansal SEZ)	90% Subsidiary of APIL
8	Ansal Townships Infrastructure Ltd.	70.57% Subsidiary of APIL
9	Blue Marlin Buildcon Limited (formally known as Ansal Seagull SEZ Developers Ltd.)	100% Subsidiary of APIL (50% Shareholding of APIL and 50% Shareholding of Ansal Colours)
10	Ansal Colours Engineering SEZ Ltd.	99 % Subsidiary of APIL (51% Shareholding of APIL and 28% Shareholding of Delhi Towers Ltd. and 20% Shareholding of Ansal Condominium Limited) (Increased from 86% to 99% on 14.05.2018)
11	Ansal Landmark Townships Private Limited	53.33 % Subsidiary of APIL (49.38% Shareholding of APIL and 3.95% Shareholding of Delhi Towers Limited)



SI	Name of Company	% Holding
		0.62% held by the Promoter of APIL.

3. Step Down Subsidiary Companies of Parent Company

Sr. No.	Name of Company	% Holding
1	Ansal Condominium Ltd.	100% Subsidiary of Delhi Towers Ltd.
2	Aabad Real Estates Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
3	Anchor Infraprojects Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
4	Benedictory Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
5	Caspian Infrastructure Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
6	Celestial Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
7	Chaste Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
8	Cohesive Constructions Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
9	Cornea Properties Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
10	Creative Infra Developers Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
11	Decent Infratech Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
12	Diligent Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
13	Divinity Real Estates Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
14	Einstein Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
15	Emphatic Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
16	Harapa Real Estates Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
17	Inderlok Buildwell Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
18	Kapila Buildcon Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
19	Kshitiz Realtech Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
20	Kutumbkam Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
21	Lunar Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
22	Marwar Infrastructure Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
23	Muqaddar Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
24	Paradise Realty Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
25	Parvardigaar Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
26	Pindari Properties Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
27	Pivotal Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
28	Plateau Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
29	Retina Properties Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
30	Sarvodaya Infratech Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
31	Sidhivinayak Infracon Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
32	Shohrat Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
33	Superlative Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
34	Taqdeer Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
35	Thames Real Estates Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
36	Auspicious Infracon Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
37	Medi Tree Infrastructure Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
38	Phalak Infracon Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
39	Rudrapriya Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
40	Twinkle Infraprojects Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
41	Sparkle Realtech Pvt. Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.



Ansal Landmark Townships Private Limited

Standalone Notes forming part of financial statement for the year ended March 31, 2024

42	Awadh Realtors Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
43	Affluent Realtors Pvt. Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
44	Haridham Colonizers Ltd.	100% Subsidiary of Ansal SEZ Projects Ltd.
45	Ablaze Buildcon Pvt. Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
46	Quest Realtors Pvt. Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
47	Euphoric Properties Pvt. Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
48	Sukhdham Colonizers Ltd.	70.57% of APIL (100% Subsidiary of Ansal Townships Infrastructure Limited)
49	Dreams Infracon Ltd.	70.57% of APIL (100% Subsidiary of Ansal Townships Infrastructure Limited)
50	Effulgent Realtors Ltd.	70.57% of APIL (100% Subsidiary of Ansal Townships Infrastructure Limited)
51	Mangal Murthi Realtors Ltd.	70.57% of APIL (100% Subsidiary of Ansal Townships Infrastructure Limited)
52	Arz Properties Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
53	Tamanna Realtech Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
54	Singolo Constructions Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
55	Unison Propmart Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
56	Lovely Building Solutions Pvt.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
57	Komal Building Solutions Pvt.	100% Subsidiary of Ansal Hi-tech Townships Ltd.
58	H. G. Infrabuild Pvt. Ltd.	100% Subsidiary of Ansal Hi-tech Townships Ltd.

4. Enterprises under 'common control' of Key Management Personnel of Parent Company or their Relatives [other than Subsidiaries & JV companies]

Sl. No.	Name of the Company	Name of Director(s) as on date
1.	Amba Bhawani Properties Pvt. Ltd.	1. Mr. Sudhanshu Singh 2. Mr. Gaurav Seth
2.	Silver perch Buildcon Pvt. Ltd. (formally known as Ansal Housing & Estates Pvt. Ltd)	1. Mr. Mandeep Hamal 2. Mr. Deepak
3.	Apna Ghar Properties Pvt. Ltd.	1. Mr. Sudhanshu Singh 2. Mr. Gaurav Seth
4.	Chiranjiv Investments Pvt. Ltd.	1. Mr. Sudhanshu Singh 2. Mr. Gaurav Seth
5.	Naurang Investment & Financial Services Pvt. Ltd.	1. Mr. Sudhanshu Singh 2. Mr. Gaurav Seth
6.	New Line Properties & Consultants Pvt. Ltd.	1. Mr. Sudhanshu Singh 2. Mr. Gaurav Seth
7.	Prime Maxi Promotion Service Pvt. Ltd.	1. Mr. Raman Malhotra 2. Mr. Gaurav Seth
8.	Sampark Hotels Pvt. Ltd.	1. Mr. Gopal Dutt 2. Mr. Sumit Bansal
9.	Satrunjaya Darshan Construction Co. Pvt. Ltd.	1. Mr. Gopal Dutt 2. Mr. Sumit Bansal
10.	Delhi Towers & Estates Pvt. Ltd.	1. Mr. Sudhanshu Singh 2. Mr. Gaurav Seth



Ansal Landmark Townships Private Limited

Standalone Notes forming part of financial statement for the year ended March 31, 2024

11.	Sithir Housing & Constructions Pvt. Ltd.	1. Mr. Sudhanshu Singh 2. Mr. Gaurav Seth
12.	Orchid Realtech Pvt. Ltd.	1. Mr. Sudhanshu Singh 2. Mr. Gaurav Seth
13.	Suraj Kumari Foundation	1. Mr. Manoj Vijayan 2. Mr. Pranav Ansal 3. Mrs. Kusum Ansal
14.	Kusumanjali Foundation	1. Mr. Manoj Vijayan 2. Mrs. Kusum Ansal 3. Mr. Pranav Ansal
15.	The Palms Golf Club & Resort Pvt. Ltd.	1. Mr. Ranbir Singh 2. Mr. Jagannath Guru
16.	SFML Hi Tech Facilities Management Pvt. Ltd.	1. Mr. Shashi Kumar 2. Mr. Devendra Kumar
17.	Utsav Educare Services Private Limited	1. Mr. Shashi Kumar 2. Mr. Ravi Kumar
18.	Fairmont Realty Co Private Limited	1. Mr. Shashi Kumar 2. Mr. Ravi Kumar
19.	Anupam Theatres And Exhibitors Private Limited	1. Mr. Ravi Kumar 2. Mr. Gaurav Seth

5. Enterprises under 'significant influence' of Key Management Personnel of Parent Company or their Relatives:

SI	Name of the Company
1	Ansal Theatres & Clubotels Pvt. Ltd.

6. Enterprises where Common Control exist, but as it is under CIRP. Hence not included.

SI	Name of the Company
1	Ansal Urban Condominiums Private Limited (AUCPL)
2	Ansal Lotus Melange Projects Pvt. Ltd. (ALMP)

These companies have been taken up to CIRP by Operational Creditors, and the holding company APIL has submitted claim of Rs. 806.58 lakhs in AUCPL and Rs. 284.06 Lakhs in ALMPL.

7. Key managerial personnel of Parent Company and their relatives:

Sr. No.	Name & Designation of Key Managerial Personnel	Relationship	Names of Relatives
1.	Mr. Pranav Ansal , Chairman	Father	Mr. Sushil Ansal
		Mother	Dr (Mrs.) Kusum Ansal
		Wife	Mrs. Sheetal Ansal



		Son	Mr. Ayush Ansal
		Daughter	Ms. Anuksha Ansal
		Sisters	Mrs. Archana Luthra Mrs. Alpna Kirloskar
		HUF	Pranav Ansal & Son HUF
2.	Mr. Deepak Mowar, Managing Director & CEO (w.e.f. the 23rd March, 2024)	Father	Mr. Dinesh Chandra Mowar
		Mother	Mrs. Mithlesh Mowar
		Wife	Mrs. Gopika Mowar
		Son	Mr. Kriday Mowar
3.	Mr. Abdul Sami, Company Secretary	Father	Mr. Abdul Aleem
		Mother	Mrs. Rana Nasreen
		Wife	Mrs. Hanan Fazl
		Son	Master Rayyan Sami Master Shayaan Sami
		Brothers	Mr. A.R. Faisal Mr. Mohd. Suhail Mr. Abdullah Aleem Mr. Mohd. Tayyab
		Sisters	Mrs. Fauzia Iqbal Mrs. Farah Khan
4.	Mr. Prashant Kumar , CFO	Father	Sh. Ram Prasad Kulshreshtha
		Mother	-
		Wife	Mrs. Jyotsna Kulshreshtha
		Son	Master Siddharth Kulshreshtha
		Daughter	Ms. Aditi Kulshreshtha

B. Refer Annexure – 1 for details of related party transactions during the year & balances as at balance sheet date.

43. Auditor remuneration

Sr. No.	Description	2023-24 Amt. in INR Lakhs Rs.	2022-23 Amt. in INR Lakhs Rs.
1.	Audit Fee	0.30	0.30
	Tax Audit Fee	0.35	0.35
	Limited Review	1.20	1.20
2.	Other	-	-
	Total	1.85	1.85

44. Pursuant to taxation law (Amendment) ordinance 2019('Ordinance') issued by Ministry of Law & Justice (Legislative Department) on 20 September 2019 which is effective from 01st April 2019, domestic companies have the option to pay corporate Income tax @ 22% Plus



applicable surcharge and cess subject to certain conditions. The company made an assessment of the impact of the option given under ordinance and decided to exercise lower tax option u/s 115BAA from the financial year 2019-20.

45. The Company has not made any default in repayments of dues to Debenture Holders for the financial year ending on 31st March 2024. Details are as under

Particulars	As at	Period of Delay						Total (Rs)
		1 - 31 Days	32 - 60 Days	61 - 89 Days	90- 182 Days	Above 183 Days		
Debentures								
Against principal Amount								
ICICI Prudential Venture Capital Fund	March 31, 2024	-	-	-	-	-	-	
	<i>(March 31, 2023)</i>	-	-	-	-	-	-	

Figures in brackets/ italics indicate previous year figures.

46. Having regard to integrated nature of real estate development business of the Company, there is only one reportable segment 'real estate development'. In view of which the disclosure requirement of segment reporting pursuant to IND AS 108 "Operating segment" under the Companies (Indian Accounting Standards) Rules, 2015 as amended by the companies Indian Accounting Standards (Amendment) Rule 2016 is not applicable.
47. In the opinion of Board of Directors, Financial Assets, Non-financial asset and other asset have a value on realization in the ordinary course of business at least equal to the amount at which they are stated in the Balance sheet and provisions for liabilities are adequate.
48. **Post Reporting Events:**
- No adjusting or significant non-adjusting events have occurred between the reporting date and the date of authorization.
49. The management and authorities have the power to amend the Financial Statements in accordance with Section 130 and 131 of The Companies Act, 2013.
50. There are no dues to Micro and small enterprises as per MSMED Act 2006 to the extent of information available to the company.



51. Previous year figures have been regrouped / rearranged wherever considered necessary, to make them comparable with current year's figure.

**For MRKS And Associates
Chartered Accountants
FRN No.: 023711N**



**Saurabh Kuchhal
Partner
Membership number: 512362
UDIN: 24512362BKFCEP7058**

For and on behalf of the Board


**(Ganesh Kumar)
Director
(DIN NO. 08523718)**


**(Ravi Kumar)
Director
(DIN NO. 09733863)**

**Date: 20th May 2024
Place: New Delhi**