



Independent Auditors' Report

To the Members of

Ansal Landmark Townships Private Limited
Report on the Audit of the Consolidate Financial

Statements Opinion

We have audited the accompanying consolidated financial statements of Ansal Landmark Townships Private Limited ("the Company"), which comprise the balance sheet as at March 31 2022, 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 consolidated financial statements, including a summary of significant accounting policies and other explanatory information (herein after referred as "consolidated financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid consolidated 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, 2023, 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 consolidated 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 consolidated 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 consolidated 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 consolidated financial statements.

Emphasis of Matter

1. As detailed in Note 39 to the Financial Statements, an amount of Rs. 61.56 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.
2. There is one joint venture named "Ansal Urban Condominiums Private Limited" in which the investment of the company has already been eroded due to accumulated loss. The



consolidated audited financial results do not include the Group's share of Net Profit/(Loss). This company has been taken up to CIRP by the operational Creditor, and Ansal Properties & Infrastructure Limited has submitted a claim of Rs. 806.58 Lakhs in Ansal Urban Condominiums Private Limited.

Our opinion is not modified in respect of the above said matters.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements for the financial year ended March 31, 2023. These matters were addressed in the context of our audit of the consolidated 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	
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. The details of the same has been provided in Note 40.	<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 consolidated 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 consolidated 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 consolidated 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 consolidated 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 consolidated 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 Consolidated 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 consolidated 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 consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the consolidated 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 Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated 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 consolidated 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 consolidated 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 consolidated financial statements, including the disclosures, and whether the consolidated 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 consolidated financial statements for the financial year ended March 31, 2023 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 consolidated 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, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2023 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 consolidated 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, 2023.
 - (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 consolidated financial statements – refer note 43 to the consolidated 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.

For MRKS and Associates

Chartered Accountants

Firm's Registration No. 022711N



SAURABH KUCHHAL

Partner

Membership No. 512362

Place: New Delhi

Date: 04/09/2023

UDIN: 23512362BGWDZX3775

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, 2023.

(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 not 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.

(b) During the year the Company has not made investments, provided guarantees, provided security and granted loans and advances in the nature of loans to companies,



firms, limited liability partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(b) of the Order is not applicable to the Company.

(c) The Company has not granted loans and advances in the nature of loans to companies, firms, limited liability partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(c) of the Order is not applicable to the Company.

(d) The Company has not granted loans and advances in the nature of loans to companies, firms, limited liability partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(d) of the Order is not applicable to the Company.

(e) There were no loans or advance in the nature of loan granted to companies, firms, limited liability partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(e) of the Order is not applicable to the Company.

(f) The Company has not granted any loans or advances in the nature of loans, either repayable on demand or without specifying any terms or period of repayment to companies, firms, limited liability partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(f) of the Order is not applicable to the Company.

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, 2023.

(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. 631.70 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	181.22	2008-09	Additional Commissioner Grade-II
UP VAT	13.69	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	16.83	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 Nilthi 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. Nil lakhs in the current year and amounting to Rs.2,164.49 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. No, there have not been any qualification or adverse remarks by the respective auditors in the Companies (Auditor's Report) Order (CARO) reports of the companies included in the consolidated financial statements.

For MRKS and Associates

Chartered Accountants

Firm's Registration No. 023721N



SAURABH KUCHHAL

Partner

Membership No. 512362

Place: New Delhi

Date: 04/09/2023

UDIN: 23512362BGWDZX3775

Annexure 2 to the Independent Auditor's Report to the Members of Ansal Landmark Townships Private Limited dated September 04th, 2023

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, 2023 in conjunction with our audit of the consolidated 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, 2023, 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. 073174



SAURABH KUCHHAL

Partner

Membership No. 512362

Place: New Delhi

Date: 04/09/2023

UDIN: 23512362BGWDZX3775

Ansal Landmark Townships Private Limited
CIN: U45201DL2004PTC129188
Consolidated Balance Sheet as at 31.03.2023

Particular		Note No.	(Fig. in Rs.)	
I	Assets		31.03.2023	31.03.2022
(1)	Non-Current Assets			
	(a) Property, Plant and Equipment	3	11.11	14.63
	(b) Financial Assets			
	(i) Investments	4	-	1.00
	(ii) Security Deposits	5	43.46	33.13
	(iii) Other Financial Assets	6	46.34	37.24
	(c) Deferred Tax assets (net)	7	665.21	1,393.20
	(d) Other non-current assets	8	6,400.30	6,409.75
	Total Non-Current Assets		7,168.42	7,888.95
(2)	Current Assets			
	(a) Inventories	9	25,310.64	29,170.37
	(b) Financial Assets			
	(i) Trade Receivables	10	87.32	190.19
	(ii) Cash and cash equivalents	11	15.10	202.59
	(iii) Short-term loans and advances	12	172.47	1,793.98
	(c) Current Tax Assets (Net)	13	15.13	24.34
	(d) Other current assets	14	731.63	1,459.80
	Total Current Assets		26,332.29	32,841.27
	Total Assets		33,500.70	40,730.22
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		-	3.22
	(ii) Share Premium		120.00	120.00
	(iii) Retained Earnings		-6,648.67	-9,866.68
	(iv) Debenture Redemption Reserve		-	1,770.00
	Total Equity		-6,447.67	-7,892.46
(2)	Non-Current Liabilities			
	(a) Financial Liabilities			
	(i) Borrowings	17	-	-
	(a) Long-term provisions	18	11.53	23.16
	(b) Other non-current liabilities	19	7,672.03	12,815.94
	Total Non-Current Liabilities		7,683.56	12,839.10
(3)	Current Liabilities			
	(a) Financial Liabilities			
	(i) Borrowings	20	-	1,929.54
	(ii) 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	21	143.66	306.67
	(iii) Other Financial Liabilities	22	1,290.61	5,565.64
	(b) Other current liabilities	23	30,830.34	27,981.32
	(c) Provisions	24	0.21	0.41
	Total Current Liabilities		32,264.81	35,783.58
	Total Equity & Liabilities		33,500.70	40,730.22

Summary of significant accounting policies

1-2

The accompanying notes form an integral part of the Consolidated 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: 23512362BGWDZX3775

Date: 04/09/2023

Place: New Delhi



For and on behalf of the Board of
Ansal Landmark Townships Pvt. Ltd.

(Ranbir Singh)
Director
(DIN NO. 08526798)


Ganes Kumar
Director
(DIN No: 08523718)

Ansal Landmark Townships Private Limited
CIN: U45201DL2004PTC129188
Consolidated Statement of Profit And Loss For The Period Ended 31.03.2023

(Rs in Lakh)

	Particulars	Note No.	Year ended 31.03.2023	Year ended 31.03.2022
I	Revenue from operations	25	3,138.82	3,326.93
II	Other income	26	3,806.83	555.15
III	Total income (I + II)		6,945.65	3,882.07
IV	Expenses			
	Cost of Construction	27	4,419.07	4,890.01
	Employee benefits expenses	28	26.97	32.92
	Finance costs	29	-	580.10
	Depreciation and amortization expenses	2	1.49	2.30
	Other expenses	30	330.90	541.24
	Total expenses		4,778.43	6,046.57
V	Profit / (loss) before exceptional items and tax (I - IV)		2,167.22	(2,164.49)
VI	Exceptional items			
VII	Profit / (loss) before tax (V - VI)		2,167.22	(2,164.49)
VIII	Tax expense			
	(1) Current tax		-	-
	(2) Deferred tax	31	728.00	(96.30)
	(3) Earlier Years Tax		-	-
			728.00	(96.30)
IX	Profit / (loss) from continuing operations (VII - VIII)		1,439.23	(2,068.19)
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)		1,439.23	(2,068.19)
XIV	Other comprehensive income			
	A (i) Items that will not be reclassified to profit or loss	32	5.56	(1.23)
	(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			
			5.56	(1.23)
XV	Total comprehensive income for the period (XIII + XIV)		1,444.79	(2,069.43)
XVI	Earnings per equity share (for continuing operations)			
	(1) Basic	33	177.68	(255.33)
	(2) Diluted	33	177.68	(255.33)
XVII	Earnings per equity share (for discontinued operations)			
	(1) Basic		-	-
	(2) Diluted		-	-
XVIII	Earnings per equity share (for discontinued & continuing)			
	(1) Basic		177.68	(255.33)
	(2) Diluted		177.68	(255.33)

Summary of significant accounting policies

1-2

The accompanying notes form an integral part of the consolidated financial statement
As per report of even date

For MRKS AND ASSOCIATES

Chartered Accountants

Firm's registration number : 0237HN

SAURABH KUCHHAL

Partner

Membership number: 512362

UDIN: 23512362BGWDZX3775

Date: 04/09/2023

Place: New Delhi



For and on behalf of the Board of

Ansal Landmark Townships Pvt. Ltd.

(Ranbir Singh)
Director
(DIN NO. 08526798)

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

Ansal Landmark Township Private Limited
CIN: 45201DL2004PTC129188
CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2023

Particulars	For the year ended 31st March, 2023	For the year ended 31st March, 2022
A. CASH FLOW FROM OPERATING ACTIVITIES:		
Net Profit Before Tax, appropriations and Extraordinary Items	2,167.22	(2,164.49)
Adjustments for:		
Add : Miscellaneous Expenditure written off		
Depreciation	1.49	2.30
Interest and Finance charges	2.03	584.17
Less Amount Writen back	-	(540.00)
Less: Interest Income	(22.86)	(6.99)
Operating (Loss)/Profit Before Working Capital Changes	2,147.87	(2,125.01)
Adjustments for working capital changes		
(i) Increase(decrease) in current/non-current financial liabilities, current liabilities,	(3,026.92)	(1,534.42)
(ii) (Increase)/Decrease in inventory	3,859.73	4,393.83
(ii) (Increase)/Decrease in trade receivables, Loans and other financial assets	2,458.87	171.25
CASH GENERATED FROM OPERATIONS	5,439.56	905.64
Less: Tax paid	-	-
NET CASH GENERATED FROM OPERATING ACTIVITIES	5,439.56	905.64
B. CASH FLOW FROM INVESTING ACTIVITIES:		
Interest Received	5.05	19.20
Sale of Investments	1.00	-
Amount paid for Assets	8.73	-
NET CASH USED IN INVESTING ACTIVITIES	14.77	19.20
C. CASH FLOW FROM FINANCING ACTIVITIES:		
Interest and Finance charges paid	(3,712.29)	310.49
Loan Repaid	(1,929.54)	(1,610.46)
NET CASH USED IN FINANCING ACTIVITIES	(5,641.83)	(1,299.97)
NET INCREASE IN CASH AND CASH EQUIVALENTS (A+B+C)	(187.49)	(375.13)
CASH AND CASH EQUIVALENTS (OPENING BALANCE)	202.59	577.71
CASH AND CASH EQUIVALENTS (CLOSING BALANCE)	15.10	202.59

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: 23512362BGWDZX3775
Date: 04/09/2023
Place: New Delhi

For and on behalf of the Board


 (Ganesh Kumar) (Ranbir Singh)
 Director Director
 (DIN No. 08523718) (DIN NO. 08526798)

Note:3 Property, plant & equipment

Tangible Assets:

Sr. No.	Particulars	GROSS BLOCK			DEPRECIATION			NET BLOCK		
		Total cost as at 31.03.2022	Additions during the period	Total cost as at 31.03.2023	Total up to 31.03.2022	For the Period	Depreciation on sale/adj	Total up to 31.03.2023	As at 31.03.2022	As At 31.03.2023
1	Computers	22.01	-	3.04	21.32	-	18.43	2.89	0.69	6.14
2	Vehicles	44.12	-	38.08	41.92	0.00	5.74	36.18	2.20	1.90
3	Furniture & Fixtures	26.24	-	17.67	25.51	0.04	8.40	17.15	0.73	6.51
4	Office Equipments	32.04	-	13.06	30.51	-	18.11	12.40	1.52	6.65
5	Plant & Machinery	123.02	-	119.41	113.54	1.45	3.47	111.52	9.48	7.90
6	Lease Asset	-	-	-	-	-	-	-	-	-
	Total	247.44	-	191.25	233	1.49	54.15	180.14	14.63	11.11



Ansal Landmark Township Private Limited

CIN: U45201DL2004PTC129188

Notes to the financial statements for the period ended March 31, 2023

(Rs. In Lakh)

Note No.	Particular	31.03.2023	31.03.2022				
	Non-Current Assets						
4	Non-Current Investment						
	Shares of Ansal Landmark (Karnal) Township Pvt. Ltd.	-	1.00				
			1.00				
5	Long Term Loans & Advances						
	Security Deposite	45.46	33.13				
		45.46	33.13				
6	Other Financial Assets						
	NSC	0.50	0.50				
	Fixed Deposits	18.65	27.38				
	Interest Recievable	27.19	9.36				
		46.34	37.24				
7	Deferred Tax Assets(Net)						
	Deferred Tax Assets(Net)	665.21	1,393.20				
		665.21	1,393.20				
8	Other Non-Current Assets						
	Gratuity Fund	5.21	4.88				
	Advances to Associates	20.19	20.19				
	Advances to others entities	6,374.90	6,384.67				
		6,400.30	6,409.75				
	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	3,628.53	3,521.79				
	Payment to Contractors	18,929.69	18,529.56				
	Salary, wages and other amenities to Employees	2,888.44	2,835.96				
	Know-how fees	2,269.60	2,269.60				
	Advertisement	1,001.65	1,001.65				
	Commision & Brokerage	961.87	961.87				
	Less: Cost of Construction Charged to P & L a/c	-58,931.68	-54,512.61				
		25,310.64	29,170.37				
10	Trade and Other Receivables						
	Trade Receivable	87.32	190.19				
		87.32	190.19				
	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
	Trade Receivable ageing Schedule as on 31st March 2022						
		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	0.73	1.25	109.13	10.69	68.39	190.19
	(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	-	-	-	-	-	-
		0.73	1.25	109.13	10.69	68.39	190.19
11	Cash and Cash Equivalents						
	Cash in hand					1.55	1.55
	In Current Accounts					13.55	200.94
	Others					0.10	0.10
						15.10	202.59
12	Short-Term Loans & advances						
	Advances to related Parties					26.14	1,647.78
	Advances to others					146.13	146.00
	Security Deposites Given					0.20	0.20
						172.47	1,793.98
13	Current Tax Assets (Net)						
	Advance tax & Tax deducted at source (net)					15.13	24.34
						15.13	24.34



Ansal Landmark Township Private Limited

CIN: U45201DL2004PTC129188

Notes to the financial statements for the period ended March 31, 2023

(Rs. In Lakh)

Notes No.	Particular	31.03.2023	31.03.2022
14	Other Current Assets		
	Advance to supplier/Contractor		
	Prepaid Expenses	200.40	247.81
	Balance with government authorities	364.22	1,036.00
	Other Assets	86.25	91.40
		86.25	84.59
		731.63	1,459.80
17	Other Financial Liabilities		
	Borrowings		
18	Long Term Provisions		
	Provision for Employee Benefits		
	Gratuity	9.03	18.27
	Leave Encashment	2.50	4.89
		11.53	23.16
19	Other Non-Current Liabilities		
	Advance from related parties	5,090.99	10,099.25
	Advance from associates	1,591.65	1,732.01
	Advances from others entities	989.39	984.69
		7,672.03	12,815.94
20	Borrowings		
	Current maturity of long term debt		1,929.54
			1,929.54
21	Trade and other payables		
	Due to Development Authority		
	Total outstanding dues of micro enterprises and small enterprises		
	Total outstanding dues of creditors other than micro enterprises and small enterprises	143.66	306.67
		143.66	306.67

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

Trade Payable ageing Schedule as on 31st March 2022

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	171.60	14.99	53.72	26.21	40.15	306.67
(iii) Disputed dues-MSME	-	-	-	-	-	-
(iv) Disputed Dues -Others	-	-	-	-	-	-
	171.60	14.99	53.72	26.21	40.15	306.67

22	Other Financial Liabilities		
	Interest accrued and due on loans		3,712.29
	Other Payable	39.99	675.99
	Interest payable to customer	1,057.37	982.82
	Compensation payable to customer	11.38	11.38
	Security Deposit	181.87	183.15
		1,290.61	5,565.64
23	Others Current Liabilities		
	GST Payable	14.34	42.34
	ESI Payable	0.01	0.05
	PF Payable	0.17	0.72
	Sales & WCT Payable	-	8.27
	TDS Payable	12.64	70.41
	Advance Received from Customers	30,805.17	27,859.55
		30,830.34	27,981.32
24	Short Term Provisions		
	Gratuity - Short term	0.16	0.32
	Leave Encashment - Short term	0.05	0.09
		0.21	0.41
25	Revenue from Operation		
	Revenue as per Ind AS 115	3,138.82	1,176.93
	Sale of land		2,150.00
		3,138.82	3,326.93



Ansal Landmark Township Private Limited

CIN: U45201DL2004PTC129188

Notes to the financial statements for the period ended March 31, 2023

Note No.	Particular	(Rs. In Lakh)	
		31.03.2023	31.03.2022
26	Other Income		
	Admin Charges	13.56	7.52
	Interest Received	22.86	6.99
	Other Income	0.11	0.64
	Expenses write back	3,770.30	-
	Amount Written Back	-	540.00
		3,806.83	555.15
27	Cost of Construction as per IND AS 115		
	Cost of Land Sold	4,419.07	4,890.01
		-	-
		4,419.07	4,890.01
28	Employee benefits expenses		
	Salaries & Wages & Bonus	24.14	28.29
	Contribution To Provident & Other Funds	2.83	4.63
		26.97	32.92
29	Finance Cost		
	Interest on Debenture	-	580.10
		-	580.10
30	Other Expenses		
	Printing & Stationery	0.15	0.04
	Legal & Professional Charges	5.18	0.02
	Interest on Statutory Dues	2.03	4.08
	Miscellaneous Expenses	2.74	2.84
	Misc Assets Written Off	2.04	-
	Audit Fee	2.13	2.45
	Compensation to Customers	286.18	516.29
	Brokerage Expenses	30.47	15.52
		330.90	541.24
31	Tax Expenses		
	Current Tax	-	-
	Deferred tax	728.00	-96.30
		728.00	-96.30
32	Other comprehensive income		
	Actuarial (Gain)/Loss on Gratuity	5.56	-1.23
		5.56	-1.23
33	Earnings per share		
	Net profit/ (loss) as per Statement of Profit & Loss (for calculation of basic EPS)	1,439.23	-0.02
	Net profit for calculation of diluted EPS	1,439.23	-0.02
	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	1,77,68,210.02	(255.33)
	Diluted earning per share	1,77,68,210.02	(255.33)



Note no. 15
Share Capital as on 31.03.2023

Particulars	(Rs in Lakh)	
	31.03.2023	31.03.2022
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

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 31.03.2022		3.22	-	120.00	-	1,770.00	(9,861.49)	-	-	-	(5.49)	(7,973.46)
Dividends		-										
Additions during the period		(3.22)				(1,770.00)	3,212.44				5.56	1,444.79
As at 31.03.2023		-		120.00	-	-	(6,648.75)	-	-	-	0.08	(6,528.67)

(Rs in Lakh)



Ansal Landmark Township Private Limited

CIN: U45201DL2004PTC129188

Note: 53

Ratios	March 31, 2023	March 31, 2022	% Variance	Reason for variance
Current Ratio (in times)				
(Current assets/Current liabilities)	81.61%	91.78%	-10.16%	NA
Debt-equity ratio (in times)				
(Total Debt/Total Equity)	0.00%	-71.48%	71.48%	The change in ratio is due to the loss incurred in the current financial year.
Total Debt= 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%	-28%	28.04%	The change in ratio is due to the loss incurred in the current financial year.
Return on Equity Ratio (%)				
(Profit/(loss) after tax/Average shareholder's Equity)	-20%	30%	-50.23%	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				
	16%	16%	0.63%	NA
Trade receivables turnover ration (in times)				
(revenue from operations/average trade receivables)	2262%	733%	1529.64%	In current year Gross revenue increased by 68%
Trade payable turnover ration(in times)				
(other Expenses*/Average Trade payables)				
*excluding allowinces for bad and doubtful receivables and loss on sale				
	147%	176%	-29.22%	Other Expenses increased as compared to Previous year.
Net capital tunover ratio (in times)				
(Operating Revenue from operations/Working Capital)	-53%	-113%	60.16%	In current year Gross revenue increased by 68%
Net Profit Ratio				
(Net profit/(loss) after tax/Total Income)	21%	-53%	74.00%	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)	-34%	20%	-53.69%	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)	10%	10%	0.66%	NA

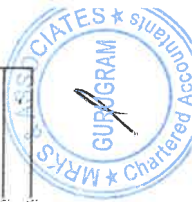


Ansel Landmark Townships Pvt. Ltd.

Note : 38 B

Details of significant transactions with the related parties for FY ended 31.03.2023 (Consolidated)

Sl.	Particulars	Name	Parent Company	Enterprises under Control / Significant Influence of KMP of Parent Company	Subsidiary (Incl. Step Down subsidiary)	Follow Subsidiaries	Key Management Personnel of Parent Company	Relatives of Key Management Personnel of Parent Company	Joint Ventures	Total March 31, 2023	Total March 31, 2022
	Transactions made during the year										
1	Remuneration / Salary	Mr. Jai Gopal (Resigned on 28.11.22)					2,58,595			2,58,595	3,32,332
		Mr. Ganesh (w.e.f 30.07.19)					4,000			4,000	2,000
	Total						2,62,595			2,62,595	3,34,332
2	Advances Returned by	Ansal Hi-Tech Townships Ltd.									22,65,000
	Total										22,65,000
3	Advances Given to	Delhi Towers Ltd.									8,29,11,869
		Ansal Hi-Tech Townships Ltd.				12,55,71,000				12,55,71,000	-
	Total					12,55,71,000				12,55,71,000	8,29,11,869
4	Advances Returned Back to	Ansal Properties & Infrastructure Ltd	14,14,47,831							14,14,47,831	16,11,05,514
		Ansal Urban Condominiums Pvt. Ltd.							1,52,77,679	1,52,77,679	95,01,638
		Star Facilities Management Ltd									83,48,500
	Total		14,14,47,831						1,52,77,679	15,67,25,510	17,89,55,652
5	Advances Received during the period	Ansal Properties & Infrastructure Ltd									12,17,49,476
		Ansal SEZ Projects Ltd.									2,90,38,000
		Yamnotri Properties Pvt. Ltd.				39,55,000				39,55,000	-
		Delhi Towers Ltd.				20,02,69,212				20,02,69,212	2,65,53,500
		Ansal Townships Infrastructure Limited									3,852
	Total					20,42,24,212				20,42,24,212	17,73,44,828
6	Customer/ Creditors Balance Transfer to (Payable)	Ansal Hi-Tech Townships Ltd.				46,78,406				46,78,406	-
		Star Facilities Management Ltd				4,08,909				4,08,909	-
		Ansal Properties & Infrastructure Ltd	1,84,10,600							1,84,10,600	-
	Total		1,84,10,600			50,87,315				2,34,97,915	-
7	Customer/ Creditors Balance T/F from (Receivable)	Ansal Properties & Infrastructure Ltd	28,02,77,000							28,02,77,000	2,15,09,888
		Ansal Hi-Tech Townships Ltd.				37,85,792				37,85,792	2,14,73,705
		Star Facilities Management Ltd				25,000				25,000	4,95,56,085
	Total		28,02,77,000			38,10,792				28,40,87,792	9,25,39,678
8	Adjustment/ Transfer of Balances (Receivable by)	Ansal Properties & Infrastructure Ltd	15,40,00,000							15,40,00,000	-
		Delhi Towers Ltd.				7,84,83,487				7,84,83,487	-
	Total		15,40,00,000			7,84,83,487				23,24,83,487	-



Ansal Landmark Townships Pvt. Ltd.

Note : 38 B

Details of significant transactions with the related parties for FY ended 31.03.2023 (Consolidated)

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, 2023	Total March 31, 2022
	Transactions made during the year										
9	Adjustment/ Transfer of Balances (Payable by)	Ansal Hi-Tech Townships Ltd.				23,24,83,487				23,24,83,487	-
	Balance outstanding at the end of year					23,24,83,487				23,24,83,487	-
10	Advance Recoverable as at year end	Ansal Condominium Ltd.				2,74,495				2,74,495	2,74,495
		Ansal Hi-Tech Townships Ltd.				-				-	10,78,05,101
		Ansal Townships Infrastructure Limited				1,39,698				1,39,698	1,39,698
		Ansal API Infrastructure Ltd				2,00,000				2,00,000	2,00,000
		Delhi Towers Ltd.				-				-	5,63,58,369
		Ansal Properties & Infrastructure Ltd	20,00,000			-				20,00,000	-
	Total		20,00,000			6,14,193				26,14,193	16,47,77,663
11	Advance payable as at year end	Yamotri Properties Pvt. Ltd.				39,55,000				39,55,000	-
		Satrunjaya Darshan Construction Company Pvt. Ltd.		1,71,500		-				-	1,71,500
		Ansal SEZ Projects Ltd.				11,40,38,000				11,40,38,000	11,40,38,000
		Delhi Towers Ltd.				6,54,27,356				6,54,27,356	-
		Star Facilities Management Ltd				3,83,909				3,83,909	-
		Ansal Urban Condominiums Pvt. Ltd.				-			32,51,23,132	-	34,04,00,811
		Ansal Properties & Infrastructure Ltd				-			-	-	55,53,14,231
	Total			1,71,500		18,38,04,265			32,51,23,132	50,90,98,897	1,00,99,24,543
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	
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	2022-23	2021-22
		(Amount in Lakhs)	(Amount in Lakhs)
I	Contingent Liabilities shall be classified as:		
a.	Claims against the company not acknowledged as debt	21,883.61	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.	Service Tax / Sales Tax Demand disputed by the Company	631.71	712.38
d.	Other Money for which the company is contingently liable against legal cases	9.83	20.55
	Total	32,616.54	32,616.54

- 1) Cases under section 32 of UPVAT Act 2008 pending before 1st Appeal with Addl. Comm. Grade-II Appeal Mrt regarding demand for assessment year 2008-09, amounting to Rs. 181.22 lakhs for which stay of Rs. 163.18 Lakh has been obtained.
- 2) Cases under UPVAT Act 2008 for Assessment years 2010-11 & 2011-12 amounting Rs. 24.67 lakhs are pending before in D.C.(A) -4.
- 3) 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.
- 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. 20,000 lakhs liability against the Company arising out of Award in the matter of arbitration with Landmark Group. Refer Note No 40.
 - b) Rs. 80.06 lakh liability against company arising RC issued by MDA against Sec-3 Balance work in Meerut.



c) 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).

d) Rs.162 Lakhs liability against company arising against RC issued by Labour Cess Department, Uttar Pradesh.

35. Income tax expenses

Particulars	Amount in INR Lakhs	
	March 31, 2023	March 31, 2022
(a) Income tax expense		
Current tax	-	-
Deferred tax	728.00	(96.30)
Current tax MAT adjustment for earlier year	-	-
Income tax adjustment for earlier year	-	-
Total Tax Expenses	728.00	(96.30)
(b) Reconciliation of tax expense and the accounting profit		
Net Profit before tax	2,167.22	(2,164.49)
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	728.00	(96.30)
Total tax expense	728.00	(96.30)

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, 2023	For the year ended March, 31, 2022
Company's Contribution to provident fund.	2.52	4.28
Company's Contribution to employee state insurance.	0.19	0.18



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 INR Lakhs)

Particulars	For the year ended March, 31,2023	For the year ended March, 31,2022
Defined Benefit liability- Gratuity	9.19	18.60
Total Employee benefit liabilities	9.19	18.60
Non-Current	9.03	18.27
Current	0.16	0.32

(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 INR Lakhs)

Particulars	For the year ended March 31,2023	For the year ended March 31,2022
Present value of obligation as at the beginning of the period	18.60	14.36
Interest Cost	1.34	0.98
Service Cost	1.13	2.02
Benefits Paid	(6.30)	-
Total Actuarial (Gain)/Loss on Obligation	(5.56)	1.23
Present value of obligation as at the End of the period	9.19	18.60

ii) Expense recognized in profit and loss.

(Amt. in INR Lakhs Rs.)

Particulars	For the year ended March 31,2023	For the year ended March 31,2022
Total Service Cost	1.13	2.03
Net Interest Cost	0.98	0.66
Expense recognized in the Income Statement	2.12	2.69

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

(Amt. in LakhsRs.)

Particulars	For the year ended March 31,2023	For the year ended March 31,2022
Actuarial (Gain)/ Loss on defined benefit obligation.	(5.56)	1.23
	(5.56)	1.23

iv) Actuarial assumptions



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

Particulars	31/03/2023	31/03/2022
i) Discounting Rate	7.38	7.18
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, 2023, the weighted average duration of the defined-benefit obligation was 16.45 years (March 31, 2022: 15.02 years).

Expected contributions to post-employment benefit plans for the year ending March 31, 2023 are Rs. 3,10,235.

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 INR
Lakhs Rs.)

a) Impact of the change in discount rate		
	Present Value of Obligation at the end of the period	9.19
a)	Impact due to increase of 0.50%	(0.37)
b)	Impact due to decrease of 0.50 %	0.40
b) Impact of the change in salary increase		
	Present Value of Obligation at the end of the period	18.61
a)	Impact due to increase of 0.50%	0.40
b)	Impact due to decrease of 0.50 %	(0.38)

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	31/03/2023	31/03/2022
Fair value of plan assets at the beginning of the period	4.88	6.33
Difference in opening	--	(1.76)
Actual return on plan assets	0.33	0.31
Less- FMC Charges	--	--
Employer contribution	--	--
Benefits paid	--	--
Fair value of plan assets at the end of the period	5.21	4.88

37. Earnings per share



(Amt. in INR Lakhs Rs.)

S. No.	Description	2022-23	2021-22
1.	Profit/(Loss) for the year	1439.23	(2068.19)
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)	177.68	(255.33)

38. As per settlement agreement dated 30th March, 2023, between Ansal Hi-Tech Township Limited and Ansal Properties & Infrastructure Limited , As per the management assessment, out of the balance outstanding of Ansal Hi-Tech Township Limited of Rs.784.83 Lakhs has been transferred to Ansal Properties & Infrastructure Limited .

39. An amount of Rs. 61.55 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.,

40. 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 thorough Order dated 08.08.2023). No provision has been made in the books of accounts for balance amount. However the Company has disclosed the same as Contingent Liability. Next course of action is still pending.

41. 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.

42. Following legal cases are pending against the Company:

Litigations pending against the Company:

Cases pending at RERA:

S.No	Client Name	RERA Complaint No.	Relief / Sought for
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Ansal Landmark Townships Private Limited

Console Notes forming part of financial statement for the year ended March 31, 2023

1	Manoj Kumar Choudhary	NCR169/03/90550/2022	Complainant is seeking refund of deposited amount along with interest.
2	NEHA KATYAL	NCR145/03/91127/2022	Complainant is seeking refund of deposited amount along with interest.
3	Ramakant	NCR145/04/89531/2022	Complainant is seeking refund of deposited amount along with interest.
4	Kamal Singh	NCR145/02/90359/2022	Complainant is seeking refund of deposited amount along with interest.
5	SANJEEV KUMAR	NCR169/03/92197/2022	Complainant is seeking refund of deposited amount along with interest.
6	kamlesh gupta	NCR145/04/92348/2022	Complainant is seeking refund of deposited amount along with interest.
7	Shashank Chandra	Sect-39/1/NCR145/01/67620/2021	Complainant is seeking refund of deposited amount along with interest.
8	Cherry Goswami	NCR145/08/94255/2022	Complainant is seeking refund of deposited amount along with interest.
9	Navneet kumar rai	NCR145/08/98914/2022	Complainant is seeking refund of deposited amount along with interest.
10	YOGENDRA SINGH	NCR145/12/66327/2020	Complainant is seeking refund of deposited amount along with interest.
11	GEETA MISHRA	NCR169/01/104052/2023	Complainant is seeking refund of deposited amount along with interest.
12	Arvind Gupta	NCR145/01/104247/2023	Complainant is seeking refund of deposited amount along with interest.
13	Praveen Kumar urf Praveen bhardwaj	NCR145/05/108834/2023	Complainant is seeking refund of deposited amount along with interest.
14	Praveen Kumar urf Praveen bhardwaj	NCR145/05/108976/2023	Complainant is seeking refund of deposited amount along with interest.
15	Sandeep Kumar	NCR145/05/109018/2023	Complainant is seeking refund of deposited amount along with interest.
16	PRABHU NATH SINGH	NCR145/05/109296/2023	Complainant is seeking refund of deposited amount along with interest.

Cases Pending:-

S.no	Name of Court	Case No.	Case Title
1	Commissions (Consumer Forum) - District Forum -New Delhi	CC 326 / 2018	Ranjana Gupta Vs. Ansal Landmark Township Pvt. Ltd.
2	Commissions (Consumer Forum) - National Commission - NCDRC - New Delhi	FA 1948 / 2018	Asha Gupta Vs. Ansal Landmark Township Pvt. Ltd.
3	District Court - Delhi - New Delhi - District and Sessions Judge, New Delhi, PHC	CS/357/2021	MANJIT SINGH KHATTA Vs ANSAL LANDMARK TOWNSHIPS PVT LTD
4	Commissions (Consumer Forum) - State Commission - Delhi	EX / 75 / 2022 Bench No. 1	KK Gupta Vs. Ansal Landmark Township Ltd.
5	Commissions (Consumer Forum) - State Commission - Delhi	CC 970 / 2019 Bench No. 3	Prem Kumar Vs. Ansal Landmark Township Pvt. Ltd. and Ansal Urban Condominiums Pvt. Ltd. and SFML



Ansal Landmark Townships Private Limited

Console Notes forming part of financial statement for the year ended March 31, 2023

6	Commissions (Consumer Forum) - National Commission - NCDRC - New Delhi	FA 102 / 2019	Ansal Landmark Township Pvt. Ltd. Vs. Taruna Bansal
7	Commissions (Consumer Forum) - National Commission - NCDRC - New Delhi	CC 205 / 2013	Amitesh Chandra Mishra Vs. Ansal Landmarks Township Ltd.
8	Commissions (Consumer Forum) - State Commission - Delhi	EA 42 / 2020	Jainender Mohan Luthra Vs. Ansal Landmark Township Ltd.
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 -New Delhi	EA/25/2023	Tilak Ram vs. Ansal Landmark Township Pvt. Ltd.
11	District Courts, Patiala House Courts, New Delhi	Cr. Case 6818/2022 FIR/109/2019 Anita Gupta	State vs.Sushil Ansal & Ors.
12	Commissions (Consumer Forum) - District Forum - Delhi - New Delhi	CC 1158 / 2013	Subhash Chander vs. Ansal Landmark Townships Pvt. Ltd.
13	Commissions (Consumer Forum) - State Commission - Delhi	CC 169 / 2018	Anupam Nigam Vs. Ansal Landmark Township Ltd.
14	Commissions (Consumer Forum) - State Commission - Delhi	CC 463 / 2014 Bench No.2	Ms. Preeti Kaushik vs. Ansal Landmark Townships Pvt. Ltd.
15	Commissions (Consumer Forum) - State Commission - Delhi	EA/2/2020 Bench No.1	Mona Bhandari Vs. Ansal Landmark Township Ltd.
16	Commissions (Consumer Forum) - State Commission - Delhi	EA 75 / 2021 in CC/681/2018 Bench No.2	Sanjay Rohtagi & Anr. Vs. Ansal Landmark Township Pvt. Ltd.
17	Commissions (Consumer Forum) - District Forum -New Delhi	CC 249 / 2019	Saleem Ahmed Vs. Ansal Landmark Township Pvt. Ltd.
18	Commissions (Consumer Forum) - District Forum -New Delhi	CC 248 / 2019	Sitara Shahin Vs. Ansal Landmark Townships Pvt. Ltd.
19	Commissions (Consumer Forum) - District Forum -New Delhi	CC/262/2021	Bishan Singh vs Ansal Landmark Township Pvt. Ltd.
20	District Court - Delhi - New Delhi - District and Sessions Judge, New Delhi, PHC	CS - CIVIL SUIT FOR DJ and ADJ 469 / 2018	Pawan Security Services Vs. Ansal Landmark Townships Pvt. Ltd & Ors.



Ansal Landmark Townships Private Limited

Console Notes forming part of financial statement for the year ended March 31, 2023

21	Commissions (Consumer Forum) - State Commission - Delhi	CC 1625 / 2018 Bench No. 2	Nikhil Gupta Vs. Ansal Landmark Township Pvt. Ltd.
22	Commissions (Consumer Forum) - State Commission - Delhi	CC 1626 / 2018 Bench No. 2	Neeti Gupta Vs. Ansal Landmark Township Pvt. Ltd.
23	Commissions (Consumer Forum) - State Commission - Delhi	CC 1533 / 2018 Bench No. 3	Abhishek Jain Vs. Ansal Landmark Township Ltd.
24	District Courts, Patiala House Courts, New Delhi	Ct. case 12893/2018	Sanjay Rohtagi vs. ALTPL
25	Commissions (Consumer Forum) - National Commission - NCDRC - New Delhi	FA 1514 / 2019	Amod Kumar Sharma Vs Ansal Landmark Township Pvt. Ltd.
26	Commissions (Consumer Forum) - District Forum -New Delhi	CC/262/2022	Smt. Raka Jain vs. Ansal Landmark Township Ltd.
27	Commissions (Consumer Forum) - State Commission - Delhi	CC 1512 / 2018 Bench No. 3	Bhagwati Devi Sharma Vs. Ansal Landmark Township Pvt. Ltd. & Ors.
28	Commissions (Consumer Forum) - State Commission - Delhi	CC/1508/2017 Bench No.2	Meghnad Mahtra Vs. Ansal Landmark
29	Commissions (Consumer Forum) - State Commission - Delhi	EA 64 / 2022 in CC/999/2017 Bench No.1	Rajiv Kumar vs. Ansal Landmark Township Pvt. Ltd.
30	Commissions (Consumer Forum) - State Commission - Delhi	FA-419/19 Bench No.2	Rajeev Srivastava Vs. Ansal Landmark Township Pvt. Ltd.
31	Commissions (Consumer Forum) - State Commission - Delhi	CC 255 / 2016 Bench No.2	Mool Chand Garg vs. Ansal Landmark Townships Pvt. Ltd.
32	Commissions (Consumer Forum) - State Commission - Delhi	CC 770 / 2017	Shadab Pervez vs. Ansal Landmark Townships Pvt. Ltd.

43. 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)
11	Ansal Landmark Townships Private Limited	53.33 % Subsidiary of APIL (49.38% Shareholding of APIL and 3.95% Shareholding of Delhi Towers Limited) 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.



Ansal Landmark Townships Private Limited

Console Notes forming part of financial statement for the year ended March 31, 2023

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.
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. Lokesh Tehlan 2. Mr. Gaurav Seth
8.	Sampark Hotels Pvt. Ltd.	1. Mr. Jitendra Kumar Singh 2. Mr. Sumit Bansal
9.	Satrunjaya Darshan Construction Co. Pvt. Ltd.	1. Mr. Jitendra Kumar Singh 2. Mr. Sumit Bansal
10.	Delhi Towers & Estates Pvt. Ltd.	1. Mr. Sudhanshu Singh 2. Mr. Gaurav Seth
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.	Sushil Ansal Foundation	1. Mr. Sushil Ansal 2. Mr. Pranav Ansal 3. Mr. Shushil Kumar
14.	Kusumanjali Foundation	1. Mr. Sushil Ansal 2. Mrs. Kusum Ansal 3. Mr. Pranav Ansal
15.	The Palms Golf Club & Resort Pvt. Ltd.	1. Mr. Ranbir Singh 2. Mr. Nishant Kumar 3. Mr. Gaurav Seth
16.	SFML Hi Tech Facilities Management Pvt. Ltd.	1. Mr. Sonu Kumar 2. Mr. Devendra Kumar
17.	Utsav Educare Services Private Limited	1. Mr. Anand Singh 2. Mr. Harsh Pal Singh
18.	Fairmont Realty Co Private Limited	1. Mr. Anand Singh 2. Mr. Harsh Pal Singh

19.	Anupam Theatres And Exhibitors Private Limited	1. Mr. Sonu Kumar 2. Mr. Gaurav Seth
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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 does not exist and have ceased to be a subsidiary of the company w.e.f. January 1, 2018

SI	Name of the Company
1	Ansal Landmark (Karnal) Townships Pvt.
2	Lilac Real Estate Developers Pvt. Ltd.
3	Aerie Properties Pvt. Ltd.
4	Arena Constructions Pvt. Ltd.
5	Arezzo Developers Pvt. Ltd.
6	Vridhi Properties Pvt. Ltd.
7	Vriti Construction Pvt. Ltd.
8	Sphere Properties Pvt. Ltd.
9	Sia Properties Pvt. Ltd.
10	Sarvsanjhi Construction Pvt. Ltd.

7. 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 ALMP.

8. Key managerial personnel:

SI	Name	Designation
1.	Mr. Ganesh Kumar	Director
2.	Mr. Ranbir Singh	Director

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

Sr. No.	Name & Designation of Key Managerial Personnel	Relationship	Names of Relatives
1.	Mr. Sushil Ansal ,	Father	Late Sh. Chiranjiv Lal

Ansal Landmark Townships Private Limited

Console Notes forming part of financial statement for the year ended March 31, 2023

	Chairman	Mother	Late Smt. Suraj Kumari
		Wife	Dr (Mrs.) Kusum Ansal
		Son	Mr. Pranav Ansal
		Son's Wife	Mrs. Sheetal Ansal
		Daughters	Mrs. Archana Luthra Mrs. Alpna Kirloskar
		Daughter's Husband	Mr. Vipin Luthra Mr. Rahul Kirloskar
		Brothers	Mr. Deepak Ansal Mr. Gopal Ansal
		Sisters	Mrs. Indra Puri Mrs. Meenakshi Verma
2.	Mr. Pranav Ansal , Vice 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
3.	Mr. Dinesh Chander Gupta , CEO & WTD	Father	Shri. Ramesh C. Gupta
		Mother	Smt. Manju Gupta
		Wife	Mrs. Ruchira Gupta
		Son	Mr, Aryaman Gupta
		Sisters	Ms. Nidhi Gupta
4.	Mr. Anoop Sethi , CEO & WTD (w.e.f. 11th February, 2022)	Father	Late Sh. Vinod Kumar Sethi
		Mother	Late: Smt. Manorama Sethi
		Wife	Mrs. Tulika Chandra Sethi
		Son	Mr. Nakul sethi
		Daughter	Mrs. Anushka SethiX
		Brother	Mr. Sandeep Sethi
5.	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
5.	Mr. Prashant Kumar , CFO	Father	Sh. Ram Prasad Kulshreshtha
		Mother	-
		Wife	Mrs. Jyotsna Kulshreshtha
		Son	Master Siddharth Kulshreshtha
		Daughters	Ms. Aditi Kulshreshtha

10. Non-executive and independent director of Parent Company:

- a. Mr. Satish Chandra
- b. Smt. Jagath Chandra
- c. Mr. Kulamani Biswal

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

44. Auditor remuneration

Sr. No.	Description	2022-23 Amt. in INR Lakhs Rs.	2021-22 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

45. 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.

46. The Company has not made any default in repayments of dues to Debenture Holders for the financial year ending on 31st March 2023. 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, 2023	-	-	-	-	-	-
	<i>(March 31, 2022)</i>	-	-	-	-	<i>(1929.54)</i>	<i>(1929.54)</i>

Figures in brackets/ italics indicate previous year figures.

* The Debentures holder ICICI Prudential Venture Capital Fund Real Estate (IPVCF) of Ansal Landmark Townships Private Limited has been settled and paid during the year and NOC has been received.

47. 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.

48. 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.

49. Post Reporting Events:

No adjusting or significant non-adjusting events have occurred between the reporting date and the date of authorization.

50. The management and authorities have the power to amend the Financial Statements in accordance with Section 130 and 131 of The Companies Act, 2013.

51. There are no dues to Micro and small enterprises as per MSMED Act 2006 to the extent of information available to the company.

52. 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: 23512362BGWDZX3775**

For and on behalf of the Board



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

**(Ranbir)
Director
(DIN NO. 08526798)**

**Date: 04/09/2023
Place: New Delhi**