ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2025

Rs. In Lakhs

SL.No.	Particulars	STANDALONE			
		Quarter ended			Year Ended
		30/06/2025	31/03/2025	30/06/2024	31/03/2025
		(Unaudited)	(Audited)	(Unaudited)	(Audited)
I	Income				
	(a) Revenue from operations	1,277	15,607	8,323	64,644
	(b) Other Income	1,105	749	268	1,057
II	Total Income	2,382	16,356	8,591	65,701
III	Expenses				-
	(a) Consumption of Materials Consumed/ construction cost	574	54,407	6,171	102,445
	(b) (Increase)/decrease in stock-in-trade and work in progress	-	(16)	-	3,181
	(c) Employees benefits expense	245	375	316	1,359
	(d) Finance Cost	11	175	272	996
	(e) Depreciation and amortization expense	15	22	18	76
	(f) Other Expenditure	205	74,701	1,488	83,354
IV	Total Expenses	1,050	129,664	8,265	191,411
V	Profit/(Loss) before exceptional items and tax (II - IV)	1,332	(113,308)	326	(125,710)
VI	Exceptional Items				
	Provision for Impairment in value of Investments	-	38,352	-	45,311
VII	Profit/(Loss) before taxes (V-VI)	1,332	(151,660)	326	(171,021)
VIII	Tax expenses				
	-Current Tax	-	-	-	-
	-Deferred Tax	11	(7,740)	(31)	(7,559)
	-MAT	-	-	-	
	-Tax pertaining to earlier years	-	(529)	-	(529)
	Total Tax	11	(8,269)	(31)	(8,088)
IX	Profit/(Loss) after Tax (VII-VIII)	1,321	(143,391)	357	(162,933)
X	Share of Profit/(loss) in Associates/Joint ventures	-	-	-	
XI	Net Profit/ (Loss) for the period (IX+X)	1,321	(143,391)	357	(162,933)

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Ansal Properties And Infrastructure Limited New Delhi

SL.No.	Particulars	Quarter ended			Year Ended
		30/06/2025	31/03/2025	30/06/2024	31/03/2025
		(Unaudited)	(Audited)	(Unaudited)	(Audited)
XII	Other Comprehensive Income /(Loss) (net of tax)	15	(48)	22	17
XIII	Total Comprehensive Profit/ (Loss) for the period Comprising Profit/(Loss) (after tax) and Other Comprehensive Income (XI+XII)	1,336	(143,439)	379	(162,916)
XIV	Paid up Equity Share Capital	7,870	7,870	7,870	7,870
	(Face value of Rs 5 per equity share)				
XV	Reserves excluding Revaluation Reserves as per balance	-	-	-	(189,917)
	sheet of the previous accounting year				
XVI	Earning Per Share(EPS) (Rs.) (not annualized)				
	Before Extraordinary Items				
	(a) Basic	0.84	(91.10)	0.23	(103.51)
	(b) Diluted	0.79	(85.65)	0.21	(97.33)
	After Extraordinary Items				
	(a) Basic	0.84	(91.10)	0.23	(103.51)
	(b) Diluted	0.79	(85.65)	0.21	(97.33)

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Notes:

1. Corporate Insolvency Resolution Process (CIRP) of Ansal Properties and Infrastructure Limited ('APIL' or 'the Company') was initiated vide Order dated the 25 February, 2025 of the Hon'ble National Company Law Tribunal, New Delhi Bench, Court IV in CP No.: IB 558(ND)/2024 in accordance with the Section 7 of the Insolvency and Bankruptcy Code, 2016.

   Mr. Navneet Kumar Gupta, an Insolvency Professional (IBBI Registration Number IBBI/IPA-001/IP-P00001/2016-17/10009) was appointed as the Interim Resolution Professional (IRP). Subsequently, the Committee of Creditors (COC) in its second meeting held on the 11 April, 2025 (with voting result was declared on the 28th April, 2025) approved his appointment as the Resolution Professional (RP) of the company.

   The CIRP process is underway as on the date of the report, and the effect on the financial statements, if any, shall be given once the CIRP process is completed.

2. Apart from the above, two (2) separate project specific Corporate Insolvency Resolution Process (CIRP) has been initiated under Part-II of IBC 2016 against below mentioned projects:

   A)"Fernhill Project" located at Sector 92, District Gurgaon. The Hon'ble NCLT, New Delhi has appointed Mr. Jalesh Kumar Grover (IBBI Regn No. IBBI/IPA001/IPP00200/2017-2018/10390) to act as Resolution Professional (RP) qua Fernhill project.

   b)"Sushant Serene Residency" located at Sector ETA II, Greater Noida, Uttar Pradesh. The Hon'ble NCLT, Uttar Pradesh has appointed Mr. Navneet Kumar Gupta, (IBBI/IPA-001/IPP00001/2016-2017/10009) to act as Resolution Professional (RP) in respect of Serene Residency Group Housing Project located at Sector ETA II, Greater Noida. It is to be noted that the Hon'ble NCLT Vide an order dated 06 October 2025 has approved the Resolution Plan in respect of Serene Residency Group Housing Project located at Sector ETA II, Greater Noida. Further the monitoring committee has been formed for implementation of the resolution plan.

   The CIRP process of the above said projects are underway as on the date of the report, and the effect on the financial statements, if any, shall be given once the CIRP process of these projects are completed.

3. The unaudited standalone financial results for the Quarter ended 30 June,2025 has been reviewed by the audit committee and approved by the board of director at their respective meetings held on 17 June 2026. Following the reconstitution of the Board consequent to the confinement of the Corporate Insolvency Resolution Process (CIRP) to the Lucknow projects and certain properties of the Rajasthan project of the Company, these financial results are being approved primarily for statutory compliance purposes. The accompanying notes remain unchanged from those previously submitted to the stock exchanges on the 15 December 2025 and no changes have been made to the information contained therein, except for the updated date of approval and signing.

   Further it is to inform that for the quarter ended 30 June 2025, the company has prepared and submitted the standalone financial results only. The Company is not in a position to provide the consolidated Financial Results, as the subsidiaries of the Company and other companies to be consolidated in term of IND AS-110 are separate legal entities and it is facing huge difficulty in obtaining financial statements/ relevant data/documents from the said companies.

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4. These financial results are prepared in accordance with the Indian Accounting Standards (IND AS) as prescribed under section 133 of the Companies Act 2013, read with rule 3 of the Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time.

5. The company's business activities, which are primarily real estate development and related activities, fall within a single reportable segment. Accordingly, no additional disclosures are required in accordance with the requirements of Ind AS 108 – Operating Segments for a single reportable segment. Furthermore, since the operations of the company are domiciled in India, there are no reportable geographical segments.

6. The corresponding figure for previous year /period has been regrouped, rearranged, and reclassified, wherever necessary.

7. The Company had claimed the exemption under section 80IA(4)(iii) of the Income Tax Act, in respect of its Industrial Park Project at Pathredi, Gurgaon, amounting to Rs.34.08 crores in the Assessment Year 2010-11. The Competent Authority has not approved the claim of the Company. The Company has filed a Review Petition. Since the Review Petition of the Company has been pending for a long time, the Company has filed a Writ Petition before the Hon'ble Delhi High Court. The same has been admitted by the Hon'ble Delhi High Court in W.P. (C) 3848/2021 & CM No.15443/2021 and notice has been issued to the department. The next date of the hearing is 23rd February,2026.

8. The Company has filed a petition before the Hon'ble National Company Law Tribunal, New Delhi Bench (NCLT) for relief in the scheme of repayment of public deposits sanctioned by the Company Law Board and extended/modified by the Hon'ble NCLT, New Delhi from time to time. The order has been reserved in this matter on the 18th September, 2025 by the Hon'ble NCLT but the same has not been pronounced till the date of publication of Un -Audited Financial Results for the quarter ended on the 30th June, 2025

9. Bank-wise details are as under: -

a) Ansal Hi-Tech Townships Limited (AHTL), a subsidiary company, had availed a Term Loan of Rs. 50 crores from Indian Bank. AHTL had approached Indian Bank for approval for revision in payment terms of balance agreed OTS amounts. The matter is pending before the Indian Bank for further consideration for extending the OTS period of the remaining payable amount. Further, the Indian Bank in this case, has filed a recovery suit against AHTL & the Company (in capacity as a guarantor) in DRT, New Delhi.

b) Ansal API Infrastructure Limited (AAIL), a wholly owned subsidiary Company, had availed a term loan of Rs. 390 crores from a consortium headed by the IL&FS Urban Infrastructure Manager Limited (The Asset Manager) under the Pooled Municipal Debt Obligations Facility (PMDO). The present principal outstanding is approx. Rs. 241.20 crore excluding overdue/unapplied interest.

The loan accounts are classified as NPA. AAIL had earlier filed an OTS proposal with Asset Managers for full and final settlement of the dues. Vistra ITCL (India) Limited, the trustee of the consortium, has filed a recovery suit in DRT, New Delhi against the borrower Company i.e., AAIL and the Company (APIL), in capacity as Mortgagor as well as well the Guarantor.

Union Bank of India (UBI), one of the consortium members, has also filed a recovery suit against AAIL in DRT, New Delhi.

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Further, UBI had also filed an application with the NCLT New Delhi against the borrower company (AAIL) for the initiation of insolvency under Section 7 of the IBC Act, 2016. The application was dismissed by the NCLT.UBI has filed an appeal against the NCLT order, and the matter is currently pending before the Hon'ble NCLAT, New Delhi.

c) The loan accounts of the Company have been classified as non-performing assets (NPA) by certain Banks/Financial Institutions and they have not applied interest on the said accounts. In view of OTS proposals filed with banks has been failed and Section 7 application under IBC has been admitted on dated 25 February,2025 against APIL, the provision for interest in respect of loans classified as NPA has not been made to the tune of Rs.7.33 crores for period in respect of the Company and therefore to that extent finance costs and loan liabilities have been understated for the quarter ended 30th June,2025.

10. An award was passed in the arbitration initiated under Arbitration and Conciliation Act of 1996 by IIRF India Realty II Limited (Overseas Investors) vs APIL dated 21 October 2024 by the sole Arbitrator Justice A.K. Sikri. The Tribunal awarded the sum of INR 62.14 crore plus interest and cost to the claimant i.e IIRF. Earlier, in the similar transaction i.e signing of SPA involving Domestic Investors, the sole Arbitrator Justice A.K. Sikri had awarded the sum of INR 13.31 crore plus interest and cost to the claimant i.e. Vistra ITCL (India) Limited, the trustee of the Investors. A Section 34 application challenging the award has been filed, and the execution of the said matter is also being defended. Both matters were listed on 11 August 2025 but could not be taken up due to paucity of time and are now further listed on 16 December 2025.

11. 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 liabilities of four companies of Ansal Group, including the Company, amounting to Rs. 55.78 crores along with interest amounting to Rs. 105.08 crores. The Hon'ble High Court vide order dated 05th January 2022 with direction to deposit with the Registry of the Court an amount of Rs 200.00 crores approx. (Rs. 30.99 crores earlier deposited with the Hon'ble Court, released to Landmark Group through Order dated 8th August 2023). A sum of Rs. 61.50 crore was payable by M/s. Ansal Landmark (Karnal) Township Pvt. Ltd. to Ansal Landmark Township (P) Ltd., a Associate of the Company. A section 34 application has been filed challenging the award, and the execution of the said matter is also being defended. Both these matters will be listed on 18 December 2025. Further, an application has been filed against the order dated 05 January 2022, which was listed on 12 December 2025.

12. The Corporate Guarantees provided by Ansal Properties and Infrastructure Limited ("the Company"), in compliance with the applicable provisions of the Companies Act, 2013 and the rules made thereunder, are as follows:

1. The Company has provided a Corporate Guarantee in favour of a consortium led by IL&FS Urban Infrastructure Managers Limited (the Asset Manager) under the Pooled Municipal Debt Obligations Facility (PMDO) in respect of borrowings availed by Ansal API Infrastructure Limited(A wholly owned subsidiary Company). The amount covered under the guarantee is Rs. 241.20 crore as on 30 June 2025.

2. The Company has also provided a Corporate Guarantee in respect of borrowings availed by Ansal Hi-Tech Townships Limited(a Subsidiary company) from Indian Bank Limited. The amount outstanding under the said guarantee was Rs. 23.59 crore as at 31 December 2024 (As further information and confirmation regarding the current outstanding balance are not available with the Company)

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Ansal Properties And Infrastructure Limited New Delhi

13. On commencement of CIRP of Ansal Urban Condominium Pvt. Limited (AUCPL') on 10th March 2022, the Company had filed its claims under Regulation 7 of IBBI CIRP Regulations, 2016 for an amount of Rs. 8.06 crores, which was not accepted by the IRP/RP of AUCPL. The Company had filed an application before Hon'ble NCLT, New Delhi for issuance of direction to IRP/RP for verification of its claims, which was dismissed by the Hon'ble NCLT, New Delhi on 05th March,2024. The Company has now preferred an appeal before Hon'ble the National Company Law Appellate Tribunal, New Delhi (NCLAT) for acceptance of its claims. The appeal (CA(AT) 791 of 2024) is pending with the Appellate Tribunal and the matter is now listed for further hearing 19th January 2026. The Resolution plan of Ansal Urban Condominium Pvt. Limited (AUCPL') has been approved by the COC vide order dated pronounced on 07th November, 2025.

14. The Corporate Insolvency Resolution Process (CIRP) of M/s Star Facilities Management Ltd (SFML), a wholly owned subsidiary of Ansal Properties and Infrastructure Limited. was initiated vide Order dated the 16th May, 2025 of the Hon'ble National Company Law Tribunal, New Delhi Bench, Court IV in CP No.: I.B./659 (ND)/2024 in accordance with the Section 7 of the Insolvency and Bankruptcy Code, 2016. Further, M/s Aarsh Resolution Professionals Private Limited (IPE) through its Designated Director, Mr. Atul Mittal has been appointed as an Interim Resolution Professional (IRP). Subsequently, the Committee of Creditors (COC) in its meeting held on 07th June 2025 with 100% voting right has resolved to continue his appointment as the Resolution Professional (RP) of the company.

15. In relation to RERA registration of various projects, all Haryana, Uttar Pradesh and Rajasthan RERA registrations has been expired (further renewal not applied).

16. The Company response to qualifications in the Audit Report for the quarter ended 30th June,2025 are as under:

Since the Company is under the resolution framework, the final payment of principal and interest shall be made only as per the approved resolution plan. The banks and financial institutions are engaged in the resolution process. Accordingly, the Company has not made any provision for interest on the above loans, as it has ascertained that no further liability is expected to arise in this regard.

For Ansal Properties and Infrastructure Limited

Ansal Properties And Infrastructure Limited ★ New Delhi

MRKS & ASSOCIATES ★ GURUGRAM ★ Chartered Accountants

Date: 17 June,2026

Siddharth Goenka
(Whole Time Director)
(DIN: 11524566)

Place: New Delhi