

# ANSAL PHALAK INFRASTRUCTURE PRIVATE LIMITED

Regd. Off. 115, Ansal Bhawan, 16 Kasturba Gandhi Marg New Delhi 110001  
Corporate Identity Number (CIN): U70100DL2010PTC208167, Tel. no.011-23353550, email:satnamcs@gmail.com

Date: 29<sup>th</sup> May, 2018

## The Bombay Stock Exchange Limited

25<sup>th</sup> Floor, P. J. Towers,  
Dalal Street, Fort,  
Mumbai - 400 001

Dear Sir/ Madam,

**Scrip Code: 949395**  
**ISIN: INE893N07010**  
**INE893N07028**

**Sub: Audited Financial Results (Consolidated and Standalone) for the Year ended on the 31<sup>st</sup> March, 2018, under Regulation 52(2), Declaration Under Regulation 52(3)(a), Information under Regulation 52(4) and Certificate from Debenture Trustee under Regulation 52(5) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulations)**

With reference to captioned matter, please find enclosed herewith:

1. Audited Financial Results (Standalone and Consolidated) for the Year ended on the 31<sup>st</sup> March, 2018 along with Auditors' Report. (Annexure -1)
2. Declaration of Unmodified Opinion under Regulation 52(1)(a) of Listing Regulation. (Annexure- II)
3. Information under regulation 52(4) of Listing Regulations. (Annexure - III)
4. Certificate from Debenture Trustee under regulation 52(5) of Listing Regulations. (Annexure - IV)

The same is for your information and records please.

Thanking you,

For Ansal Phalak Infrastructure Pvt. Ltd.

  
  
**Roni Soni**  
**Company Secretary**  
**M No. 36842**

**RAVI RAJAN & CO.**

Chartered Accountants

**Independent Auditor's Report****To the Members of M/s ANSAL PHALAK INFRASTRUCTURE PRIVATE LIMITED****Report on the Standalone Ind AS Financial Statements**

We have audited the accompanying standalone Ind AS financial statements of M/s ANSAL PHALAK INFRASTRUCTURE PRIVATE LIMITED ("the Company"), which comprise the Balance Sheet as at 31<sup>st</sup> March 2018, the statement of profit and loss and the cash flow statement and statement of change in equity of the company for the year then ended, and a summary of significant accounting policies and other explanatory information (herein after referred to as "standalone Ind AS financial statements").

**Management's Responsibility for the Standalone Financial Statements**

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation and presentation of these standalone Ind AS financial statements that give a true and fair view of the financial position, financial performance and cash flows change in equity of the company 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 relevant Rules thereunder.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding 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 design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

**Auditor's Responsibility**

Our responsibility is to express an opinion on these standalone financial statements based on our audit.

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.





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

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

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

### **Opinion**

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including the Ind AS, of the state of affairs of the Company as at 31<sup>st</sup> March 2018 and its profit and its cash flows for the year ended on that date.

### **Report on Other Legal and Regulatory Requirements**

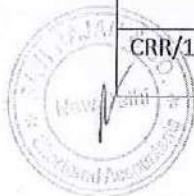
1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the Annexure A, a statement on the matters specified in the paragraph 3 and 4 of the order.
2. As required by Section 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 and the cash flow statement dealt with by this Report are in agreement with the books of account;
  - (d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with relevant Rules thereunder;



- (e) On the basis of the written representations received from the directors as on 31<sup>st</sup> March 2018 taken on record by the Board of Directors, none of the directors is disqualified as on 31<sup>st</sup> March 2018 from being appointed as a director in terms of Section 164 (2) of the Act;
- (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure B"; and
- (g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

i. The Company has the following pending litigation as at 31st March 2018

Case No.	Case Title	Case Remarks
CC No. 904/2016	RAMAN BINDLISH & ANR. VS ANSAL PHALAK	Complaint: Project: Sovereign Floors at Alba, Escencia, Sector-67, Gurgaon [Floor No. E-2208 GF admeasuring 2491 Sq. Ft.] Re-allotted unit No. B-558 GF Relief sought: A) Complete Construction and handover possession of unit B-558-GF within 3 months B) Compensate @ Rs.10/- per sq.ft. per month of super area w.e.f. 29.08.2014 till actual handover of possession C) Award loss of rent @ Rs.32,000/- per month w.e.f. 29.02.2014 till actual delivery D) Compensation amounting Rs.50,00,000/- with 24% interest E) Litigation cost F) Future Interest @ 18% p.a
A/1245/2016	Sachin Kapoor vs Century 21 IPS Itegrited & Ors.	Unit No. E-2190, First Floor, Esencia, Ggn. This complaint is basically agianst Brocker Century 21 IPS Relief Sought: 1)Brockerage Discount of 2% amounting to Rs. 1,28,000/- with interest of 24%PA, 2) Rs. 2,00,000/- for mental agony, 3)Rs. 55,000/- for Litigation Cost, 4) Rs. 1,00,000/- as compensation for unfair trade practice.
CWP No. 18384 of 2016	Ramjiwan & Others Vs State of Haryana & Others	CWP against acquisition of land for Sector 58 to 63 & 65 to 67in challanging Notice dated 02-06-2009 U/s 4 dated 31-05-2010 U/s 6 of the land Acquisition Act in village Badshahpur, Tehsil & District Gurgaon alleging that Niketan Real Estates Pvt. Ltd. purchased 1 Kanal 17.5 Marla land from one Dungar S/o Sumarta R/o Badshahpur.
CRR/178/2016	Mahender Singh Vs State	Criminal Revision against Order dated 26-02-2016passed by Judicial Magistrate First Class,





	of Haryana & Others	Gurgaon dismissing the complaint of U/s 156(3) Cr. P.C. for registration of FIR Re. 2 Kanal 8 Marla Land in Esencia alleged to have been sold to Ansal Phalak against allotment of 2 plots of 251.16 Sq. Yards each in Esencia project.
CP No. 962 of 2016	Puneet Dutta V/s Ansal Phalak Infrastructure	Settlement deed executed by the Plaintiff and Respondent before Delhi Dispute Resolution Society after the dispute arose between the parties due to non completion of project. Respondent failed to comply the settlement deed therefore Plaintiff filed petition for winding up of the company.
	Shefali Shrivastava Vs Ansal Phalak Infrastructure	Permanent Lok Adalat: Delay in Completion and possession of flat.
	Suresh Kumar vs Ansal Phalak Infrastructure	Delay in Completion and possession of flat. No.- E-2209 Ground Floor.

ii. The Company is not required to make any provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts ;

iii. The Company is not required to transfer any amount to the Investor Education and Protection Fund.

For **RAVI RAJAN & CO**

Chartered Accountants

Firm's registration number: 009073N



B .S. Rawat

Partner

Membership number: 034159



New Delhi : 29/05/2018

#### Annexure - A to the Auditors' Report

The Annexure referred to in Independent Auditors' Report to the members of the Company on the standalone Ind AS financial statements for the year ended 31<sup>st</sup> March 2018, we report that:

(i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets

(b) The Company has a regular programme of physical verification of its fixed assets by which fixed assets are verified in a phased manner over a period of three years. In accordance with this programme, certain fixed assets were verified during the year and no material discrepancies were noticed on such verification. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets.

(c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the company does not have any immovable property and hence reporting on the same does not arise.

(ii) The inventory consists of Construction material, Work in Progress. The Management has conducted physical verification of inventories during the year. In our opinion, the frequency of such verification is reasonable and no material discrepancies were observed.

(iii) The Company has granted loans to bodies corporate covered in the register maintained under section 189 of the Companies Act, 2013 ("the Act").

(a) In our opinion, the rate of interest and other terms and conditions on which the loans had been granted to the bodies corporate listed in the register maintained under Section 189 of the Act were not, prima facie, prejudicial to the interest of the Company

(b) In the case of the loans granted to the bodies corporate listed in the register maintained under section 189 of the Act, the borrowers have been regular in the payment of the principal and interest as stipulated.

(c) There are no overdue amounts in respect of the loan granted to a body corporate listed in the register maintained under section 189 of the Act.

(iv) In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of section 185 and 186 of the Act, with respect to the loans and investments made.





(v) The Company has not accepted any deposits from the public.

(vi) The Company is not required to maintain cost records as specified by the Central Government under sub-section (1) of section 148 of the Companies Act.

(vii) (a) According to the information and explanations given to us and the records of the Company examined by us, in our opinion, the Company is generally regular in depositing undisputed statutory dues including provident fund, employees state insurance, income-tax, sales tax, wealth tax, service tax, duty of custom, duty of excise, value added tax, cess and other statutory dues whichever is applicable.

As explained to us, the Company did not have any dues on account of employees' state insurance and duty of excise. According to the information and explanations given to us, the following undisputed amounts for a period of more than six months from the date they became payable were in arrears as at 31<sup>st</sup> March 2018

Name of the Statute	Nature of Dues	Amount ( Rs/lakhs)	Details
Income Tax Act, 1961	Income Tax and interest thereon	373.35	For FY 2014-15
Income Tax Act, 1961	TDS and interest thereon	23.94	For FY-2017-18 (outstanding for more than 6 months)
Haryana V.A.T.	WCT Liability and interest thereon	18.47	For the period March 2017 to June 2017
Finance Act 1994	Service Tax Liability and interest thereon	23.62	For the period March 2017 to June 2017

(b) According to the information and explanations given to us, there are no material dues of duty of customs which have not been deposited with the appropriate authorities on account of any dispute. However, according to information and explanations given to us, the following dues of income tax, sales tax, duty of excise, service tax and value added tax have not been deposited by the Company on account of disputes

(viii) According to the information and explanations given to us and as per books and records examined by us, the company has not defaulted in repayment of dues to a financial institution or bank or debenture holders.

(ix) The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) and term loans during the year. Accordingly, paragraph 3 (ix) of the Order is not applicable.

(x) According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.



(xi) The Company has not paid/provided for managerial remuneration during the year and hence reporting on the same does not arise.

(xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, paragraph 3(xii) of the Order is not applicable.

(xiii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.

(xiv) According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year.

(xv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable.

(xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

For RAVI RAJAN & CO.

Chartered Accountants

Firm's registration number: 009073N



B .S. Rawat

Partner

Membership number: 034159

New Delhi : 29/05/2018



## **Annexure - B to the Auditors' Report**

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

We have audited the internal financial controls over financial reporting of M/s ANSAL PHALAK INFRASTRUCTURE PRIVATE LIMITED ("the Company") as of 31<sup>st</sup> March 2018 in conjunction with our audit of the standalone Ind AS 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 ("ICAI"). 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 Companies Act, 2013.

#### **Auditors' Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's





judgment, including the assessment of the risks of material misstatement of the standalone Ind AS financial statements, whether due to fraud or error.

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

#### **Meaning of Internal Financial Controls over Financial Reporting**

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised 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, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31<sup>st</sup> March 2018, 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.





**Emphasis of Matter**

The following Statutory Dues amounts have not been paid from the date they became payable and were in arrears as at 31<sup>st</sup> March 2018:

Name of the Statute	Nature of Dues	Amount ( Rs/lakhs)	Details
Income Tax Act, 1961	Income Tax and interest thereon	373.35	For FY-2014-15
Income Tax Act, 1961	TDS and interest thereon	72.49	For FY-2017-18
Haryana V.A.T.	WCT Liability and interest thereon	18.47	For the period March 2017 to June 2017
Finance Act 1994	Service Tax Liability and interest thereon	23.62	For the period March 2017 to June 2017

For **RAVI RAJAN & CO.**

Chartered Accountants

Firm's registration number: 009073N



B .S. Rawat

Partner

Membership number: 034159



New Delhi : 29/05/2018

**Ravi Rajan & Co. Infrastructure Private Limited**  
**CIN: U70100DL2010PTC208167**  
**BALANCE SHEET AS AT 31.03.2018**

Particulars	Note No.	As at 31st Mar 2018	As at 31st March 2017
<b>ASSETS</b>			
(1) Non - current assets			
(a) Property, plant and equipment	4	66,080	84,336
(b) Capital work - in - progress			
(c) Goodwill			
(d) Other intangible assets	5	1,990	5,401
(e) Financial assets			
(i) Investments	6	200,000	200,000
(ii) Trade receivables			
(iii) Loans			
(iv) Bank Balances			
(v) Others			
(f) Other non - current assets			
(g) Deferred tax assets (net)			
		<u>268,069</u>	<u>289,737</u>
(2) Current assets			
(a) Inventories	7	6,197,321,135	5,764,540,433
(b) Financial assets			
(i) Investments			
(ii) Trade receivables			
(iii) Cash and cash equivalents	8	13,787,388	8,994,029
(iv) Loans			
(v) Bank Balances	9	39,270,201	70,217,157
(vi) Others	10	66,908,796	67,408,796
(c) Current tax assets (net)			
(d) Other current assets	11	2,414,397,355	2,428,122,663
		<u>8,731,684,875</u>	<u>8,339,283,078</u>
		<u>8,731,684,875</u>	<u>8,339,283,078</u>
<b>Total assets</b>		<b><u>8,731,952,944</u></b>	<b><u>8,339,572,815</u></b>
<b>EQUITY AND LIABILITIES</b>			
<b>EQUITY</b>			
(a) Equity share capital	12	145,150	145,140
(b) Other equity		1,229,720,313	960,415,102
		<u>1,229,865,463</u>	<u>960,560,242</u>
<b>LIABILITIES</b>			
(1) Non - current liabilities			
(a) Financial liabilities			
(i) Borrowings	13	3,813,526,667	3,772,872,186
(ii) Trade payables			
(iii) Other financial liabilities			
(b) Deferred Revenue/Income			
(c) Provisions			
(d) Deferred tax liabilities (net)	14	35,596,744	39,626,193
(e) Other non-current liabilities			
		<u>3,849,123,412</u>	<u>3,812,498,379</u>
(2) Current liabilities			
(a) Financial liabilities			
(i) Borrowings			
(ii) Trade payables	15	175,957,406	153,166,305
(iii) Other financial liabilities	16	1,379,246,517	1,425,799,216
(b) Other current liabilities	17	2,080,191,068	1,967,946,647
(c) Current tax liabilities (net)	18	16,544,390	18,768,453
(d) Provisions	19	1,024,689	833,572
		<u>3,652,964,069</u>	<u>3,566,514,194</u>
<b>Total Equity &amp; Liabilities</b>		<b><u>8,731,952,944</u></b>	<b><u>8,339,572,815</u></b>

Notes forms integral part of financial statement

For Ravi Rajan & Co  
Chartered Accountants  
Firm Reg.No. 009073N

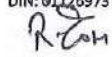
( B. S. Rawat )  
Partner  
M. No. 034159

Place: New Delhi  
Date: 29/05/2018



For and on behalf of the Board

  
Sunil Lakhina  
Director  
DIN: 01126973

  
Roni Soni  
Company Secretary

  
Kailash Chandra Bh  
CFO



**Ansal Phalok Infrastructure Private Limited**

**CIN: U70100DL2010PTC208167**

**STATEMENT OF PROFIT AND LOSS FOR THE PERIOD ENDED 31ST MARCH 2018**

Particulars		Year ended 31st March 2018	Year ended 31st March 2017
I Revenue from operations	20	58,792,752	95,161,647
II Other income	21	3,256,792	5,835,266
III Total income (I + II)		62,049,544	100,996,913
IV Expenses			
Cost of Construction	22	34,721,231	81,980,275
Purchases of stock - in - trade		-	-
Changes in inventories of finished goods, stock - in - trade and work - in - progress		-	-
Employee benefits expenses	23	14,760,209	10,471,494
Finance costs	24	18,923,874	41,256,547
Depreciation and amortization expenses	25	21,667	33,806
Other expenses	26	6,189,573	25,909,816
Total expenses		74,616,554	159,651,939
V Profit / (loss) before exceptional items and tax (I - IV)		-12,567,011	-58,655,026
VI Exceptional items		-	-
VII Profit / (loss) before tax (V - VI)		-12,567,011	-58,655,026
VIII Tax expense			
(1) Current tax	27	-	-
(2) Deferred tax	27	-451,059	7,253,693
(3) Income tax pertaining to earlier years		-	-
		-451,059	7,253,693
IX Profit / (loss) from continuing operations (VII - VIII)		-12,115,952	-65,908,718
X Profit / (loss) from discontinued operations (VII - VIII)		-	-
XI Tax expense of discontinued operations		-	-
Profit / (loss) from discontinued operations (after tax) (X - XI)		-	-
XII		-	-
XIII Profit / (loss) for the period (IX + XII)		-12,115,952	-65,908,718
XIV Other comprehensive income			
A (i) Items that will not be reclassified to profit or loss	28	-77,254	-1,277
(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		-	-
		-77,254	-1,277
XV Total comprehensive income for the period (XIII + XIV)		(12,193,206)	(65,909,995)
XVI Earnings per equity share (for continuing operations)			
(1) Basic	29	-840.10	(4,541)
(2) Diluted	29	-82.42	(4,541)
XVII Earnings per equity share (for discontinued operations)			
(1) Basic			
(2) Diluted			
XVIII Earnings per equity share (for discontinued & continuing operations)			
(1) Basic	29	(840.10)	(4,541.13)
(2) Diluted	29	(82.42)	(4,541.13)

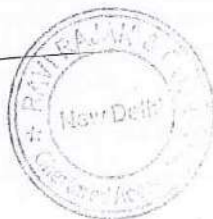
Notes forms integral part of financial statement

For Ravi Rajan & Co  
Chartered Accountants  
Firm Reg. No. 009073N

(B. S. Rawat)  
Partner  
M. No. 034159

Place: New Delhi

Date: 29/05/2018



For and on behalf of the Board

Sumit Ladhina  
Director  
DIN: 01126973  
Roni Soni  
Company Secretary

Kallash Chandra Bhatt  
CFO

# RAVI RAJAN & CO.

Chartered Accountants

## Independent Auditor's Report

To the Members of M/s ANSAL PHALAK INFRASTRUCTURE PRIVATE LIMITED

### Report on the Consolidated Ind AS Financial Statements

We have audited the accompanying consolidated Ind AS financial statements of M/s ANSAL PHALAK INFRASTRUCTURE PRIVATE LIMITED ("the Holding Company") and M/s. Mannat Infrastructure Pvt Ltd and M/s. Niketan Real Estate Pvt Limited (herein referred to as "100% subsidiaries"), which comprise the consolidated balance sheet as at 31<sup>st</sup> March 2018, the consolidated statement of profit and loss (including other comprehensive income), the consolidated statement of cash flows and the consolidated statement of changes in equity for the year then ended and a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated Ind AS financial statements").

### Management's Responsibility for the Consolidated Ind AS Financial Statements

The Holding Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation and presentation of these standalone Ind AS financial statements that give a true and fair view of the financial position, financial performance and cash flows change in equity of the company 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 relevant Rules thereunder.

The respective Board of Directors of the companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and for preventing and detecting frauds and other irregularities; the 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 Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated Ind AS financial statements by the Directors of the Holding Company, as aforesaid.

### Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated Ind AS financial statements based on our audit. While conducting the audit, we have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.





We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated Ind AS financial statements are free from material misstatement.

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

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

#### **Opinion**

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid consolidated Ind AS financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including the Ind AS, of the consolidated financial position of the Group, as at 31<sup>st</sup> March 2018 and its consolidated financial performance including other comprehensive income, its consolidated cash flows and the consolidated changes in equity for the year then ended.

#### **Report on Other Legal and Regulatory Requirements**

1. 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 of the aforesaid consolidated Ind AS financial statements.

(b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated Ind AS financial statements have been kept so far as it appears from our examination of those books.

(c) The consolidated balance sheet, the consolidated statement of profit and loss, the consolidated statement of cash flows and consolidated statement of changes in equity dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated Ind AS financial statements.



(d) In our opinion, the aforesaid consolidated Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with relevant rules issued thereunder.

(e) On the basis of the written representations received from the directors of the Holding Company as on 31<sup>st</sup> March 2018 taken on record by the Board of Directors of the Holding Company and the reports of the statutory auditors of its subsidiary companies incorporated in India, none of the Directors of the Group companies incorporated in India is disqualified as on 31<sup>st</sup> March 2018 from being appointed as a Director of that company in terms of Section 164(2) of the Act.

(f) With respect to the adequacy of the internal financial controls over financial reporting of the Group and the operating effectiveness of such controls, refer to our separate report in "Annexure A"; and

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

i. The Company has the following pending litigation as at 31st March 2018

Case No.	Case Title	Case Remarks
CC No. 904/2016	RAMAN BINDLISH & ANR. VS ANSAL PHALAK	Complaint: Project: Sovereign Floors at Alba, Escencia, Sector-67, Gurgaon [Floor No. E-2208 GF admeasuring 2491 Sq. Ft.] Re-allotted unit No. B-558 GF Relief sought: A) Complete Construction and handover possession of unit B-558-GF within 3 months B) Compensate @ Rs.10/- per sq.ft. per month of super area w.e.f. 29.08.2014 till actual handover of possession C) Award loss of rent @ Rs.32,000/- per month w.e.f. 29.02.2014 till actual delivery D) Compensation amounting Rs.50,00,000/- with 24% interest E) Litigation cost F) Future Interest @ 18% p.a
A/1245/2016	Sachin Kapoor vs Century 21 IPS Itegrated & Ors.	Unit No. E-2190, First Floor, Esencia, Ggn. This complaint is basically agianst Brocker Century 21 IPS Relief Sought: 1)Brokerage Discount of 2% amounting to Rs. 1,28,000/- with interest of 24%PA, 2) Rs. 2,00,000/- for mental agony, 3)Rs. 55,000/- for Litigation Cost, 4) Rs. 1,00,000/- as compensation for unfair trade practice.
CWP No. 18384 of 2016	Ramjiwan & Others Vs State of Haryana & Others	CWP against acquisition of land for Sector 58 to 63 & 65 to 67in challanging Notice dated 02-06-2009 U/s 4 dated 31-05-2010 U/s 6 of the land Acquisition Act in village Badshahpur, Tehsil & District Gurgaon alleging that Niketan Real Estates Pvt. Ltd. purchased 1 Kanal 17.5



		Marla land from one Dungal S/o Sumarta R/o Badshahpur.
CRR/178/2016	Mahender Singh Vs State of Haryana & Others	Criminal Revision against Order dated 26-02-2016 passed by Judicial Magistrate First Class, Gurgaon dismissing the complaint of U/s 156(3) Cr. P.C. for registration of FIR Re. 2 Kanal 8 Marla Land in Esencia alleged to have been sold to Ansal Phalak against allotment of 2 plots of 251.16 Sq. Yards each in Esencia project.
CP No. 962 of 2016	Puneet Dutta V/s Ansal Phalak Infrastructure	Settlement deed executed by the Plaintiff and Respondent before Delhi Dispute Resolution Society after the dispute arose between the parties due to non completion of project. Respondent failed to comply the settlement deed therefore Plaintiff filed petition for winding up of the company.
	Shefali Shrivastava Vs Ansal Phalak Infrastructure	Permanent Lok Adalat: Delay in Completion and possession of flat.
	Suresh Kumar vs Ansal Phalak Infrastructure	Delay in Completion and possession of flat. No.- E-2209 Ground Floor.

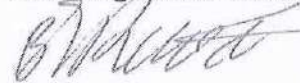
ii. Provision has been made in the consolidated Ind AS financial statements, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long term contracts including derivatives contracts.

iii. The Company is not required to transfer any amount to the Investor Education and Protection Fund.

For RAVI RAJAN & CO

Chartered Accountants

Firm's registration number: 009073N



B .S. Rawat

Partner

Membership number: 034159



New Delhi : 29/05/2018

#### Annexure - A to the Auditors' Report

The Annexure referred to in Independent Auditors' Report to the members of the Company on the standalone Ind AS financial statements for the year ended 31<sup>st</sup> March 2018, we report that:

(i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets

(b) The Company has a regular programme of physical verification of its fixed assets by which fixed assets are verified in a phased manner over a period of three years. In accordance with this programme, certain fixed assets were verified during the year and no material discrepancies were noticed on such verification. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets.

(c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the company does not have any immovable property and hence reporting on the same does not arise.

(ii) The inventory consists of Construction material, Work in Progress. The Management has conducted physical verification of inventories during the year. In our opinion, the frequency of such verification is reasonable and no material discrepancies were observed.

(iii) The Company has granted loans to bodies corporate covered in the register maintained under section 189 of the Companies Act, 2013 ("the Act").

(a) In our opinion, the rate of interest and other terms and conditions on which the loans had been granted to the bodies corporate listed in the register maintained under Section 189 of the Act were not, prima facie, prejudicial to the interest of the Company

(b) In the case of the loans granted to the bodies corporate listed in the register maintained under section 189 of the Act, the borrowers have been regular in the payment of the principal and interest as stipulated.

(c) There are no overdue amounts in respect of the loan granted to a body corporate listed in the register maintained under section 189 of the Act.

(iv) In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of section 185 and 186 of the Act, with respect to the loans and investments made.

(v) The Company has not accepted any deposits from the public.





(vi) The Company is not required to maintain cost records as specified by the Central Government under sub-section (1) of section 148 of the Companies Act.

(vii) (a) According to the information and explanations given to us and the records of the Company examined by us, in our opinion, the Company is generally regular in depositing undisputed statutory dues including provident fund, employees state insurance, income-tax, sales tax, wealth tax, service tax, duty of custom, duty of excise, value added tax, cess and other statutory dues whichever is applicable.

As explained to us, the Company did not have any dues on account of employees' state insurance and duty of excise. According to the information and explanations given to us, the following undisputed amounts for a period of more than six months from the date they became payable were in arrears as at 31<sup>st</sup> March 2018

Name of the Statute	Nature of Dues	Amount ( Rs/lakhs)	Details
Income Tax Act, 1961	Income Tax and interest thereon	373.35	For FY 2014-15
Income Tax Act, 1961	TDS and interest thereon	23.94	For FY-2017-18 (outstanding for more than 6 months)
Haryana V.A.T.	WCT Liability and interest thereon	18.47	For the period March 2017 to June 2017
Finance Act 1994	Service Tax Liability and interest thereon	23.62	For the period March 2017 to June 2017

(b) According to the information and explanations given to us, there are no material dues of duty of customs which have not been deposited with the appropriate authorities on account of any dispute. However, according to information and explanations given to us, the following dues of income tax, sales tax, duty of excise, service tax and value added tax have not been deposited by the Company on account of disputes

(viii) According to the information and explanations given to us and as per books and records examined by us, the company has not defaulted in repayment of dues to a financial institution or bank or debenture holders.

(ix) The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) and term loans during the year. Accordingly, paragraph 3 (ix) of the Order is not applicable.

(x) According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.

(xi) The Company has not paid/provided for managerial remuneration during the year and hence reporting on the same does not arise.



(xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, paragraph 3(xii) of the Order is not applicable.

(xiii) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.

(xiv) According to the information and explanations give to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year.

(xv) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable.

(xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

For RAVI RAJAN & CO.  
Chartered Accountants  
Firm's registration number: 009073N


B .S. Rawat  
Partner  
Membership number: 034159

New Delhi : 29/05/2018



**Annezure - B to the Independent Auditors' Report**

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

We have audited the internal financial controls over financial reporting of M/s ANSAL PHALAK INFRASTRUCTURE PRIVATE LIMITED ("the Company") as of 31<sup>st</sup> March 2018 in conjunction with our audit of the standalone Ind AS financial statements of the Company for the year ended on that date.

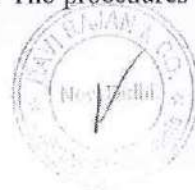
**Management's Responsibility for Internal Financial Controls**

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 ("ICAI"). 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 Companies Act, 2013.

**Auditors' Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's





judgment, including the assessment of the risks of material misstatement of the standalone Ind AS financial statements, whether due to fraud or error.

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

#### **Meaning of Internal Financial Controls over Financial Reporting**

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised 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, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31<sup>st</sup> March 2018, 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.





**Emphasis of Matter**

The following Statutory Dues amounts have not been paid from the date they became payable and were in arrears as at 31<sup>st</sup> March 2018:

Name of the Statute	Nature of Dues	Amount ( Rs/lakhs)	Details
Income Tax Act, 1961	Income Tax and interest thereon	373.35	For FY 2014-15
Income Tax Act, 1961	TDS and interest thereon	72.49	For FY-2017-18
Haryana V.A.T.	WCT Liability and interest thereon	18.47	For the period March 2017 to June 2017
Finance Act 1994	Service Tax Liability and interest thereon	23.62	For the period March 2017 to June 2017

For **RAVI RAJAN & CO.**

Chartered Accountants

Firm's registration number: 009073N



B .S. Rawat

Partner

Membership number: 034159



New Delhi : 29/05/2018

**Ansal Phalak Infrastructure Private Limited**  
**CIN: U70100DL2010PTC208167**  
**CONSOLIDATED BALANCE SHEET AS AT 31ST MARCH 18**


Particulars	Note No.	As at 31st March 2018	As at 31st March 2017
<b>ASSETS</b>			
(1) Non-current assets			
(a) Property, plant and equipment	4	66,080	84,336
(b) Capital work-in-progress		-	-
(c) Goodwill		-	-
(d) Other intangible assets	5	1,990	5,401
(e) Financial assets		-	-
(i) Investments		-	-
(ii) Trade receivables		-	-
(iii) Loans		-	-
(iv) Bank Balances		-	-
(v) Others		-	-
(f) Other non-current assets		-	-
(g) Deferred tax assets (net)		-	-
		<u>68,069</u>	<u>89,737</u>
(2) Current assets			
(a) Inventories	6	7,200,111,375	6,767,330,673
(b) Financial assets		-	-
(i) Investments		-	-
(ii) Trade receivables		-	-
(iii) Loans		13,849,327	9,020,869
(iv) Bank Balances	8	39,270,201	70,217,157
(v) Others	9	66,908,796	67,408,796
(c) Current tax assets (net)		-	-
(d) Other current assets	10	1,428,157,194	1,441,882,502
		<u>8,748,296,893</u>	<u>8,355,859,997</u>
<b>Total assets</b>		<u><b>8,748,364,962</b></u>	<u><b>8,355,949,734</b></u>
<b>EQUITY AND LIABILITIES</b>			
<b>EQUITY</b>			
(a) Equity share capital	11	145,140	145,140
(b) Other equity		1,229,726,685	960,537,441
		<u>1,229,871,825</u>	<u>960,682,581</u>
<b>LIABILITIES</b>			
(1) Non-current liabilities			
(a) Financial liabilities			
(i) Borrowings	12	3,813,526,667	3,772,872,186
(c) Provisions		-	-
(d) Deferred tax liabilities (net)	13	35,596,744	39,626,193
(e) Other non-current liabilities		-	-
		<u>3,849,123,412</u>	<u>3,812,498,379</u>
(2) Current liabilities			
(a) Financial liabilities			
(i) Borrowings		-	-
(ii) Trade payables	14	175,957,406	153,166,305
(iii) Other financial liabilities	15	1,379,453,885	1,425,873,509
(b) Other current liabilities	16	2,096,389,356	1,984,126,936
(c) Current tax liabilities (net)	17	16,544,390	18,768,453
(d) Provisions	18	1,024,689	833,572
		<u>3,669,369,725</u>	<u>3,582,768,775</u>
<b>Total Equity &amp; Liabilities</b>		<u><b>8,748,364,962</b></u>	<u><b>8,355,949,735</b></u>

Notes forms integral part of financial statement

For Ravi Rajan & Co  
Chartered Accountants  
Firm Reg. No. 009073N

(B. S. Rawat)  
Partner  
M. No. 034159

Place: New Delhi  
Date: 29/05/2018

  
Sumit Lakhina  
Director

DIN: 01126973

  
Roni Soni  
Company Secretary

  
Kailash Chandra Bhatt  
CFO



Ansal Phalak Infrastructure Private Limited

CIN: U70100DL2010PTC208167

CONSOLIDATED STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH 2018

Particulars		Year ended 31st March 2018	Year ended 31st March 2017
I Revenue from operations	19	58,792,752	95,161,647
II Other income	20	3,256,792	5,835,266
III Total Income (I + II)		<u>62,049,544</u>	<u>100,996,913</u>
IV Expenses			
Cost of Construction	21	34,721,231	81,980,275
Purchases of stock - in - trade		-	-
Changes in inventories of finished goods, stock - in - trade and work - in - progress		-	-
Employee benefits expenses	22	14,760,209	10,471,494
Finance costs	23	18,925,250	41,257,350
Depreciation and amortization expenses	24	21,667	33,806
Other expenses	25	6,304,173	26,032,123
Total expenses		<u>74,732,530</u>	<u>159,775,049</u>
V Profit / (loss) before exceptional items and tax (I - IV)		-12,682,987	-58,778,136
VI Exceptional items		-	-
VII Profit / (loss) before tax (V - VI)		<u>-12,682,987</u>	<u>-58,778,136</u>
VIII Tax expense			
(1) Current tax	26	-	-
(2) Deferred tax	26	-451,059	7,253,693
(3)		-	-
		<u>-451,059</u>	<u>7,253,693</u>
IX Profit / (loss) from continuing operations (VII - VIII)		-12,231,928	-66,031,828
X Profit / (loss) from discontinued operations (VII - VIII)		-	-
XI Tax expense of discontinued operations		-	-
Profit / (loss) from discontinued operations (after tax) (X - XI)		-	-
XII		-	-
XIII Profit / (loss) for the period (IX + XII)		-12,231,928	-66,031,828
XIV Other comprehensive income			
A (i) Items that will not be reclassified to profit or loss	27	-77,254	1,277
(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		-	-
		<u>-77,254</u>	<u>1,277</u>
XV Total comprehensive income for the period (XIII + XIV)		<u>(12,309,182)</u>	<u>(66,030,551)</u>
XVI Earnings per equity share (for continuing operations)			
(1) Basic	28	-848.09	(4,549)
(2) Diluted	28	-83.21	(446)
XVIII Earnings per equity share (for discontinued & continuing operations)			
(1) Basic	28	(848.09)	(4,549.44)
(2) Diluted	28	(83.21)	(446.36)

Notes forms integral part of financial statement

For Ravi Rajan & Co  
Chartered Accountants  
Firm Reg. No. 009073N

(B. S. Rawat)  
Partner  
M. No. 034159



Sunil Lakhina  
Director  
DIN: 01126973

Roni Soni  
Company Secretary

Kailash Chandra Bhatt  
CFO

Place: New Delhi

Date: 29/05/2018

## ANSAL PHALAK INFRASTRUCTURE PRIVATE LIMITED

Regd. Off. 115, Ansal Bhawan, 16 Kasturba Gandhi Marg New Delhi 110001  
Corporate Identity Number (CIN): U70100DL2010PTC208167, Tel. no.011-23353550, email:satnamcs@gmail.com

Date: 29<sup>th</sup> May, 2018

### The Bombay Stock Exchange Limited

25<sup>th</sup> Floor, P. J. Towers,  
Dalal Street, Fort,  
Mumbai - 400 001

Dear Sir/ Madam,

### Reg.: Declaration pursuant to Regulation 52(3)(a) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

I, Roni Soni, Company Secretary of the Company, do hereby, declare & confirm that the Statutory Auditors of the Company M/s. Ravi Rajan & Co., Chartered Accountants (FRN:009073N), have issued Audit Report with unmodified opinion on the Audited Financial Results (Standalone and Consolidated) of the Company for the year ended on the 31<sup>st</sup> March, 2018.

This declaration is given in compliance to Regulation 52(3)(a) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

This is for your information and records please.

Thanking you,

For Ansal Phalak Infrastructure Pvt. Ltd.

  
**Roni Soni**  
**Company Secretary**  
**M No. 36842**





**ANSAL PHALAK INFRASTRUCTURE PRIVATE LIMITED**

Reg. Office: 115, AnsalBhawan 16, Kasturba Gandhi Marg New Delhi Central Delhi DL 110001 IN  
 Tel.: 011-66038208, 66038344, Fax: 011-23322009, Corporate Identity Number: U70100DL2010PTC208167

Date: 29<sup>th</sup> May, 2018

**Vistra ITCL (India) Limited**

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

Dear Sir,

**Sub: Half Yearly Communication to Stock Exchange**

In compliance of the requirements of Regulation 52, Sub- Regulation(4) of the Securities and Exchange Board of India (Listed Obligation and Disclosure Requirements) Regulation, 2015 for Non- Convertible Debt Securities in respect of Secured Redeemable Non-Convertible Debentures aggregating to Rs. 100/-Crores, we are giving below the following information as on September 31<sup>st</sup>, 2018:

- a) Credit Rating of the Debentures : BWR B- (Outlook Stable)
- b) Asset Cover available : 1.33 times
- c) Debt-Equity Ratio : 3.10 Times
- d) Previous due date for the payment of interest/ principal and whether the same has been paid or not :
  - o Previous due date for the payment of Interest:- NIL
  - o Previous due date for the repayment of Principle:- NIL
  - o Whether the Interest has been paid:- N.A
- e) Next due date for the payment of interest/ principal:
  - o Interest:
  - o Principle: The date on which the NCD -B debenture shall be fully redeemed is referred to as the Maturity date, which shall be not later than 120 months from the date of allotment (27/07/2013), unless mutually extended by NCD-B debenture holders and the Company, more specifically mentioned in Debenture Subscription Agreement dated 25<sup>th</sup> July 2013.
- f) Debt Service Coverage Ratio : (0.33)
- g) Interest Service Coverage Ratio : (0.33)
- h) Debenture Redemption Reserve : Rs. 150.21 Lakhs
- i) Net Worth : Rs. 12297.27 Lakhs
- j) Net Profit After Tax : Rs. (123.09) Lakhs
- k) Earnings Per Share : Rs. (848.09)

You are requested to kindly take the same on record.

Thanking You  
 Yours Faithfully

**For Ansal Phalak Infrastructure Private Limited**

**Authorised Signatory**



# ANSAL PHALAK INFRASTRUCTURE PRIVATE LIMITED

Reg. Office: 115, Ansal Bhawan 16, Kasturba Gandhi Marg New Delhi Central Delhi DL 110001 IN  
Tel.: 011-66038208, 66038344, Fax: 011-23322009, Corporate Identity Number: U70100DL2010PTC208167

Date: 29<sup>th</sup> May, 2018

## Vistra ITCL (India) Limited

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

Dear Sir,

### **Sub: Half Yearly Communication to Stock Exchange**

In compliance of the requirements of Regulation 52, Sub- Regulation (4) and (5) of Securities and Exchange Board of India (Listed Obligation and Disclosure Requirements) Regulation, 2015 for Non- Convertible Debt Securities in respect of Secured Redeemable Non-Convertible Debentures aggregating to Rs. 65Crores, we are giving below the following information as on March 31<sup>st</sup>, 2018:

- a) Credit Rating of the Debentures : BWR B- (OutlookStable)
- b) Asset Cover available :1.33 times
- c) Debt-Equity Ratio : 3.10 Times
- d) Previous due date for the payment of interest/ principal and whether the same has been paid or not :
  - o Previous due date for the payment of Interest:- NIL
  - o Previous due date for the repayment of Principle:- NIL
  - o Whether the Interest has been paid :- N.A
- e) Next due date for the payment of interest/ principal:
  - o Interest: Subject to availability of cash
  - o Principle:Maturity date of NCD-A Debentures is 7 years from the date of allotment i.e. 25.09.2019 or shall means the date on which the Debenture are completely redeemed in accordance with the paragraph (Terms of the redemption of debenture subscription agreement dated September 19, 2012).
- f) Debt Service Coverage Ratio :(0.33)
- g) Interest Service Coverage Ratio : (0.33)
- h) Debenture Redemption Reserve :Rs.150.21 Lakhs
- i) Net Worth :Rs.12297.27 Lakhs
- j) Net Profit After Tax :Rs. (123.09) Lakhs
- k) Earnings Per Share :Rs. (848.09)

You are requested to kindly take the same on record.

Thanking You  
Yours Faithfully

**For Ansal Phalak Infrastructure Pvt. Ltd.**

**Authorised Signatory**





VISTRA ITCL



May 29, 2018

To,  
Ms. Roni Soni,  
Company Secretary,  
Ansal Phalak Infrastructure Private Limited,  
115, Ansal Bhawan 16, Kasturba Gandhi Marg,  
New Delhi – 110001

Dear Madam,

**Sub: Certificate of Debenture Trustee under Regulation 52(5) of SEBI (LODR) Regulations, 2015 for March 31, 2018.**

In compliance of the requirements of Chapter V, Regulation 52, Sub – Regulation (4) and (5) of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 for Non – Convertible Debt Securities we would like to state as under:

We, Vistra ITCL (India) Limited (formerly known as IL&FS Trust Company Limited), are acting as a Debenture Trustee for the Rated, Secured, Listed, Redeemable and Non-Convertible Debenture (NCDs) issue aggregating to Rs. 165 crores (Rs.100crs + Rs.65crs) of Ansal Phalak Infrastructure Private Limited. ('Company')

With reference to above, we have received the following documents and have noted its contents without verification:

1. Half Yearly Communication to Stock Exchange dated May 29, 2018.
2. Audited Financial Results (Consolidated and Standalone) for the year ended March 31, 2018.
3. CA Certificate certifying various ratios dated May 28, 2018

This certificate has been signed and issued by us based on documents (mentioned above) submitted by you.

Thanking You.

Yours sincerely,  
**For Vistra ITCL (India) Limited**  
**(Formerly known as IL&FS Trust Company Limited)**

**Jatin Chorani**  
**Compliance Officer**

Place: Mumbai