

# 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: 29/05/2018

## **The Bombay Stock Exchange Limited**

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

### **Sub: Certificates of Assets Cover under Regulation 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.**

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

Dear Sir/Madam,


With reference to caption matter, please find enclosed herewith, Certificates of Asset Cover as required under Regulation 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The same is for your information and records please.

Thanking you,

Yours Faithfully

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

  
**Roni Soni**  
**Company Secretary**



Encl: a/a

Certificate No :- RR&CO/2018-19/28/05/104

**Certificate**

**IL&FS Trust Company Limited**

The IL&FS Financial Centre  
Plot C-22, G Block  
Bandra-Kurla Complex  
Bandra (East)  
Mumbai 400 051

Re: Details of Security Cover, Debenture Redemption Reserve, Valuation of Book Debts and Debt-Equity Ratio in respect of 100 Listed, Rated, Secured, Cumulative and Redeemable Non Convertible Debentures issued at face value of Rs. 1,00,00,000/- each for an aggregate amount of Rs. 100,00,00,000/- by M/s AnsalPhalak Infrastructure Private Limited

We M/s. Ravi Rajan & Co., the Statutory Auditors of M/s Ansal Phalak Infrastructure Private Limited having its registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi- 110001., do hereby affirm and certify, as under:

1. **Security Cover**

Nature of Security	Security Creation(as on 31 <sup>st</sup> March 2018)
(a) Creation of charge, paripassu with the NCD A Debenture Holder, by way of hypothecation over the assets, contracts receivables, all present and future book debts, outstandings, monies receivable, claims and bills which are due and owing or which may at any time become due and owing to the Company; and together with all and any interest accruing in respect thereof in accordance with the NCD B Deed of Hypothecation.	Secured by way of executing Hypothecation deed on 26 <sup>th</sup> July' 13 between Ansal Phalak Infrastructure Private Limited and Debenture Trustee (i.e. IL&FS Trust Company Limited) registered in ROC on 30 <sup>th</sup> July' 13.
(b) Creation of charge, paripassu with the NCD A Debenture Holder, over the First Mortgaged Property and Second Mortgaged Property, by way of equitable mortgage, by deposit of title deeds in respect of the First Mortgaged Property and the Second Mortgaged Property;  First Mortgaged Property" means the land admeasuring 81.343 acres, located in Sector 67 and 67A, Gurgaon, Haryana  Second Mortgaged Property" means land admeasuring 21.238 acres, located in Sector 67 and 67A, Gurgaon, Haryana	Document relating to Title Deed in relation to Mortgage Property (admeasuring approximately 76.811.acres) executed on 30 <sup>th</sup> July' 13  Creation of charge in relation to Mortgage Property (admeasuring approximately 25 acres) forming part of First Mortgaged Property was to be created on or before 31 <sup>st</sup> October'13.As per letter dated 18 <sup>th</sup> August'15 extension has been obtained from the debenture holders for creation of aforesaid security upto 31 <sup>st</sup> October'15.



(c) Creation of charge, paripassu with NCD A Debenture Holder, by way of pledge of all equity shares of the Company held by the Promoters.	Secured by way of executing Share Pledge Agreement on 12 <sup>th</sup> day of August' 13 between APIL, Caliber Properties, AnsalPhalak Infrastructure Private Limited and IL&FS Trust Company Limited (i.e. Debenture Trustee)
(d) Issue of a corporate guarantee by the First Promoter (Ansal Properties & Infrastructure Ltd) in favour of the NCD B Debenture Trustee (i.e. IL&FS Trust Company Limited)	Secured by way of executing Deed of Corporate Guarantee on 12 <sup>th</sup> day of August' 13 between Ansal Properties & Infrastructure Ltd in favour of IL&FS Trust Company Limited (i.e. Debenture Trustee)
(e) Creation of security by way of a paripassu charge over the 30 Acres Land, in favour of the NCD A Debenture Trustee and the NCD B Debenture Trustee	Mortgage to be created on or before 31 <sup>st</sup> March' 14. As per letter dated 18 <sup>th</sup> August'15 extension has been obtained from the debenture holders for creation of aforesaid security upto 31 <sup>st</sup> October'15.

**Asset Cover Ratio=**

**(Book Value of Total Assets- Intangible Assets) - (Current Liabilities- Short Term Debt Obligations)=**  
**Total Debt Outstanding**

$$\frac{(8,73,19,50,955-3,65,29,64,069)}{3,81,35,26,667} = 1.33 \text{ times}$$

## 2. Debenture Redemption Reserve (as on 31<sup>st</sup> March 2018)

As per section 71 of the Companies Act, 2013, read with The Companies (Share capital & Debentures) Rules' 2014 Company shall create a Debenture Redemption Reserve (DRR) for the redemption of debentures, to which adequate amounts shall be credited, from out of its profits every year until such debentures are redeemed.

In case of privately placed Debentures by unlisted companies adequacy of DRR will be 25% of the value of Debentures issued.

DRR has been created to the extent of the profits available (after adjusting the brought forward losses) to the Company till on 31<sup>st</sup> March 2017 i.e. Rs. 15,02,44,582/-

## 3. Receivables/ Book debts

The Company has NIL book debts/ receivables as on 31<sup>st</sup> March 2018.







4. Debt-Equity Ratio

Debt-equity ratio of the company as on 31<sup>ST</sup> March 2018 as under:

Debt =  $\frac{3,81,35,26,667}{1,22,98,65,463}$  = 3.10 times  
Equity

For Ravi Rajan & Co.  
Chartered Accountants  
FRN -009073N

(B.S Rawat)  
Partner  
M.No.03419  
Place: New Delhi  
Dated: 28<sup>th</sup> May'2018

# RAVI RAJAN & CO.

Chartered Accountants

Certificate No :- RR&CO/2018-19/28/05/103

## Certificate

### **IL&FS Trust Company Limited**

The IL&FS Financial Centre  
Plot C-22, G Block  
Bandra-Kurla Complex  
Bandra (East)  
Mumbai 400 051

Re: Details of Security Cover, Debenture Redemption Reserve, Valuation of Book Debts and Debt-Equity Ratio in respect of 65 Secured Redeemable Non-Convertible Debentures of face value Rs. 1,00,00,000/- each for an aggregate amount of Rs. 65,00,00,000/- by M/s AnsalPhalak Infrastructure Private Limited

We M/s. RaviRajan & Co., the Statutory Auditors of M/s Ansal Phalak Infrastructure Private Limited having its registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi- 110001., do hereby affirm and certify, as under:

### 1. Security Cover

Nature of Security	Security Creation (as on 31 <sup>st</sup> March 2018)
<p>(a) Creation of paripassucharge with NCD B debenture holders by way of hypothecation over the Hypothecated property.</p> <p>Hypothecated Property shall mean all movable assets and rights of the Company including all tangible movable fixed assets including any development rights, book debts, outstandings, money receivables, claims and bills.</p>	<p>Secured by way of executing Hypothecation deed on 24<sup>th</sup> Sept' 12 and amendments thereof between Ansal Phalak Infrastructure Private Limited and Debenture Trustee (i.e. IL&amp;FS Trust Company Limited).</p>
<p>(b) Creation of charge, paripassu with the NCD B Debenture Holder, over the First Mortgaged Property and Second Mortgaged Property, by way of equitable mortgage, by deposit of title deeds in respect of the First Mortgaged Property and the Second Mortgaged Property;</p> <p>First Mortgaged Property" means the land admeasuring 81.343 acres, located in Sector 67 and 67A, Gurgaon, Haryana</p> <p>Second Mortgaged Property" means land admeasuring 21.238 acres, located in Sector 67 and 67A, Gurgaon,</p>	<p>Document executed on 25<sup>th</sup> February' 13 and amendment(s) thereof relating to the Title Deed in relation to Mortgage Property (admeasuring approximately 76.811 acres).</p> <p>Creation of charge in respect of Mortgage Property (admeasuring 25 acres) forming part of First Mortgaged Property was to be created on or before 31<sup>st</sup> October' 2013. As per letter dated 18<sup>th</sup> August'15 extension has been obtained from the debenture holders for creation of aforesaid security upto 31<sup>st</sup> October'15.</p>



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<p>Creation of security by way of a paripassu charge over the 30 Acres Land, in favour of the NCD A Debenture Trustee and the NCD B Debenture Trustee</p>	<p>Mortgage in respect of "30 Acres Land" to be created on or before 31<sup>st</sup> March' 14. As per letter dated 18<sup>th</sup> August'15 extension has been obtained from the debenture holders for creation of aforesaid security upto 31<sup>st</sup> October'15.</p>
<p>(c) Creation of paripassu charge with NCD B Debenture Holder by way of pledge by each Pledgor over the Pledged shares as per Share Pledged Agreement.</p> <p>Pledged Shares shall collectively mean 6,622 Class A equity shares held by Promoter 1 (APIL) and 3,378 Class A equity shares held by Promoter 2 (Caliber Properties) each having a face value of Rs 10.</p>	<p>Secured by way of executing Share Pledge Agreement on 24<sup>th</sup> day of Sept' 12 and amendment(s) thereof between APIL, Caliber Properties, AnsalPhalak Infrastructure Private Limited and IL&amp;FS Trust Company Limited (i.e. Debenture Trustee)</p>

**Asset Cover Ratio=**

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Equity

For Ravi Rajan & Co.  
Chartered Accountants  
FRN -009073N



(B.S Rawat)  
Partner  
M.No.03419  
Place: New Delhi  
Dated: 28<sup>th</sup> May'2018