

12th February, 2020

Scrip Code : ANSALAPI

National Stock Exchange of India Ltd
Exchange Plaza,
Bandra-Kurla Complex,
Bandra (East)
Mumbai - 400 051

Scrip Code: 500013

BSE Limited
25th Floor,
Phiroze Jeejeebhoy Towers
Dalal Street,
Mumbai - 400 001

Reg.: a) Un-Audited Financial Results for the 03rd Quarter/ nine months period ended on the 31st December, 2019 of the Financial Year 2019-20.

b) Outcome of the Board Meeting dated the 12th February, 2020, concluded at 8:00 P.M.

Ref: a) Regulations 29, 30 and 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended {Listing Regulations}

b) Companies Act, 2013 and Rules framed thereunder;

Dear Sirs,

In reference to the captioned matter and further to our last letter/ Intimation dated the 31st January, 2020, please find enclosed herewith the following:

- 1) The Un-Audited Financial Results (Standalone & Consolidated) for the 03rd Quarter / nine months period ended on the 31st December, 2019 of the Financial Year 2019-20, duly approved by the Board of Directors at their meeting held on the 12th February, 2020 (i.e. today) as **Annexure I**.
- 2) Copy of Limited Review Report (Standalone & Consolidated) submitted by the Statutory Auditors of the Company, M/s S.S. Kothari Mehta & Company, Chartered Accountants, on the Un-Audited Financial Results for the 03rd Quarter/ nine months period ended on the 31st December, 2019 of the Financial Year 2019-20, duly noted by the Board at the said meeting, as **Annexure II**.

In regard to the outcome of the Board Meeting, please also note the following:

- i. Re-appointment of Shri Sushil Ansal {DIN: 00002007} as Chairman & Whole Time Director for a period of five years commencing from the 01st April, 2020 to the 31st March, 2025 liable. His re-appointment shall be subject to the approval of shareholders at the next general meeting, in

Ansal Properties & Infrastructure Ltd.

(An ISO 14001 : 2004 OHSAS 18001 : 2007)
115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi-110 001
Tel.: 23353550, 66302268 / 69 / 70 / 72

Website: www.ansalapi.com

CIN: L45101DL1967PLC004759

Email: customercare@ansalapi.com TOLL FREE NO. 1800 266 5565

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terms of the applicable provisions of the Companies Act, 2013 and rules framed there under and Listing Regulations.

- ii. Appointment of Shri Bhupesh Chand Gupta {DIN: 00003658} as an Additional Director, holding position as Non-Executive Independent Director of the Company, for a term of three {03} years, w.e.f. the 12th February, 2020 to the 11th February, 2023. Also note that he is not debarred from holding the office of director pursuant to any SEBI's Order or any other authority and his appointment shall be subject to the approval of shareholders at the next general meeting, in terms of the applicable provisions of the Companies Act, 2013 and rules framed there under and Listing Regulations.
- iii. Appointment of Shri Prashant Kumar {PAN - BAAPK3820M} as Chief Financial Officer of the Company w.e.f the 12th February, 2020.

A brief profile of the Directors and Chief Financial Officer appointed is given below:

(a) Shri Sushil Ansal {DIN: 00002007}, Chairman & Whole Time Director

Shri Sushil Ansal is the driving force behind the Ansal API Group. He is a graduate from St. Stephen's College from Delhi University and thereafter acquired business management acumen. He has been the Chairman of Overseas Construction Council of India. He is Past President of PHD Chamber of Commerce and Industry and has been Chairman of National Housing Committee of Federation of Indian Chambers of Commerce and Industry and has been actively associated with several other Chambers and has been an active spokesperson of trade and industry. He is also engaged in various charitable and social up-lift projects through their various Trusts of which he is the Chairman. He introduced the shopping mall culture in north India by building "Ansal Plaza" in the year 1998 followed by a chain of malls. For his outstanding contribution in the construction and real estate Industry in India and abroad, he has been honoured on many occasions.

Except for Shri Pranav Ansal (Son of Shri Sushil Ansal), who is Vice Chairman and Whole Time Director, Shri Sushil Ansal is no related to any other director of the Company.

(b) Shri Bhupesh Chand Gupta {DIN: 00003658}, Non-Executive Independent Director

Shri Bhupesh Chand Gupta, having qualifications of MBA from FMS Delhi, CS, L.L.B. and M.Com has nearly 30 years of experience in Real

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Estate Development, Legal and liaisoning work in numerous reputed organizations. He has experience in handling project conceptualization, site selection and consolidation of lands. He has also led a wide spectrum of sales and marketing activities encompassing creation of wide dealer network throughout India.

Shri Bhupesh Chand Gupta has no relationship with any existing Director of the Company.

(c) Shri Prashant Kumar {PAN - BAAPK3820M}, as Chief Financial Officer

Shri Prashant Kumar, Fellow Chartered Accountant has a total of twenty two years post qualification experience of working in reputed organisations in the field of Financial Management and as a Legal Strategist which majorly includes Banking, Finance and Legal aspects relating to corporate transactions, arrangement and agreement.

This is for your information and record please.

Thanking you,

Yours faithfully,

For **Ansal Properties & Infrastructure Ltd**


(Abdul Sami)
General Manager (Corporate Affairs)
& Company Secretary
M. No. FCS-7135



Encl: as above.

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ANSAL PROPERTIES & INFRASTRUCTURE LTD.

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER 2019

(Rs in Lakh)

SL.No.	Particulars	STANDALONE						CONSOLIDATED					
		Quarter ended			Period ended			Quarter ended			Period ended		
		31/12/2019 (Unaudited)	30/09/2019 (Unaudited)	31/12/2018 (Unaudited)	31/12/2019 (Unaudited)	31/12/2018 (Unaudited)	31/03/2019 (Audited)	31/12/2019 (Unaudited)	30/09/2019 (Unaudited)	31/12/2018 (Unaudited)	31/12/2019 (Unaudited)	31/12/2018 (Unaudited)	31/03/2019 (Audited)
I	(a) Revenue from operations	21,408	14,562	11,748	56,041	24,224	61,358	27,983	19,954	14,585	72,129	36,615	81,168
	(b) Other Income	212	680	843	1,158	2,496	3,517	499	887	830	1,698	2,670	4,271
II	Total Income	21,620	15,242	12,591	57,199	26,720	64,875	28,482	20,841	15,415	73,827	39,285	85,439
III	Expenses												
	(a) Consumption of Materials Consumed/ construction cost	12,309	9,821	7,407	35,294	13,763	41,606	13,771	11,740	7,706	39,543	19,176	50,664
	(b) (Increase)/decrease in stock-in-trade and work in progress	(357)	443	(978)	1,561	(483)	(159)	(356)	443	(978)	1,561	(483)	(159)
	(c) Employees benefits expense	315	362	463	1,111	1,419	1,718	504	602	660	1,757	2,046	2,580
	(d) Finance Cost	2,290	2,379	3,083	7,176	9,817	12,497	3,653	3,875	4,643	11,618	13,413	17,851
	(e) Depreciation and amortization expense	52	69	57	162	182	232	691	654	487	1,903	1,745	2,282
	(f) Other Expenditure	5,929	2,809	4,389	11,360	6,150	11,970	8,958	6,990	5,958	22,631	13,317	22,886
IV	Total Expenses	20,538	15,883	14,421	56,664	30,848	67,864	27,221	24,304	18,476	79,013	49,214	96,104
V	Profit/(Loss) before exceptional items and tax (II - IV)	1,082	(641)	(1,830)	535	(4,128)	(2,989)	1,261	(3,463)	(3,061)	(5,186)	(9,929)	(10,665)
VI	Exceptional Items												
	Provision for Impairment in value of Investments	-	-	-	-	-	2,184	-	-	-	-	-	2,184
VII	Profit/(Loss) before taxes (V-VI)	1,082	(641)	(1,830)	535	(4,128)	(5,173)	1,261	(3,463)	(3,061)	(5,186)	(9,929)	(12,849)
VIII	Tax expenses												
	-Current Tax	-	(171)	-	-	-	92	6	(178)	(66)	1	(58)	92
	-Deferred Tax	16	25	124	(302)	669	125	(115)	(129)	31	(359)	487	(96)
	-MAT	120	-	15	120	-	-	172	-	-	172	-	-
	-Tax pertaining to earlier years	24	-	-	24	629	629	36	(7)	132	116	842	854
	Total Tax	160	(146)	139	(158)	1,298	846	99	(314)	97	(70)	1,271	850
IX	Profit/(Loss) after Tax (VII-VIII)	922	(495)	(1,969)	693	(5,426)	(6,019)	1,162	(3,149)	(3,158)	(5,116)	(11,200)	(13,699)
X	Share of Profit/(loss) in Associates/Joint ventures	-	-	-	-	-	-	(8)	8	(3)	(3)	(312)	(325)
XI	Net Profit/ (Loss) for the period (IX+X)	922	(495)	(1,969)	693	(5,426)	(6,019)	1,154	(3,141)	(3,161)	(5,119)	(11,512)	(14,024)
XII	Profit/(Loss) attributable to:												
	Owner of the Company	922	(495)	(1,969)	693	(5,426)	(6,019)	1,346	(2,541)	(2,831)	(3,594)	(10,270)	(11,667)
	Non controlling interest	-	-	-	-	-	-	(192)	(600)	(330)	(1,525)	(1,242)	(2,357)
XIII	Other Comprehensive Income/(Loss) (net of tax)	29	(6)	4	6	1	11	29	(6)	6	7	3	(13)
XIV	Total Comprehensive Profit/(Loss) for the period (Comprising Profit/(Loss) (after tax) and Other Comprehensive Income (XI+XIII))	951	(501)	(1,965)	699	(5,425)	(6,008)	1,183	(3,147)	(3,155)	(5,112)	(11,509)	(14,037)

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SL.No.	Particulars	Quarter ended			Period ended		Year ended	Quarter ended			Period ended		Year ended
		31/12/2019 (Unaudited)	30/09/2019 (Unaudited)	31/12/2018 (Unaudited)	31/12/2019 (Unaudited)	31/12/2018 (Unaudited)	31/03/2019 (Audited)	31/12/2019 (Unaudited)	30/09/2019 (Unaudited)	31/12/2018 (Unaudited)	31/12/2019 (Unaudited)	31/12/2018 (Unaudited)	31/03/2019 (Audited)
XV	Total Comprehensive Income/(Loss) for the period [Comprising Profit / (Loss) (after tax) and Other Comprehensive Income attributable to: Owner of the Company Non controlling interest	951	(501)	(1,965)	699	(5,425)	(6,008)	1,358 (175)	(2,530) (617)	(2,825) (330)	(3,587) (1,525)	(10,267) (1,242)	(11,680) (2,357)
XVI	Paid up Equity Share Capital (Face value of Rs 5 per equity share)	7,870	7,870	7,870	7,870	7,870	7,870	7,870	7,870	7,870	7,870	7,870	7,870
XVII	Reserves excluding Revaluation Reserves as per balance sheet of the previous accounting year	-	-	-	-	-	34,449	-	-	-	-	-	11,734
XVIII	Earning Per Share(EPS) (Rs.) (not annualized)												
	Before Extraordinary Items												
	(a) Basic	0.60	(0.31)	(1.25)	0.44	(3.45)	(3.82)	0.75	(2.00)	(2.00)	(3.25)	(7.31)	(8.91)
	(b) Diluted	0.60	(0.31)	(1.25)	0.44	(3.45)	(3.82)	0.75	(2.00)	(2.00)	(3.25)	(7.31)	(8.91)
	After Extraordinary Items												
	(a) Basic	0.60	(0.31)	(1.25)	0.44	(3.45)	(3.82)	0.75	(2.00)	(2.00)	(3.25)	(7.31)	(8.91)
	(b) Diluted	0.60	(0.31)	(1.25)	0.44	(3.45)	(3.82)	0.75	(2.00)	(2.00)	(3.25)	(7.31)	(8.91)



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Notes:

- 1). The unaudited financial (Standalone and Consolidated) results for the Quarter and nine months ended 31st December, 2019 have been reviewed by the Audit Committee and approved by the Board of Directors in its meeting held on 12th February , 2020. The said results are subject to "Limited Review" by the Statutory Auditors of the Company. In case of consolidated results, the immediate corresponding previous quarter and nine months figures ended 31st December, 2018 are management certified because during the financial year ended 31st March 2019 the Company had opted to publish only consolidated results on annual basis.
- 2). 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.
- 3). Having regard to the integrated nature of real estate development business and the parameters of Ind AS 108 issued by Central Government under Companies (Indian Accounting Standards) Rules, 2015, the operations of the company are within single segment.
- 4). The Company has adopted Ind AS-116 'Leases' effective 1st April, 2019. This has resulted in recognizing a Right-of-Use Asset and a corresponding Lease Liability. The impact on the profit for the quarter and nine months period ended 31st December 2019 is not material.
- 5). The Company during the nine month period ended 31st December 2019 on Standalone basis has reduced its Principal Loan amount (without interest) due to Banks /FIs/NBF/Fixed Deposit/ICD by Rs. 87.95 Cr respectively.
- 6). The corresponding previous year /period have been regrouped, rearranged and reclassified, wherever necessary.
- 7). During the current year, the Company has transferred shares of Joint venture Green Max Limited on September 10, 2019. Hence, the Company has taken the impact of this transaction in consolidated financial result according to the applicable Indian Accounting Standards for the quarter ended September 30, 2019.
- 8). The Management's response to the Emphasize of Matters (EOM's) /qualifications in the Audit Report for the quarter / nine months ended 31st December, 2019 are as under:



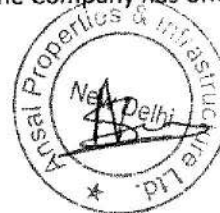
(6)

EOM's

- i). During the period under review the Ansal Properties and Infrastructure Limited ("Company") has not claimed any exemption under section 80 IA of the Income Tax Act, 1961. Exemption amounting to Rs. 34.48 Cr has been claimed up to the year ended 31st March, 2011 under section 80 IA of the Income Tax Act, 1961 being tax profits arising out of sale of Industrial Park units, pending the notification of the same by Central Board of Direct Taxes. The Competent Authority has not approved application of the Company. The Company has filed the Review Petition against the direction of Authority to reconsider its application. The Company has taken the opinion that the Review Petition, as filed, satisfies all the conditions specified under Industrial Park Scheme, 2008 being replaced under Industrial Park (Amendment) Scheme, 2010, hence, eligible for notification under section 80 IA (4) (iii) of the Act.
- ii). The matter regarding repayment of Public Deposits and Interest thereon is pending before the Hon'ble National Company Law Tribunal, North Delhi Bench on an application filed by the Company for appropriate extension or relief in the scheme of repayment already sanctioned by Hon'ble Company Law Board {CLB} vide their letter dated December 30, 2014 and April 28, 2016. The next date of hearing is fixed for 13th February, 2020.
- iii). As per section 73(2) of the Companies Act 2013 read with Order of National Company Law Tribunal (NCLT) dated 30 December 2014, the Company is required to deposit at least 6% of the amount of Public deposits maturing during the next following financial years before 30 December 2019 and kept in a schedule bank in a separate bank account as liquid funds and shall not be utilized for any purpose other than repayment of Public Deposits. Accordingly, the Company has to deposit to Rs. 5.97 Cr with the Schedule Bank, however, the Company will apply for exemption to maintain such liquid assets before NCLT as received in last financial year where entire issue of public deposit is pending.
- iv). Bank-wise details are as under: -
 - a) In case of Bank of Maharashtra, the Company has offered for one time settlement (OTS) of Rs. 35.70 Crs. by depositing 10% amount i.e. Rs. 3.60 Crs. The Company proposes to pay the full amount to the Bank by selling the plots under DDJAY by September, 2020. Bank has filed a case in DRT & NCLT against the Company in this regard. The Company has approached the Bank to withdraw the cases as the Company has proposed OTS. Next date of hearing is 28-02-2020.
 - b) ILFS financial Services Limited ("IFIN") has filed an application in NCLT against the Company. The Company has proposed to pay Rs. 145 Crs. (which include the value of plots purchased by IFIN) to IFIN over a period up to March, 2021. DMI Alternate Fund has agreed to purchase a few FSIs and Golf Plots from the Company and out of that amount the Company has offered IFIN an exit. IFIN has agreed to take the proposal to its Board. The next date of hearing is 20th February, 2020.



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- c) Allahabad Bank has in principle agreed to the Company's proposal for restructuring of outstanding loan which is Rs.103.60 Cr. provided it is less than Rs. 100 Crs. Since February, 2019, the Company has paid a sum of Rs. 4.04 Cr. to the Bank and Bank wants the Company to reduce the loan by approx. 4 Crs. further so that it may get the loan restructured. The Case filed by the Bank in DRT is pending.
- d) The Company had availed a loan from Bank of India for Bliss Delight Project, Lucknow, which has become NPA. The Principal Amount due is of Rs.7 Cr. The Company has submitted restructuring proposal for payment of their dues and the same is under active consideration by the Bank.
- e) The Company is availing Working Capital facility - Funded Rs. 31 Cr. and Non-Funded facility of Rs. 195 Cr. from Jammu & Kashmir Bank. There are over dues of Rs. 2.12 Cr. in the funded facility and as such the account is classified as NPA. The Company has assured the Bank to regularize the account shortly.
- f) The Company has taken a loan of Rs. 45 Cr. and now the principal outstanding is Rs. 37 Cr. from Indian Bank, Lucknow, for construction of Golf Gateway Towers, Sushant Golf City, Lucknow. Due to change in heights of the tower, the Company has decided not to further construct the project. The Bank declared the loan as NPA. The Company has given proposal for One Time Settlement. The bank has advised to deposit 10% amount. We are awaiting the amount from DMI, which propose to buy this project.

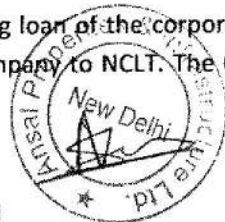
Subsidiary Companies

- g) Indian Bank classified a loan account of Ansal Hi-tech Townships Limited (AHTL), a subsidiary of the Company, as Non Performing Assets and filed a case in NCLT. Subsequently, Bank has withdrawn the NCLT case after receiving a sum of Rs. 6.01 Cr. paid by AHTL. Now the balance in loan account is Rs. 43 Crores. Further, AHTL has submitted a proposal for restructuring of the loan amount which is under consideration in the Head Office.
- h) Ansal API Infrastructure Ltd. (AAIL), a wholly owned subsidiary company, has taken a loan of Rs. 390 Cr. from Pooled Municipal Debt Obligations Facility (PMDO) contributed by 15 lenders. The present outstanding is approx. Rs. 273 Cr. plus overdue interest. The account is in NPA category. AAIL has given a proposal to PMDO to release a small part of the security against payment of approx. Rs.30 Cr. and the balance over a period of next 36 months. The matter was considered in the last Committee Meeting of PMDO and principally okayed by it. Now in the next Committee meeting, it may be approved.

Out of the fifteen lenders, the total outstanding loan of the Corporation Bank is Rs.12.53 Cr. which includes overdue interest of Rs.2.38 Cr. Corporation Bank has taken the Subsidiary Company to NCLT. The Corporation Bank had also filed a case in DRT which was dismissed. The



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company has paid a sum of Rs. 1 Cr. and also deposited with them PDC of another Rs. 1 Cr. Thereafter Corporation Bank is expected to withdraw its case from NCLT subject to AAIL giving an undertaking. The next date of hearing is 25th February, 2020.

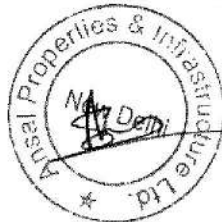
- i) The Company is at the advance stage of settlement with M/s. Rising Straits Capital Advisors LLP, which has invested in Ansal Phalak Infrastructure Pvt. Ltd. through its foreign associates for giving exit.

- v). A show cause notice was received from U.P. RERA on the basis of report of Currie & Brown, who conducted forensic audit of Lucknow Projects at the direction of UP-RERA, regarding reported diversion of fund of Rs. 606 Cr from 91 RERA Registered projects since their inception i.e. during a period about 10 years. The Company has submitted a detailed reply / clarification to RERA Authority and Stock Exchanges denying alleged diversion of funds on the basis of detailed workings given to UP RERA. UP RERA has passed the Order and accepted our contention. It has also accepted our offer of using surplus funds being created from 10 new Projects for plotted development be utilized for expediting the already registered 38 Projects.

- vi). The Company has received notices from UP RERA Authority for de-registering six projects out of 91 projects registered in Sushant Golf City, Lucknow. These notices are on the ground of a) not adhering of 70:30 sharing of Customer Collections, b) not providing the correct and complete information on the Web site of UP RERA in respect to these projects, c) not providing quarterly information to RERA Authorities. The Company has submitted a detailed reply and has undertaken to provide and upload all relevant factual information on quarterly basis as per RERA guidelines. UP RERA has put a fine of Rs. 1.00 Cr. and withhold its decision to deregister 6 properties. We have represented against the Orders of UP RERA.

- vii). IIRF India Realty Limited - II fund "Foreign Investor" and IL & FS Trust Company Limited (acting as Trustee of IFIN Realty Trust) through its manager IL&FS Investment Managers Limited "Indian Investor" had invested an amount of Rs. 79.34 Cr in Equity Shares and Compulsorily Convertible Preference Shares (CCPS) of Ansal Townships Infrastructure Limited, a subsidiary of the Company. The Company has purchased part of the investment i.e.40.66% and remaining part is still pending. The Investor has invoked the Arbitration clause in respect of its dispute. Meanwhile, the Company and the investor are trying to resolve it amicably outside the Court. The next date of Arbitration is July 09, 2020.

- viii). During the quarter ended 30 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. 55.78 Cr along with interest amounting to Rs.105.08 Cr. Ansal Group has filed the petition U/s. 34 of Arbitration & Conciliation Act in the High Court to challenge the Award including levy of interest. Based on legal opinion, the Company is of the view that it has a good case. Accordingly, Contingent Liability has been recognized in the financial statements of the Company. In the interim, the Landmark group has filed a petition for execution of the Award, stating decretal amount of Rs. 189 cr as on 31.08.2019 and the promoter directors of the Company have been directed to file an affidavit of their assets. Further, in partial compliance with the earlier order of the Hon'ble

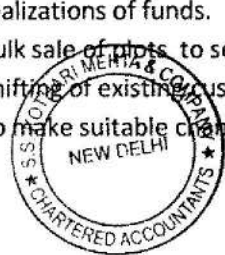
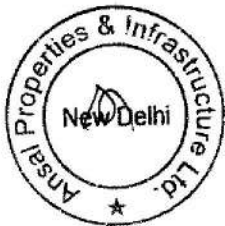


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High Court, the Company has deposited an amount of Rs. 2.76 cr.in the Registry of the Delhi High Court. Further, balance sale consideration of Rs. 28.29 cr shall be deposited in the Registry of the High Court as per the agreement with the buyer. The next date of hearing before Hon'ble High Court is 10.12.2019

- ix). In the books of Ansal Landmark Township (P) Ltd., a subsidiary of the Company, an amount of Rs. 61.56 Cr. is recoverable 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.
- x). Ansal Hi-tech Townships Limited, a subsidiary of the Company had filed a case in Mumbai High Court against (Peninsula Brook Field) for non-disbursement of Rs. 100 Cr NCDs, and resultant damages of Rs. 250 Cr. Peninsula Brook Field also through their Debenture Trustee Vistra ITCL filed a case for recovery of their dues before the Mumbai High Court against the Company, which has provided Corporate Guarantee. The Company offered in the Court that they are ready to sell four properties which are mortgaged to the said debenture holder. The Company has sold one property & entered into ATS for sale of second property with DMART for Rs. 23.61 Crs. Peninsula Brookfield has also filed a case in NCLT on 17 October, 2018 for the recovery of their dues against the Subsidiary – Ansal Hi-Tech Townships Ltd. The next date of hearing in NCLT is 25th February, 2020. Meanwhile, the Company along with one group company, namely Ansal Colonizers and Developers Pvt. Ltd has purchased NCDs of the principal amount of Rs.30.62 Cr. by way of barter of properties. The Company is also negotiating for One Time Settlement with the Peninsula so that all the cases by both the parties may be withdrawn. The Company has paid Rs. 6.50 Crs. in the Escrow Account of Lender. Commercial of the OTS are under finalization.
- xi). Star Facilities Management Limited, the wholly owned subsidiary of the Company has made investment of Rs. 40 Lakhs in Equity Shares of Pro-Facilities Services Private Limited and presently holds 40% stake in this Company. However, the investee company is mis managing its affairs and the company has filed petition for oppression and mismanagement of affairs against investee Company. The Same is pending presently with NCLT.
- xii). The financial statements of two joint ventures are based on management certified accounts as Limited Reviews is under process.
- xiii). Due to recession in Real Estate Industry, the Company continues to face liquidity issues due to multiple repayments and statutory obligations. The Company is taking following actions to cope up existing uncertainty, although there is no impact on going concern.

- a) To make settlement with Banks/ lenders / Investors through barter deal by offering land parcel
- b) Converting existing license of built up development in to Plotting development under Deen Dayal Jan Awas Yojna (DDJAY) for quick realizations of funds.
- c) Bulk sale of plots to settle lenders.
- d) Shifting of existing customers in the project of other developers where ready to move inventory exist.
- e) To make suitable change from constructing multi story buildings to SCOs with common design.



f) Approaching SBI Capital under recently launch Government scheme for real estate for our projects.

xiv). Balances of Creditors/Advances given by the parent are subjected to confirmation.

9). **Qualifications**

- i) Ansal Hi-tech Townships Limited, a subsidiary of the Company has not made provision of interest of Rs. 9.57 Cr for the quarter ended December 31, 2019 and 26.21 Cr for the period ended December 31, 2019 on outstanding debenture of Rs. 164.28 Cr respectively because settlement with the debenture holders are under process.
- ii) On 31st July 2019, ICICI Prudential has withdrawn the application filed before NCLT for invoking insolvency proceedings against a subsidiary company Ansal Landmark Townships Pvt Ltd. Further, based on the Terms of Settlement arrived at between the subsidiary company and ICICI Prudential with respect to the outstanding amount of debentures and interest, and the management representation in this regard, the subsidiary company's liability to pay the default interest amounting to Rs. 14.20 crores may not arise and accordingly the same has not been provided in the financial results. Further, interest (incl. default interest) on ICICI Prudential debentures amounting to Rs. 4.78 cr has not been provided during the quarter ended 31.12.2019 based on favourable developments during the quarter ended 31.12.2019 which support management contention of a likely reduction in rate of interest after negotiation with ICICI Prudential and consequent reversal of interest booked and payable as on 31.03.2019.
- iii) The Company is liable to pay Rs. 143.74 Cr and Rs. 15.38 Cr against purchase of inventory in the Financial Year 2011-12 and advances respectively to Ansal Township Infrastructure Ltd, a subsidiary company. The Auditor of the subsidiary company has qualified the report by mentioning interest @ 18% as applicable to other customers. However, the Company has in the view that amount is not payable as per the agreement. ATIL has given interest free advances to the other companies amounting to Rs.04 Crore.

Place: New Delhi

Date: 12 February 2020



Certified True Copy

for and on behalf of the Board

For Ansal Properties and Infrastructures Limited

A handwritten signature in black ink, appearing to read "Abdul Sami".

Abdul Sami
General Manager (Corporate Affairs) &
Company Secretary
Membership NO: FCS-7135

A handwritten signature in black ink, appearing to read "Sushil Ansal".

(Sushil Ansal)
Chairman
DIN-00002007

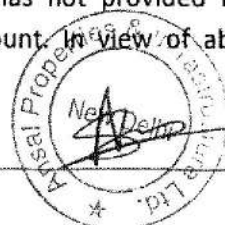
Independent Auditors' Review Report on the Quarterly and Year to Date Unaudited Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report to
The Board of Directors,
Ansal Properties and Infrastructure Limited
New Delhi

1. We have reviewed the accompanying statement of unaudited standalone financial results of Ansal Properties and Infrastructure Limited (the "Company") for the quarter ended December 31, 2019 and year to date from April 01, 2019 to December 31, 2019 (the 'Statement'), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended (the "Listing Regulations").
2. The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting (Ind AS 34) prescribed under Section 133 of the Companies Act, 2013 ("the Act"), read with the relevant rules issued thereunder and other accounting principles generally accepted in India is the responsibility of the Company's management and has been approved by the Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, 'Review of Interim Financial Information performed by the Independent Auditor of the Entity' issued by the Institute of Chartered Accountants of India. This Standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and, accordingly, we do not express an audit opinion.
4. **Basis of Qualified Conclusion**
 - a. We draw attention to Note 9 (iii) of the Statement wherein the Company has purchased properties aggregating to Rs. 16078 lakh from one of its subsidiary Ansal Townships Infrastructure Limited (ATIL) in the financial year 2011 -12. The Company has not paid Rs. 14374 lakh out of the above consideration to ATIL till date. ATIL is demanding interest on delayed payment of the outstanding amount @18% per annum. However, the Company has denied such demand on the basis that there is no such clause in the agreement entered into with ATIL and has not provided for any interest on the outstanding amount in its books of account. In view of above, we are unable to



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ascertain the possible impact it may have on the profit and financial position of the Company and hence not commented upon.

- b. We draw attention to Note 9 (iii) of the Statement wherein ATIL has not made provision for interest receivable on advance of Rs. 1538 lakh given to the Company. One of the investor shareholder of the ATIL, "IIRF India Realty Ltd" has objected to granting interest free advance and has demanded that the ATIL recover interest @ 18% per annum on the amount so advanced. The interest receivable amounts to Rs. 184 lakh for period ended 31.12.2019 from the Company. The Company has not made any provision for interest payable of Rs. 184 lakh to ATIL. As a result, profit of the Company is overstated by Rs. 184 lakh.

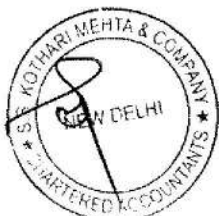
5. Qualified Conclusion

Based on our review conducted as above, except for possible impact of matters stated in Para "Basis of Qualified Conclusion" above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in all material respects in accordance with the applicable Indian Accounting Standards (Ind-AS) prescribed under section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Listing Regulations, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

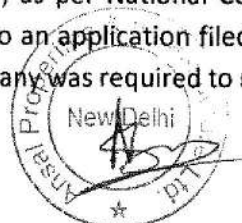
6. Emphasis of Matter

Without qualifying our conclusion, we draw attention to the following matters:

- a. Refer Note 8 (i) of the Statement, the Company had claimed a cumulative exemption of Rs. 3,448 lakh up to the period ended March 31, 2011, continuing up to the end of current period, under section 80 IA of the Income Tax Act, 1961 being tax profits arising out of sale of Industrial Park units, pending the notification of the same by Central Board of Direct Taxes (Competent Authority). The Competent Authority rejected the initial application against which the Company has filed review petition. The Company has taken opinion from a senior counsel that its review petition satisfies all the conditions specified in the said Scheme of Industrial Park under Industrial Park (Amendment) Scheme, 2010. No exemption is claimed during the current quarter, as there are no sales of industrial park units.
- b. Refer Note 8 (ii) of the Statement, pursuant to Orders of the Company Law Board (CLB) dated the December 30, 2014 and April 28, 2016, the Company was required to refund all its public deposits as per the schedule. Further, as per National Company Law Tribunal Order dated January 13, 2017 and in response to an application filed by the Company, as amended/extended from time to time, the Company was required to repay Rs. 200 lakh per



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month (Rs. 100 lakh per month from January 2019 to June 2019) as per revised schedule. As on December 31, 2019 an amount of Rs. 1424 lakh is due for payment (out of total outstanding principal of Rs. 9431 lakh). The Company's petition regarding revised schedule for repayment of deposits and interest thereon is pending before NCLT. Next date of hearing is February 13, 2020.

- c. Refer Note 8 (vii) of the Statement wherein IIRF India IRF India Realty Limited - II fund "Foreign Investor" and IL & FS Trust Company Limited (acting as Trustee of IFIN Realty Trust) through its manager IL&FS Investment Managers Limited "Indian Investor" had invested an amount of Rs. 7934 Lakh in Equity Shares and Compulsorily Convertible Preference Shares (CCPS) of Ansal Townships Infrastructure Limited, a subsidiary of the Company. The Company has purchased part of the investment i.e. 40.66% and remaining part is still pending. The Investor has invoked the Arbitration clause in respect of its dispute. The matter is subjudice. We have relied upon the contention of the management.
- d. Refer Note 8 (iii) of the Statement wherein as per section 73(2) of the Act read with Order of National Company Law Tribunal (NCLT) dated 30 December 2014, the Company is required to deposit before April 30, 2019 at least 6% of the amount of Public deposits maturing during the following financial year and be kept in a schedule bank in a separate bank account as liquid funds and shall not be utilized for any purpose other than repayment of Public Deposits. However, the Company has not deposited such amount aggregating to Rs. 597 lakh with the Schedule Bank due to mismatch in cash flows.
- e. Refer Note 8 (iv) of the Statement, as per prescribed norms issued by Reserve Bank of India (RBI) and the exercise of powers conferred on the Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SREAFESI) the following banks have issued notices the details of which are as follows:
- i) One of the lender banks "Allahabad Bank" (the Lender) has classified the bank accounts of the Company as Non – Performing Assets (NPA) and has demanded the entire amount of Rs. 11,929 lakh due towards the banks outstanding as on May 19, 2017 being the date of the order including interest and penal charges. Against such notice, the Company and the bank approached to Debts Recovery Tribunal (DRT). As explained to us, the Company is in discussion with the lender to resolve this matter.
- ii) In addition to above Lender, three more banks, have classified the bank accounts of the Company as Non – Performing Assets (NPA) and have demanded the entire amount of Rs. 9066 lakh due towards the banks outstanding as on September 12, 2018, October 08, 2018, November 29, 2018 and May 08, 2018 including interest and penal charges. As explained to us, the Company is not in agreement with the contention of these lenders and is in discussions with the lender to resolve this matter.



(14)

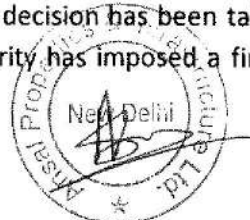


SS KOTHARI MEHTA
& COMPANY
CHARTERED ACCOUNTANTS

- iii) The Company has taken working capital/overdraft facility from Jammu & Kashmir (J & K) Bank Limited aggregating to Rs.3312 lakh including overdue interest of Rs. 212 lakh. The above mentioned overdue interest is classified as NPA by the J & K Bank.
- iv) The IL & FS Financial Service Limited ("IFIN") has filed an application in NCLT against the recovery of its dues of Rs. 14500 lakh against the Company. The Company is in discussion with IFIN to resolve the matter. Next hearing is scheduled on February 20, 2020.
- f. Refer Note 8 (x) of the Statement, the Company and the debenture holder of a subsidiary Company Ansal Hi-tech Township Limited (AHTL) having overdue principal amount of Rs. 16938 lakh have filed cases on each other for their dues/ claims in Hon'ble Mumbai High Court. The Company has given corporate guarantee to the debenture holder on behalf of the AHTL. The debenture holder has moved an application with NCLT under Insolvency & Bankruptcy Code. As the matter is subjudice, we have relied upon the contention of the management.
- g. Refer Note 8 (viii) of the Statement, wherein the Company has received an Arbitration Award relating to litigation with Landmark Group wherein the Company is jointly and severally liable to pay an amount of Rs.16,086 lakh. The Company has sought legal recourse. Details with regard to payment and legal issues are explained in the said note. The matter is subjudice.
- h. Refer Note 8 (v) & (vi) of the Statement, UP – RERA (the authority) had appointed Currie & Brown India Private Limited, Gurgaon (CBIPL) as auditor for conducting forensic audit of 91 projects of the Company in Lucknow. CBIPL has submitted its report to the Authority which states diversion of funds by the Company to the tune of Rs. 606 crores, non - compliances relating to non – adherence to deposit of fixed percentage of amount received from customers in escrow account as per provision of Real Estate (Regulation & Development) Act, 2016 & non – submission of quarterly information/ submitting incorrect information at the time of registration of the projects etc. The Authority has issued four Show Cause Notices (SCN) in March 2019 and two SCNs on May 01, 2019 to the Company for de - registration of its six projects due to above mentioned observations in the forensic report submitted by CBIPL. The Company has submitted its replies to the SCNs denying any diversion of funds and non-adherence in depositing fixed percentage of amount received from customers in escrow account as per provision of Real Estate (Regulation & Development) Act, 2016. As regards, non – submission of quarterly information/ submitting incorrect information at the time of registration of the projects is concerned, the Company has given the undertaking to provide the necessary information to the Authority. Based on the replies submitted by the Company, the Authority has passed an Order to put on hold its notice of deregistration of six projects. No decision has been taken on this as on date of issue of this report. In addition, the Authority has imposed a fine of Rs. 100 lakh on the



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Company. The Company has represented against the fine so imposed. We cannot comment on the impact, if any, of the above observations on SCNs issued by the Authority on the operations of the Company.

- i. We draw attention to Note no. 8 (xiv) wherein the balances of certain trade payables/ advances given is subjected to confirmation/ reconciliation.

7. Material Uncertainty on Going Concern

Refer Note 8 (xiii) of the Statement, the accumulated losses of the Company as on December 31, 2019 is Rs. 90,754 lakh (major part of accumulated losses was due to the Company adopting Ind AS – 115 “Revenue from Contracts with Customers” with effect from 01.04.2018 resulting in reversal of earlier profits Rs. 117519 lakh in retained earnings as at 01.04.2018). As a result, accumulated losses exceed the share capital and free reserves of the Company. Due to recession in the industry, the Company continues to face liquidity issues due to multiple repayment and statutory obligations including income tax and tax deducted at source. These events or conditions indicate that an uncertainty exists that may have some impact on the Company's ability to continue as a going concern. The management of the company has taken various initiatives as stated in Note 8 (xiii), and in view of its confidence in achieving these initiatives the accounts have been prepared on the same accounting assumptions as in the previous year.

Our conclusion is not modified in respect of this matter.

For S. S. Kothari Mehta & Company

Chartered Accountants

Firm Registration No: 000756N


Sunil Wahal

Partner

Membership No.: 087294

Place: New Delhi

Dated: February 12, 2020

UDIN: 20087294AAAABE7931



Certified True Copy

For Ansal Properties and Infrastructure Limited


Abhishek Gami
General Manager (Corporate Affairs) &
Company Secretary
Membership NO: FCS-7135





Independent Auditors' Review Report on the Quarterly and Year to Date Unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report to
The Board of Directors,
Ansal Properties and Infrastructure Limited
New Delhi

1. We have reviewed the accompanying statement of unaudited consolidated financial results of **Ansal Properties and Infrastructure Limited** (the 'Parent' or 'APIL'), its subsidiaries (the Parent and its Subsidiaries together referred as 'the Group') and its Joint Ventures for the quarter ended December 31, 2019 and year to date from April 01, 2019 to December 31, 2019, along with notes (the 'Statement'), attached herewith being submitted by the Group pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended (the "Listing Regulations"). Attention is drawn to the fact that the corresponding figure for the corresponding quarter and period ended December 31, 2018, as reported in these consolidated financial results have been approved by the Parent's Board of Directors but have not been subject to review.
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 (the Act), read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing



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and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the Listing Regulations, as amended, to the extent applicable.

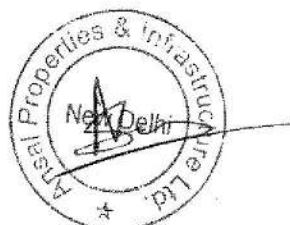
4. The Statement includes financial results of the entities as referred in Annexure – A attached.
5. **Basis of Qualified Conclusion**

We draw attention to

- a) Note 9 (iii) of the Statement wherein the auditors of a subsidiary Ansal Townships Infrastructure Limited (ATIL) has qualified its conclusion for non-recognition of interest on overdue amount of Rs. 14,374 lakh receivable from the APIL on account of sales of properties aggregating to Rs. 16,078 lakh in the financial year 2011 -12. ATIL is demanding interest on delayed payment of the outstanding amount @18% per annum. However, the APIL has denied such demand on the basis that there is no such clause in the agreement entered into with ATIL and has not provided for any interest on the outstanding amount in its books of account. In view of above, we are unable to ascertain the possible impact it may have on the non-controlling interest and Parents Equity in these consolidated financial results.
- b) Note 9 (iii) of the Statement, wherein ATIL has not made provision for interest of Rs. 184 lakh on advance of Rs. 1538 lakh given to the Parent.As a result, share of total comprehensive income attributable to minority shareholder of group is overstated by Rs. 58 lakh.
- c) Note 9 (iii) of the Statement, wherein ATIL has given advance to its group companies, out of which amounting to Rs. 4 lakh is outstanding as on December 31, 2019. Interest on such advances amounting to Rs. 14 Lakh has not been accounted for the period ended December 31, 2019 by ATIL. As a result, share of total comprehensive income attributable to minority shareholder of group is overstated by Rs. 4 lakh.
- d) Note 9 (i) of the Statements wherein one of the subsidiary Ansal Hitech Townships Limited (AHTL) has not provided interest aggregating to Rs. 957 lakh and Rs. 2621 lakh for the quarter and period ended December 31, 2019 respectively on debentures issued for Rs. 17223 lakh. As a result share of total comprehensive income attributable to minority



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interest overstated by Rs.304 lakh and Rs.832 lakh for the Quarter and period ended December 31, 2019 respectively. .

- e) Note 9 (ii) of the Statements wherein on January 16, 2019, ICICI Prudential Venture capital fund real estate (IPVCF) the debenture holder of one of the subsidiary Ansal landmark township private Limited (ALTPL), invoked the default interest @ 27% p.a. However, the ALTPL has provided normal interest @ 21.75% up-to Quarter ended June 2019 & not provided Rs.478 lakh interest @ 27% p.a. from July 2019 to Dec. 2019. ALTPL has not made provision for additional interest of Rs. 1898 Lakh. As a result share of total comprehensive income attributable to minority interest overstated by Rs.886 lakh.

6. **Qualified Conclusion**

Based on our review conducted as above, except for possible impact of matters stated in Para "Basis of Qualified Conclusion" above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in all material respects in accordance with the applicable Indian Accounting Standards (Ind-AS) prescribed under section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of the Listing Regulation including the manner in which it is to be disclosed, or that it contains any material misstatement.

7. **Emphasis of Matter**

Without qualifying our conclusion, we draw attention to the following matters:

- i. Refer Note 8(i) of the Statement, the Parent had claimed a cumulative exemption of Rs. 3,448 lakh up to the period ended March 31, 2011, continuing up to the end of current period, under section 80 IA of the Income Tax Act, 1961 being tax profits arising out of sale of Industrial Park units, pending the notification of the same by Central Board of Direct Taxes (Competent Authority). The Competent Authority rejected the initial application against which the parent has filed review petition. The Parent has taken opinion from a senior counsel that its review petition satisfies all the conditions specified in the said Scheme of Industrial Park under Industrial Park (Amendment) Scheme, 2010. No exemption is claimed during the current quarter as there are no sales of industrial park units.
- ii. Refer Note 8 (ii) of the statement, pursuant to Orders of the Company Law Board (CLB) dated the December 30, 2014 and April 28, 2016, the Parent was required to refund all its public deposits as per the schedule. Further, as per National Company Law Tribunal Order dated



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January 13, 2017 and in response to an application filed by the parent, as amended/extended from time to time, the Parent was required to repay Rs. 200 lakh per month (Rs. 100 lakh per month from January 2019 to June 2019) as per revised schedule. As on December 31, 2019 an amount of Rs. 1424 lakh is due for payment (out of total outstanding principal of Rs. 9547 lakh). The parent's petition regarding revised schedule for repayment of deposits and interest thereon is pending before NCLT. Next date of hearing is February 13, 2020.

- iii. Refer Note 8(vii) of the Statement wherein IIRF India IRF India Realty Limited - II fund "Foreign Investor" and IL & FS Trust Company Limited (acting as Trustee of IFIN Realty Trust) through its manager IL&FS Investment Managers Limited "Indian Investor" had invested an amount of Rs. 7934 lakh in Equity Shares and Compulsorily Convertible Preference Shares (CCPS) of ATIL. The parent has purchased part of the investment i.e.40.66% and remaining part is still pending. The Investor has invoked the Arbitration clause in respect of its dispute. The matter is subjudice. We have relied upon the contention of the management.
- iv. Refer Note 8(iii) of the Statement wherein as per section 73(2) of the Act read with Order of National Company Law Tribunal (NCLT) dated 30 December 2014, the Parent is required to deposit before April 30, 2019 at least 6% of the amount of Public deposits maturing during the following financial year and be kept in a schedule bank in a separate bank account as liquid funds and shall not be utilized for any purpose other than repayment of Public Deposits. However, the Parent has not deposited such amount aggregating to Rs. 597 lakh with the Schedule Bank due to mismatch in cash flows.
- v. Refer Note 8(iv) of the Statement, as per prescribed norms issued by Reserve Bank of India (RBI) and the exercise of powers conferred on the Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) the following banks have issued notices the details of which are as follows:
 - (a) One of the lender banks "Allahabad Bank" (the Lender) has classified the bank accounts of the Parent as Non – Performing Assets (NPA) and has demanded the entire amount of Rs. 11,929 lakh due towards the banks outstanding as on May 19, 2017 being the date of the Order including interest and penal charges. Against such notice, the Parent and the Lender approached to Debts Recovery Tribunal (DRT). As explained to us, the Parent is in discussion with the lender to resolve this matter.
 - (b) In addition to above Lender, three more Banks, have classified the bank accounts of the Group as Non – Performing Assets (NPA) and have demanded the entire amount of Rs.14707 lakh due towards the Banks outstanding as on September 12, 2018, October 08, 2018, November 29, 2018 and May 08, 2018 including interest and penal charges. As



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explained to us, the Group is not in agreement with the contention of these Lender Banks and is in discussions with the lender banks to resolve this matter.

- (c) The parent has taken working capital/ overdraft facility from Jammu & Kashmir (J & K) Bank Limited aggregating to Rs.3312 lakh including overdue interest of Rs. 212 lakh. The above mentioned overdue interest is classified as NPA by the J & K Bank.
- (d) The IL & FS Financial Service Limited ("IFIN") has filed an application in NCLT against the recovery of its dues of Rs. 14500 lakh against the Parent. The Group is in discussion with IFIN to resolve the matter. Next hearing is scheduled on February 20, 2020.
- (e) Ansal API Infrastructure Ltd. (AAPIL), a wholly owned subsidiary company, has taken a loan of Rs. 39,000 lakh from Pooled Municipal Debt Obligations Facility (PMDO). The present outstanding is Rs. 27,382 lakh excluding overdue interest. This account is classified as NPA by the lenders. Out of the fifteen lenders, Corporation Bank Limited (CBL) filed the case against AAPIL in NCLT for recovery of overdue amount. Outstanding amount of loan payable to CBL is Rs. 1,260 lakh which includes overdue interest of Rs. 345 lakh. The AAPIL is in discussion with the lender to resolve the matter.
- vi. Refer Note 8 (xi) of the Statement, the auditors of one of the subsidiary company 'Star Facilities Management Limited" (SFML) has drawn attention to the fact that SFML made investment in Pro- Facilities Services Private Limited & hold 40% equity shares in that company. However, the investee Company is mis- managing its affairs and the SFML has filed a petition in NCLT for oppression and mismanagement of affairs against the investee company.
- vii. Refer Note 8(v) & (vi) of the statement, UP – RERA (the Authority) had appointed Currie & Brown India Private Limited, Gurgaon (CBIPL) as auditor for conducting forensic audit of 91 projects of the Parent in Lucknow. CBIPL has submitted its report to the Authority which states diversion of funds by the Parent to the tune of Rs. 606 crores, non - compliances relating to non – adherence to deposit of fixed percentage of amount received from customers in escrow account as per provision of Real Estate (Regulation & Development) Act, 2016 & non – submission of quarterly information/ submitting incorrect information at the time of registration of the projects etc. The Authority has issued four Show Cause Notices (SCN) in March 2019 and two SCNs on May 01, 2019 to the Parent for de - registration of its six projects due to above mentioned observations in the forensic report submitted by CBIPL. The Parent has submitted its replies to the SCNs denying any diversion of funds and non-adherence in depositing fixed percentage of amount received from customers in escrow account as per provision of Real Estate (Regulation & Development) Act, 2016. As regards, non – submission of quarterly information/ submitting incorrect information at the time of registration of the



projects is concerned, the Parent has agreed to provide the necessary information to the Authority. Based on the replies submitted by the Company, the Authority has passed an Order to put on hold its notice of deregistration of six project for four months effective from July 09, 2019 with certain conditions. No decision has been taken on this as on the date of issue of this report. In addition, the Authority has also imposed a fine of Rs. 100 lakh on the parent. The parent has represented against the fine so imposed. We cannot comment on the impact, if any, of the above observations on SCNs issued by the Authority on the operations of the parent.

- viii. Refer Note 8 (viii) of the Statement, wherein the Parent has received an Arbitration Award relating to litigation with Landmark Group wherein the Parent is jointly and severally liable to pay an amount of Rs.16,086 lakh. The Parent has sought legal recourse. Details with regard to payment and legal issues are explained in the said note. The matter is subjudice.
- ix. Refer Note .8 (ix) of the Statement wherein auditors of ALTPL has drawn attention to the fact that an amount of Rs. 6,156 lakh is receivable from Ansal Landmark (Karnal) Township Private Limited (ALKTPL). The auditors of ALTPL have relied on the management assessment and accordingly no impairment in the value of said recoverable amount is made in the books of accounts of ALTPL.
- x. Refer Note 8 (x) of the Statement, the Parent and the debenture holder of a subsidiary Company Ansal Hi-Tech Township Ltd (AHTL) having overdue principal amount of Rs. 16938 lakh have filed cases on each other for their dues/ claims in Hon'ble Mumbai High Court. The Parent has given corporate guarantee to the debenture holder on behalf of the AHTL. The debenture holder has moved an application with NCLT under Insolvency & Bankruptcy Code. As the matter is subjudice, we have relied upon the contention of the management.
- xi. Refer Note 8 (xiv) wherein the balances of certain trade payables/ advances given by the parent is subjected to confirmation/ reconciliation.

8. Material Uncertainty on Going Concern

Refer note 8(xiii) of the statement, the accumulated losses of the parent as on December 31, 2019 is Rs. 90754 lakh (major part of accumulated losses was due to the Parent adopting Ind AS – 115 "Revenue from Contracts with Customers" with effect from April 01, 2018 resulting in reversal of earlier profits Rs. 117519 lakh in retained earnings as at April 01, 2018). As a result, accumulated losses exceed the share capital and free reserves of the Parent. Due to recession in the industry, the Company continues to face liquidity issues due to multiple repayment and statutory obligations including income tax and tax deducted at source. These events or conditions indicate



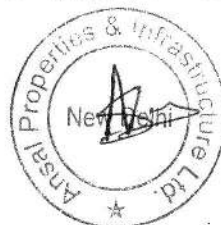
that an uncertainty exists that may have some impact on the Company's ability to continue as a going concern. The management has taken various initiatives as stated in Note 8 (xiii), and in view of its confidence in achieving these initiatives the accounts have been prepared on the same accounting assumptions as in the previous year.

Our conclusion is not modified in respect of this matter.

9. We did not review the unaudited quarterly financial results of 94 subsidiaries (including step down subsidiaries) whose quarterly consolidated/standalone financial results reflect total revenue of Rs. 8,934 lakh and Rs. 19,613 lakh for the quarter and nine months period ended December 31, 2019, respectively; Profit/(loss) after tax of Rs. 689 lakh and Rs. (3,336) lakh for the quarter and nine months period ended December 31, 2019 respectively and total comprehensive profit/(loss) of Rs. 689 lakh and Rs. (3,335) lakh for the quarter and nine months period ended December 31, 2019, respectively, as considered in this statement.
10. Out of Companies mentioned in para 9 above, we did not review the unaudited quarterly financial results of 42 subsidiaries (including step down subsidiaries) whose reviewed quarterly consolidated/standalone financial results reflect ; total revenue of Rs. 8,934 lakh and Rs. 19,613 lakh for the quarter and nine months period ended December 31, 2019, respectively; profit/(loss) after tax of Rs. 691 lakh and Rs. (3,330) lakh for the quarter and nine months period ended December 31, 2019 respectively and total comprehensive profit/(loss) of Rs. 690 lakh and Rs.(3,329) lakh for the quarter and nine months period ended December 31, 2019, respectively, as considered in this statement, have been reviewed by other auditors. The Independent auditor's report on interim financial result of these subsidiaries have been furnished to us by the management and our conclusion on the statement, in so far as it relates to the amounts and disclosures in respect of these subsidiaries is based solely on the report of such auditors and procedures performed by us as stated in paragraph 3 above. Our conclusion on the Statement is not modified in respect of this matters.
11. Out of Companies mentioned in para 9 above, the unaudited financial information for 52 subsidiaries (including step down subsidiaries) duly certified by the management have been furnished to us, whose quarterly standalone financial results reflect ,total revenue of Rs. 0 lakh and Rs. 0 lakh for the quarter and nine months period ended December 31, 2019, respectively; loss after tax of Rs. 2 lakh and Rs. 6 lakh for the quarter and period nine months ended December 31, 2019 respectively and total comprehensive loss of Rs. 2 lakh and Rs. 6 lakh for the quarter and nine months period ended December 31, 2019, respectively, as considered in this statement. Our report to the extent it concerns these subsidiaries (including step down subsidiaries) on the unaudited quarterly consolidated financial results is based solely on the management certified financial results. These subsidiaries (including step down subsidiaries) are not considered material to the Group.



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12. We did not review the unaudited financial results of 1 joint venture, wherein Group's share of loss including other comprehensive income/(loss) of Rs. (8) and Rs. (4) lakh for the quarter and nine months period ended December 31, 2019 as considered in this Statement. An independent auditor's report on interim financial result of this joint venture has been furnished to us by the management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures in respect of this joint venture is based solely on the report of such auditors and procedures performed by us as stated in paragraph 3 above.
13. We did not review the unaudited financial results of 1 joint venture, wherein Group's share of loss including other comprehensive income of Rs. 0 lakh and Rs. 1 lakh for the quarter and nine months period year ended December 31, 2019 as considered in this Statement. Our report, to the extent it concerns this joint venture on the unaudited quarterly consolidated financial results is based solely on the management certified financial results. This joint venture is not considered material to the Group. Our conclusion on the Statement is not modified in respect of this matter.

For S. S. Kothari Mehta & Company

Chartered Accountants

Firm Registration No: 000756N



SUNIL WAHAL

Partner

Membership No: 087294

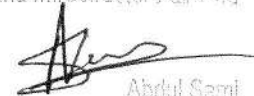
Place: New Delhi

Dated: February 12, 2020

UDIN : 20087294AAAABF5679

Certified True Copy

For Ansal Properties and Infrastructure Limited

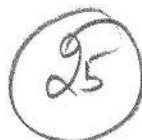


Abdul Sami
General Manager (Corporate Affairs) &
Company Secretary
Membership NO: FCS-7135

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Annexure – A

	Subsidiaries/Step Down subsidiaries
1	Delhi Towers Limited
2	Ansal IT City & Parks Limited
3	Star Facilities Management Limited
4	Ansal API Infrastructure Limited
5	Charismatic Infratech Private Limited
6	Ansal Hi-Tech Townships Limited
7	Ansal SEZ Projects Limited
8	Ansal Townships Infrastructure Limited
9	Ansal Seagull SEZ Developers Limited
10	Ansal Colours Engineering SEZ Limited
11	Ansal Phalak Infrastructure Private Limited
12	Ansal Landmark Townships Private Limited
13	Ansal Condominium Limited
14	Aabad Real Estates Limited
15	Anchor Infra projects Limited
16	Benedictory Realtors Limited
17	Caspian Infrastructure Limited
18	Celestial Realtors Limited
19	Chaste Realtors Limited
20	Cohesive Constructions Limited
21	Cornea Properties Limited
22	Creative Infra Developers Limited
23	Decent Infratech Limited
24	Diligent Realtors Limited
25	Divinity Real Estates Limited
26	Einstein Realtors Limited
27	Emphatic Realtors Limited
28	Harapa Real Estates Limited
29	Inderlok Buildwell Limited
30	Kapila Buildcon Limited
31	Kshitiz Realtech Limited
32	Kutumbkam Realtors Limited
33	Lunar Realtors Limited
34	Marwar Infrastructure Limited
35	Muqaddar Realtors Limited

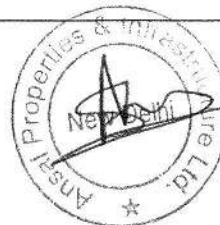


SS KOTHARI MEHTA
& COMPANY
CHARTERED ACCOUNTANTS

36	Paradise Realty Limited
37	Parvardigaar Realtors Limited
38	Pindari Properties Limited
39	Pivotal Realtors Limited
40	Plateau Realtors Limited
41	Retina Properties Limited
42	Sarvodaya Infratech Limited
43	Sidhivinayak Infracon Limited
44	Shohrat Realtors Limited
45	Superlative Realtors Limited
46	Taqdeer Realtors Limited
47	Thames Real Estates Limited
48	Auspicious Infracon Limited
49	Medi Tree Infrastructure Limited
50	Phalak Infracon Limited
51	Rudrapriya Realtors Limited
52	Twinkle Infraprojects Limited
53	Sparkle Realtech Private Limited
54	Awadh Realtors Limited
55	Affluent Realtors Private Limited
56	Haridham Colonizers Limited
57	Ablaze Buildcon Private Limited
58	Quest Realtors Private Limited
59	Euphoric Properties Private Limited
60	Sukhdham Colonizers Limited
61	Dreams Infracon Limited
62	Effulgent Realtors Limited
63	MangalMurthi Realtors Limited
64	Arz Properties Limited
65	Tamanna Realtech Limited
66	Singolo Constructions Limited
67	Unison Propmart Limited
68	Lovely Building Solutions Private Limited
69	Komal Building Solutions Private Limited
70	H. G. Infrabuild Private Limited
71	Caliber Properties Private Limited
72	Mannat Infrastructure Private Limited
73	Niketan Real Estates Private Limited



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**SS KOTHARI MEHTA
& COMPANY**
CHARTERED ACCOUNTANTS

74	Augustan Infrastructure Private Limited
75	Alaknanda Realtors Private Limited
76	Ansal Infrastructure Project Limited
77	Chamunda Properties Private Limited
78	Chandi Properties Private Limited
79	Canyon Realtors Private Limited
80	Kailash Realtors Private Limited
81	Kushmanda Properties Private Limited
82	Katra Realtors Private Limited
83	Kaveri Realtors Private Limited
84	Lord Krishna Infraprojects Limited
85	Prithvi Buildtech Private Limited
86	Rudraprayag Realtors Private Limited
87	Saubhagya Real Estates Private Limited
88	Saraswati Buildwell Private Limited
89	Satluj Real Estates Private Limited
90	Sunshine Colonisers Private Limited
91	Bajrang Realtors Private Limited
92	Delhi Towers & Estates Private Limited
93	Kabini Real Estates Private Limited
94	Sampark Hotels Private Limited
95	Yamnotri Properties Private Limited
	Joint ventures
96	Green Max Estates Private Limited (Till September 04, 2019)
97	Ansal Lotus Melange Projects Private Limited



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