

10th November, 2020

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

Script Code: 500013
BSE Limited
25th Floor,
Phiroze Jeejeebhoy Towers
Dalal Street,
Mumbai - 400 001

Reg: (I) Un-Audited Financial Results for the 02nd quarter/half year ended on the 30th September, 2020 of the Financial Year 2020-21.

(II) Outcome of the Board Meeting dated the 10th November, 2020 {i.e. today}, concluded at 7:05 P.M.

Ref: (I) Regulations 30 and 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

Dear Sir/Madam,

Pursuant to the compliance of Regulations 30 and 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), as amended, please find enclosed herewith the following:-



- 1) The Un-Audited Financial Results (Standalone and Consolidated) for the 02nd Quarter/half year ended on the 30th September, 2020 of the Financial Year 2020-21 duly approved by the Board of Directors at their meeting held on the 10th November, 2020 (i.e. today) as **Annexure I**.
- 2) Copies of Limited Review Reports (Standalone and Consolidated) submitted by the Statutory Auditors of the Company, M/s MRKS and Associates (MRKS), Chartered Accountants, on the Un-Audited Financial Results for the 02nd Quarter/half year ended on the 30th September, 2020 of Financial Year 2020-21 as **Annexure II**.

This is for your information and record please.

Thanking you.

Yours faithfully,

For Ansal Properties & Infrastructure Ltd.



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

Encl: a/a

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 / 89 / 70 / 72

Website: www.ansalapi.com

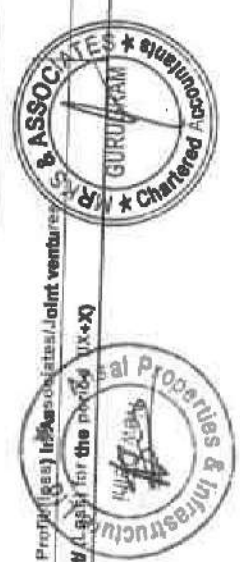
CIN: L45101DL1967PLC004759

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

ANSAL PROPERTIES & INFRASTRUCTURE LTD.

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND PERIOD ENDED SEPTEMBER 30, 2020

Sl.No.	Particulars	STANDALONE						CONSOLIDATED							
		Quarter ended		Period to date		Previous Year ended	Quarter ended		Period to date		Previous Year ended				
		30/09/2020 (Unaudited)	30/09/2019 (Unaudited)	30/09/2020 (Unaudited)	30/09/2019 (Unaudited)	31/03/2020 (Audited)	30/09/2020 (Unaudited)	30/09/2019 (Unaudited)	30/09/2020 (Unaudited)	30/09/2019 (Unaudited)	31/03/2020 (Audited)				
I	Income														
	(a) Revenue from operations	19,114	7,379	14,562	26,482	34,633	79,438	22,324	9,666	19,954	31,990	44,146	1,11,746		
	(b) Other income	484	46	680	530	946	1,565	817	88	887	883	1,198	2,779		
II	Total Income	19,598	7,425	15,242	27,012	35,579	80,983	23,141	9,752	20,841	32,873	46,346	1,14,525		
III	Expenses														
	(a) Consumption of Materials Consumed/ construction cost	16,226	4,862	9,821	20,078	22,868	59,076	16,867	5,186	11,740	21,034	25,772	73,623		
	(b) (increase)/decrease in stock-in-trade and work in progress	-278	-68	443	-346	1,918	2,967	-378	-88	443	-346	1,918	2,967		
	(c) Employees benefits expense	243	256	362	488	796	1,416	378	371	602	749	1,253	2,266		
	(d) Finance Cost	2,216	1,901	2,379	4,119	4,866	9,064	3,489	3,615	3,376	7,004	7,966	17,277		
	(e) Depreciation and amortization expense	32	32	69	64	110	230	663	677	654	1,129	1,212	2,592		
	(f) Other Expenditure	3,062	888	2,809	3,930	5,431	18,538	6,604	2,562	9,960	9,568	13,972	34,139		
IV	Total Expenses	20,503	7,840	16,863	28,343	36,126	96,293	26,013	12,126	24,304	38,136	61,792	1,32,763		
V	Profit/(Loss) before exceptional items and tax (I - IV)	(905)	(416)	(641)	(1,321)	(647)	(9,310)	(2,872)	(2,393)	(3,463)	(5,263)	(6,447)	(10,238)		
VI	Exceptional items														
VII	Provision for impairment in value of investments						9,132								
VIII	Profit/(Loss) before taxes (V-VI)	(905)	(416)	(641)	(1,321)	(647)	(18,442)	(2,872)	(2,393)	(3,463)	(5,263)	(6,447)	(26,344)		
VIII	Tax expenses														
	-Current Tax			(171)		(318)		37	48	(178)	86	(6)	0		
	-Deferred Tax	80	(35)	25	45		1,883	89	54	(129)	143	(244)	626		
	-MAT							(1)	1						
	-Tax pertaining to earlier years						49		1	(7)	1	80	127		
IX	Total Tax	80	(35)	(146)	45	(318)	1,932	124	104	(314)	228	(170)	762		
X	Profit/(Loss) after Tax (VII-VIII)	(985)	(380)	(495)	(1,366)	(229)	(20,374)	(2,986)	(2,497)	(3,149)	(5,491)	(6,377)	(26,096)		
XI	Share of Profit/(Loss) in Associates/Joint ventures														
XI	Net Profit/(Loss) for the period (IX+X)	(985)	(380)	(495)	(1,366)	(229)	(20,374)	(2,986)	(2,499)	(3,141)	(5,484)	(6,273)	(26,116)		



Handwritten signature and date: 31/09/2020

Sl. No.	Particulars	Quarter ended				Period to date		Previous Year ended		Quarter ended		Period to date		Previous Year ended	
		30/09/2020		30/06/2020		30/09/2020		30/09/2019		30/09/2020		30/09/2019		30/09/2020	
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
XII	Profit/(Loss) attributable to: Owner of the Company Non controlling Interest	(965)	(380)	(485)	(1,366)	(229)	(20,374)	(2,766)	(2,098)	(2,541)	(4,350)	(4,938)	(24,120)	(1,995)	
XIII	Other Comprehensive Income / (Loss) (net of tax)	10	0	(6)	10	(23)	(988)	(243)	(401)	(600)	(645)	(1,534)	(1,995)		
XIV	Total Comprehensive Profit / (Loss) for the period [Comprising Profit / (Loss) (after tax) and Other Comprehensive Income (XII+XIII)]	(974)	(380)	(501)	(1,355)	(252)	(21,342)	(2,889)	(2,499)	(3,147)	(6,485)	(6,295)	(26,543)		
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	(974)	(380)	(501)	(1,365)	(252)	(21,342)	(2,746)	(2,098)	(2,530)	(4,840)	(4,944)	(24,848)		
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						13,108								
XVIII	Earning Per Share (EPS) (Rs.) (not annualized) Before Extraordinary Items	(0.63)	(0.24)	(0.31)	(0.87)	(0.15)	(12.94)	(1.75)	(1.33)	(1.51)	(3.08)	(3.14)	(16.32)		
	(a) Basic	(0.63)	(0.24)	(0.31)	(0.87)	(0.15)	(12.94)	(1.75)	(1.33)	(1.51)	(3.08)	(3.14)	(16.32)		
	(b) Diluted	(0.63)	(0.24)	(0.31)	(0.87)	(0.15)	(12.94)	(1.75)	(1.33)	(1.51)	(3.08)	(3.14)	(16.32)		
	After Extraordinary Items	(0.63)	(0.24)	(0.31)	(0.87)	(0.15)	(12.94)	(1.75)	(1.33)	(1.51)	(3.08)	(3.14)	(16.32)		
	(a) Basic	(0.63)	(0.24)	(0.31)	(0.87)	(0.15)	(12.94)	(1.75)	(1.33)	(1.51)	(3.08)	(3.14)	(16.32)		
	(b) Diluted	(0.63)	(0.24)	(0.31)	(0.87)	(0.15)	(12.94)	(1.75)	(1.33)	(1.51)	(3.08)	(3.14)	(16.32)		



Notes:

1. The unaudited financial (Standalone and Consolidated) results for the Quarter 30th September, 2020 have been reviewed by the Audit Committee and approved by the Board of Directors in its meeting held on 10th November, 2020. The said results are reviewed by the Statutory Auditors of the Company.
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 corresponding previous year /period have been regrouped, rearranged, and reclassified, wherever necessary.
5. 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.X1
6. 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. Due to liquidity problem because of Covid-19/Lockdown and continuous downturn in the real estate sector, the Company has filed another application before the Hon'ble NCLT, amongst others, to provide the status of FD over dues and to request Hon'ble NCLT to reduce monthly payments of fixed deposits and its rate of interest. The next date of hearing is 25-11-2020.



7. Bank-wise details are as under: -

- a) In case of Bank of Maharashtra, the Company has entered into one time settlement (OTS) of Rs. 35.70 Cr. by depositing and has till date paid Rs. 19.65 Cr. As per OTS, the Company has to make full payment of OTS amount by 31st March'21. The Company proposes to pay the full amount to the Bank by selling the plots under DDJAY. Bank has filed a case in DRT & NCLT against the Company in this regard. The Company has approached the Bank to withdraw the cases.
- b) ILFS financial Services Limited ("IFIN") has filed an application in NCLT against the Company. The Company has proposed to pay Rs. 144 Cr. (which includes both principal and unpaid interest payable) to IFIN over a period of next 10 months i.e. by 31st Oct'2021. The payment to IFIN will be made by selling the securities mortgaged to IFIN.
- c) Allahabad Bank has in principle agreed to the Company's proposal for restructuring of outstanding loan which is Rs. 103.60 Cr and has advised to reduce the outstanding by further Rs. 4/5 Cr. approx. Since February, 2019, the Company has paid a sum of Rs. 4.04 Cr. to the Bank. The Case filed by the Bank in DRT is pending and next date is 29-12-2020. Now the bank stands merged with Indian Bank. The Company understand that bank is considering sale of all assets of the group to ARC.
- d) The Company had availed a loan of Rs. 7.00 Cr. from Bank of India for Bliss Delight Project, Lucknow, which has become NPA. The company is in the process of transferring the project to another Developer who is also taking over Bank's loan. The Company has entered into OTS Scheme with the bank for payment of Rs. 7.10 Cr. against full and final payments. Till 30th Sept'20 an amount of Rs 1.30 Cr. has been paid to the Bank against the approved OTS amount. The Bank has also filed a case in DRT, which would be withdrawn after full payment of OTS amount.
- e) The Company is availing Working Capital facility - Funded Rs. 31 Cr. and Bank Guaranty facility of Rs. 19.50 Cr. from Jammu & Kashmir Bank. There are over dues of Rs. 5.48 Cr. in the funded facility due to levy of interest and as such the account is classified as NPA. Out of this, one facilities of Rs. 15.50 Cr. (Excluding interest due aggregating to Rs. 2.78 Cr) is against project 'Havana Heights'. The agreement to sell this project has been arrived at with a buyer and NOC from Bank has also been received for full payment of Principal loan of Rs. 15.50 Cr. Along with unapplied interest in full & final will be repaid and balance financial facilities availed from J&K Bank will be regularized.



f) 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 principal outstanding is approx. Rs. 273 Cr. plus overdue / unapplied 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. PMDO has accepted the offer and given advertisement under SARFAESI ACT to sell these land parcels against the reserve amount of Rs. 19.90 Cr. approx. The sale proceeds will be disbursed to all the participating banks.

PMDO through its Trustee has filed recovery suite in DRT against the borrower company i.e. AAIL in this regard. The next date of hearing in DRT is 31/12/2020.

Out of the fifteen lenders, the total outstanding loan of the Corporation Bank is Rs.13.20 Cr. which includes overdue interest of ~ Rs.3.10 Cr. Corporation Bank has taken the Subsidiary Company i.e. AAIL to NCLT. The next date of hearing in NCLT is 01-12-2020. The Corporation Bank has also filed a case in DRT against the borrower company i.e. AAIL. Subsequently, AAIL has paid a sum of Rs. 2 Cr. to Corporation Bank. The next date of hearing in DRT matter is 18/12/2020.

g) The Company has taken a loan of Rs. 45 Cr. and now the outstanding principal is Rs. 33.03 Cr. from Indian Bank, Lucknow, for construction of Golf Gateway Towers, Sushant Golf City, Lucknow. Due to change in height of the tower, FSI area of the project got reduced and therefore the Company has decided not to further construct the project. The Bank declared the loan as NPA. Due to delay in sanction of OTS by the Bank the buyer has withdrawn its proposal and accordingly the Company has withdrawn its OTS proposal from the Bank. Now the Company is considering other ways to settle with the Bank.

8. Velford Ventures Ltd and New Dimensions Holdings Limited as equity investors along with Grainwell Ventures Ltd and Clear Horizon Investment PTE Ltd as debenture investors ("investors") which have invested in Ansal Phalak Infrastructure Pvt. Ltd. (APIPL) had referred the matter to an Arbitrator on their dispute with APIPL. The Company had given corporate guarantee to the investors for their investment in APIPL. In the meanwhile both the parties, (i.e., the company and the investors) had entered into settlement agreement, which was jointly submitted to the arbitrator. On the basis of settlement agreement filed with the arbitrator, interim arbitration award was pronounced. As per the interim arbitration award, Investors have converted their investment of Cumulative Convertible Debentures (CCDs) into Equity Shares so that 93% of the Equity of APIPL is now held by the Investors. Hence, APIPL is not anymore subsidiary of the company w.e.f. March 31, 2020. Further the complete business of 38 acres and 51 acres in Versalia, Gurgaon have been transferred from APIPL to the company as per the Business Transfer Agreement (BTA) signed between the company, APIPL & the Investor dated March 31, 2020 to implement interim arbitration award. As per the interim Award, K.P.M.G is



conducting audit of APIPL to ascertain shortfall amount, if any. During previous Financial Year 2019-20, the company has booked loss of Rs 69.20 Cr. & loss of Rs. 29.40 Cr. in this quarter in the statement of Profit & Loss. The final amount if any, which can't be ascertained as on September 30, 2020, will be determined subsequent to the report of KPMG. The adjustment for the same will be made after receipt of report from KPMG.

9. The Company has received Show Cause Notice dated 5th September, 2020, wherein it was directed to give para-wise compliance in connection with Notice dated 9th July, 2019 against 6 Projects UPRERAPRJ7122, UPRERAPRJ10009, UPRERAPRJ9594, UPRERAPRJ4754, UPRERAPRJ7090 and UPRERAPRJ10150. The Company has submitted detailed reply giving compliance with respect to all the points mentioned in the said Notice.
10. 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 amount to be paid has been settled and all formalities have been completed. The promoters are expected to induct this amount in the company to pay the amount.

11. 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, no provision for the same in the books of accounts has been made. However; the company has disclosed the same as Contingent Liability in the financial statements. 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 High Court, the Company has deposited an amount of Rs. 13.23 Cr. approx. in the Registry of the Delhi High Court. Further, balance sale consideration of Rs. 17.82 (approx.) Cr. shall be deposited in the Registry of the High Court as per the agreement with the buyer to complete the amount of Rs. 46 Cr. for hearing of Section 34 application by the Ansal Group. After adjournment, the next date of hearing before Hon'ble High Court is 14/12/2020. Both the parties are also negotiating for settlement of the dispute out of the Court.



12. In the books of Ansal Landmark Township (P) Ltd., a subsidiary of the Company, an amount of Rs. 61.56 Cr. is recoverable from M/s. Ansal Landmark (Karnal) Township Pvt. Ltd. Based on management assessment of cash flow of Karnal Project, there is no impairment in the value of the said recoverable amount. As per the proposed agreement this amount is not recoverable from Dalmia group.
13. 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 – 27/11/2020. Meanwhile, the Company along with its Group Company, namely Ansal Colonizers and Developers Pvt. Ltd has purchased NCDs of the principal amount of Rs. 44.45 Crs. (Rs. 29.02 Crs. till March 31, 2020) from the market by way of barter of properties and down payments. The Company is also negotiating for One Time Settlement with the Debenture holders represented by Peninsula for the remaining NCDs 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 and other terms of the OTS are under finalization.
14. 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.
15. NCDRC has disposed the matter under Consumer Case No. 1951 of 2016 of Bhirgu Kaushik and 14 Others Vs. Ansal Hi Tech Townships Limited with the direction to Ansal Hi Tech Townships Limited to refund the entire deposit amount to the customers who are not willing to wait for possession for their booked units, Company Shall pay the compensation to the allottees in the form of 8% per annum Simple Interest from the date of each payment till the date of Refund and Company Shall Pay a sum of Rs. 50000/- as cost of litigation to the complainants collectively. The Company is under process for file the review petition.

16. The financial statements of one joint venture company are based on management certified accounts.



17. Due to recession in Real Estate Industry, the Company continues to face liquidity issues due to multiple repayments and statutory obligations. Covid 19 pandemic also affected liquidity in the system in the current period which is expected to continue in the next period. The Company is taking following actions to cope up existing uncertainty including impact of Covid -19 pandemic, 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 and giving land to such developers in other projects of the company.
- 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 existing projects of the company.

18. The Management's response to qualifications in the Audit Report for the quarter / year ended 30th Sept, 2020 are as under:

- i) Ansal Hi-tech Townships Limited, a subsidiary of the Company has not made provision of interest of Rs. 15.74 Cr for the period ended September 30, 2020 on outstanding debenture of Rs. 155.50 Cr issued to the parties outside the group as at September 30, 2020 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. (ALTPL) 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. 0.86 Cr. for the quarter ended September 30, 2020 may not arise and accordingly the same has not been provided in the financial results of ALTPL and for the group.

- iii) The Company is liable to pay Rs. 143.74 Cr and Rs. 16.20 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 financial statement amount is not payable as per the



agreement. Further ATIL is settling the investor by buying the full investment. ATIL has given interest free advances to the other companies amounting to Rs 0.04 Crore.

iv) As per interim arbitration award, KPMG is conducting audit of APIPL to ascertain shortfall amount, if any. The Company has already booked a loss of Rs. 98.60 crore in the statement of profit & loss. The final amount if any, which can't be ascertained as on as on September 30, 2020, will be determined subsequent to the report of KPMG. The adjustment for the same will be made after receipt of report from KPMG.

Place: New Delhi

Date: November 10, 2020

for and on behalf of the Board

Sd/-

(Sushil Ansal)

Chairman

DIN-00002007



Certified True Copy
For Ansal Properties and Infrastructure Limited

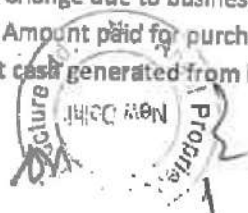
Abdul Sami
General Manager (Corporate Affairs) &
Company Secretary
Membership NO: FCS-7135

ANSAL PROPERTIES & INFRASTRUCTURE LIMITED

CIN - L45101DL1967PLC004759

Cash flow statement for the period ended September 30, 2020

	For the period ended September 30, 2020 Rs. in lakh	For the year ended March 31, 2020 Rs. in lakh
Cash flow from operating activities:		
Profit/(Loss) before tax	(1,320.92)	(18,442.50)
Depreciation & amortization	63.64	229.59
Interest & finance charges	4,118.76	8,979.12
Interest income	(231.82)	(870.02)
Amounts written back	(58.27)	(584.42)
Amounts written off	446.87	246.50
Provision for Impairment in the value of Investments	-	9,131.66
Provision for doubtful debts	-	1,637.07
Profit on sale of long term investments	-	(326.23)
Profit on sale of property, plant & equipment includes Investment properties	-	38.15
Profit on sale of property, plant & equipment	(420.65)	(317.40)
Operating (loss)/profits before working capital changes	2,597.61	(278.47)
Adjusted for:		
Increase/(decrease) in trade payables & others	(10,494.27)	26,121.18
(Increase)/decrease in inventories	10,719.46	(17,177.22)
(Increase)/decrease in trade and other receivables	(979.92)	7,138.81
(Increase)/decrease in loans and advances & other assets	420.28	(2,721.37)
Cash generated from operations	2,263.17	13,082.93
Taxes paid	248.46	(747.81)
Net cash generated from operating activities	2,511.63	12,335.12
Cash flow from Investing activities:		
Interest received	231.82	870.02
Proceeds from fixed deposit with bank	-	-
Proceeds from sale of property plant & equipment includes Investment properties	550.00	478.78
Amount paid for purchase of property plant & equipment	(0.39)	(3.12)
Proceeds from sale of Investments	-	346.43
Change due to business combination	-	-
Amount paid for purchase of debentures	-	(2,644.13)
Net cash generated from Investing activities	781.44	(952.02)



ANSAL PROPERTIES & INFRASTRUCTURE LIMITED

CIN - L45101DL1967PLC004759

Cash flow statement for the period ended September 30, 2020

Cash flow from financing activities:

Interest & finance charges paid	(1,273.89)	(5,282.10)
Proceeds/(repayment) from short term borrowings	225.72	256.35
(Repayment)/proceeds from long term borrowings	(962.78)	(6,418.90)
Payment of lease rentals-principle & Interest	(6.60)	(82.58)
Repayment of long term borrowings		
Net cash used in financing activities	(2,017.55)	(11,527.23)
Net (decrease)/Increase in cash and cash equivalents	1,275.52	(144.13)
Cash and cash equivalents at the beginning of the year	854.10	998.23
Cash and cash equivalents at the end of the year	2,129.62	854.10

Components of cash and cash equivalents

	As at September 30, 2020 Rs. in lakh	As at March 31, 2019 Rs. in lakh
Cash on hand	59.46	47.77
Cheques in hand	251.93	100.38
Balances with schedule banks		
in current accounts	3,600.65	1,176.73
Others	-	-
Non current bank balances	-	-
Books overdraft	(1,782.42)	(470.78)
Net cash and cash equivalents	2,129.62	854.10

Notes:

(a) The above Cash Flow Statement has been prepared under the "Indirect Method" as set out in the Indian Accounting Standard (Ind AS 7)- Statement of Cash Flows.



	For the period ended September 30, 2020	For the year ended March 31, 2020
	Rs. In Lakhs	Rs. In Lakhs
Cash flow from operating activities:		
(loss) before tax	(5,262.51)	(25,344.41)
Other Comprehensive Income		
Depreciation	1,129.45	2,591.64
Interest & finance charges	7,092.22	17,277.14
Interest Income	(462.49)	(886.50)
Impairment of goodwill	-	-
Amount written off	464.01	349.26
Amounts written back	(69.18)	(754.32)
Profit on sale of investments	(0.03)	-
Loss on sale of fixed assets	-	-
Profit on sale of fixed assets	(420.65)	(702.91)
Provision of doubtful debts	-	1,637.07
Impairment of goodwill	-	7,106.37
Loss on sale of fixed assets	-	-
Profit for associate	(3.16)	(19.26)
Impairment of Inventory		
Dividend Income	2,467.66	1,254.08
Operating profits before working capital changes	7,684.40	9,870.29
Adjusted for:		
Trade payables & others	(5,374.03)	20,345.45
Inventories	11,997.21	(6,853.67)
Trade and other receivables	(4,120.37)	5,677.61
Loans and advances & other assets	5,593.00	1,197.07
Other financial liabilities	(411.41)	(10,496.17)
Non current liabilities		
Cash generated from operations	10,152.06	11,124.36
Taxes paid	69.00	(407.20)
Net cash from/(used in) operating activities	10,221.06	10,717.16
Cash flow from investing activities:		
Interest received	462.49	886.50
Proceeds from fixed deposit with bank		(1,034.21)
Addition in plant property and equipment and other Intangible asset	420.65	(456.06)
Sale of plant property and equipment and other Intangible asset	(907.04)	753.58
Purchase of investments		-
Impact of change in control of subsidiary	(635.28)	1,444.86
Amount received from JV share sale		346.43
Premium paid on subsidiary debenture purchase		(744.13)
Net cash from investing activities	(659.17)	1,196.98
Cash flow from financing activities:		
Interest & finance charges paid	(7,092.22)	(1,505.12)
Lease Payment - Principal		(82.58)
(Repayment) proceeds from short term borrowings	225.73	(390.50)



(Repayment)/proceeds from long term borrowings	(1,476.53)	(10,265.06)
Net cash from / (used in) financing activities	(8,343.02)	(12,243.26)
Net (decrease) in cash and cash equivalents	1,218.87	(329.13)
Cash and cash equivalents at the beginning of the year	1,145.40	2,009.62
Transfer under BTA		(535.09)
Cash and cash equivalents at the closing of year	2,364.26	1,145.39

Ansal Properties & Infrastructure Limited
CIN - 145101DL1967PLC004759

Consolidated cash flow statements for the period ended September 30, 2020

Components of cash and cash equivalents	For the period ended	For the year ended
	September 30, 2020	March 31, 2020
	Rs. in Lakhs	Rs. in Lakhs
Cash on hand	80.87	114.76
Cheques in hand	258.66	223.88
Balances with schedule banks on current accounts	3,952.30	1,420.58
Deposit	69.53	5.55
Non current bank balances	4.22	3.18
Book Overdraft	(2,001.32)	(622.56)
Net cash and Cash equivalents	2,364.26	1,145.39

Notes :

(a) The above Cash Flow Statement has been prepared under the "Indirect Method" as set out in the Indian Accounting Standard (Ind AS 7)- Statement of Cash Flows.



Certified True Copy

For Ansal Properties and Infrastructure Limited

Abdul Sami

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



ANSAL PROPERTIES & INFRASTRUCTURE LIMITED

STATEMENT OF ASSETS AND LIABILITIES AS AT 30TH SEPTEMBER 2020

Rs. in Lakh

Assets	STANDALONE		CONSOLIDATED	
	As at 30.09.2020 (Unaudited)	As at 31.3.2020 (Audited)	As at 30.09.2020 (Unaudited)	As at 31.3.2020 (Audited)
(1) Non - current assets				
(a) Property, plant and equipment	955	1,348	40,790	42,251
(b) Capital work - in - progress	-	-	9,213	7,974
(c) Investment Property	58	59	58	59
(d) Other intangible assets	14	14	14	14
(e) Goodwill	-	-	16,588	16,587
(f) Financial assets				
(i) investments	55,454	55,454	4,860	5,349
(ii) Trade receivables	-	-	7,933	7,129
(iii) Loans	170	170	555	655
(iv) Others	3,916	3,703	4,566	4,345
(g) Deferred tax assets (net)	833	881	3,523	3,685
(h) Other non - current assets	45,201	41,560	30,168	27,278
Total non - current assets	1,06,601	1,03,189	1,18,268	1,15,326
(2) Current assets				
(a) Inventories	3,75,396	3,86,115	5,39,461	5,51,458
(b) Financial assets				
(i) Investments	-	-	-	-
(ii) Trade receivables	9,482	8,502	12,603	12,111
(iii) Cash and cash equivalents	3,912	1,325	4,361	1,765
(iv) Bank balances	-	-	4	3
(v) Loans	1,034	2,491	1,871	1,429
(vi) Others	321	786	1,695	2,091
(c) Current tax assets (net)	3,308	3,557	3,620	4,174
(d) Other current assets	65,956	68,755	55,602	60,687
Total current assets	4,59,409	4,71,531	6,19,217	6,33,718
Total assets	5,66,010	5,74,720	7,37,485	7,49,044
Equity and liabilities				
Equity				
(a) Equity share capital	7,870	7,870	7,870	7,870
(b) Other equity	11,752	13,107	(24,304)	(19,292)
(c) Non controlling interest	-	-	2,896	3,784
Total Equity	19,622	20,977	(13,538)	(7,638)
Liabilities				
(1) Non - current liabilities				
(a) Financial liabilities				
(i) Borrowings	9,468	8,463	26,651	28,128
(ii) Trade payables	-	-	-	-
(iii) Other financial liabilities	462	623	8,820	15,128
(b) Provisions	1,798	1,885	2,937	2,927
(c) Deferred tax liabilities (net)	-	-	-	-
(d) Other non-current liabilities	25	26	14,484	9,583
Total non - current liabilities	11,753	10,997	52,892	55,766
(2) Current liabilities				
(a) Financial liabilities				
(i) Borrowings	3,878	3,652	5,576	5,350
(ii) Trade payables	-	0	49	76
(a) Total outstanding dues of Micro Enterprises & Small Enterprises	-	0	49	76
(b) Total outstanding dues of Creditors other than Micro Enterprises & Small Enterprises	99,230	1,00,564	92,017	97,988
(iii) Other financial liabilities	60,005	56,738	1,29,115	1,10,643
(b) Other current liabilities	3,71,059	3,81,329	4,70,787	4,86,280
(c) Provisions	463	463	587	579
Total current liabilities	5,34,635	5,42,746	6,98,131	7,00,916
Total equity & liabilities	5,66,010	5,74,720	7,37,485	7,49,044





Independent Auditors' Review Report on the Quarterly and year to date Unaudited 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 of
Ansal Properties & Infrastructure Limited**

1. We have reviewed the accompanying standalone financial results of Ansal Properties & Infrastructure Limited (the "Company") for the quarter ended September 30, 2020 ("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 ("Listing Regulations").
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, 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. 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 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 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.
4. **Basis for Qualified conclusion**
 - a. We draw attention to Note 18 (iii) of the Statement wherein the Company has purchased properties aggregating to Rs. 16,078 lakhs from one of its subsidiary (holding 70.57% equity shares) Ansal Townships Infrastructure Limited (ATIL) in the financial year 2011 -12. The Company has not paid Rs. 14,374 lakhs 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 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 18 (iii) of the Statement wherein ATIL has not made provision for interest receivable on advance of Rs. 1620 lakhs given to the Company. One of the minority 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. 145.80 lakhs for period ended Sept 30, 2020 from the Company. The Company has not made any provision for interest payable of Rs. 145.80 lakhs to ATIL. As a result, loss of the Company and its liabilities are understated by this amount.
- c. We draw attention to note no 18 (iv) of the statement during the previous quarter, the Company had entered into a business transfer agreement (BTA) between PE Investor in Ansal Phalak Infrastructure Private Limited (APIPL) subsidiary of the Company on the basis of interim arbitration award/ master settlement agreement (MSA). As per MSA, 93% of the equity share capital of the Company is now held by PE Investor. As a result, APIPL is not a subsidiary of the Company anymore.

The final arbitration award will be subject to final audit report of KPMG appointed as per section 26 of the Arbitration Act. KPMG will audit all the transactions undertaken since incorporation. Any shortfall or excess of amount payable or receivable due to their findings will be adjusted subsequently. We have been informed by the Company that the audit of KPMG is under progress. The Company has already booked a loss of Rs. 9860 Lakhs in the statement of profit & loss. The final amount will be determined subsequent to the report of KPMG which is not ascertainable at this stage and hence not recorded by Company.

We further report that, without considering items mentioned at para (a), (b) and (c) above, the effect of which could not be determined, had the observations made by us in para (b) above been considered, the loss for the period would have been Rs. 1,500.80 lakhs (as against the reported figure of Total comprehensive loss of Rs. 1355 lakhs).

5. Qualified conclusion

Based on our review conducted as above, except for possible impact of matters stated in "Basis of Qualified conclusion" above, nothing has come our attention that causes us to believe that the accompanying Statements, prepared in all material respects in accordance with the applicable Indian Accounting Standards (Ind As) prescribed in Ind AS 133 of the Act, read with Rule 7 of Companies (Accounts) Rules 2014 and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of existing 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 5 of the Statement, the Company had claimed a cumulative exemption of Rs. 3,448 lakhs 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 6 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 on September 30, 2020 an amount of Rs. 2928 lakhs are due for payment (out of total outstanding principal of Rs. 9,125 lakhs). The Company's petition regarding revised schedule for repayment of deposits and interest thereon is pending before NCLT. Next date of hearing is 25.11.2020.
- c. Refer Note 10 of the Statement, wherein 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. 7,934 Lakhs 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.
- d. Refer Note 7 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). The principal loan outstanding as on 30th Sep 2020 is Rs 10,360 lakhs. The bank has filed case against the company in Debts Recovery Tribunal (DRT). Next date of hearing is 29-12-2020.





- ii. In addition to above Lender, two more banks, have classified the bank accounts of the Company as Non – Performing Assets (NPA). In the case of Bank of Maharashtra, the Company has entered into one time settlement (OTS) of Rs. 35.70 Cr. and deposited 19.65 Cr. till date. The Company has to make full payment of OTS amount by 31st March 2021. The Bank has filed a case in DRT & NCLT against the Company.
The company has also entered into one time settlement agreement with Bank of India of Rs. 710 lakhs against full and final payments and till date has been paid Rs. 130 lakhs against the approved OTS amount. The Bank has also filed a case in DRT, which would be withdrawn after full payment of OTS amount.
- iii. Indian Bank, Lucknow has classified the bank accounts of the company as Non-Performing Assets (NPA). Due to delay in sanction of OTS by the Bank, OTS proposal has been withdrawn. Total Principal Outstanding as on 30th Sep 2020 is Rs 3303 lakhs.
- iv. The Company has taken working capital/overdraft facility from Jammu & Kashmir (J & K) Bank Limited aggregating to Rs. 3648 lakhs including overdue interest of Rs. 548 lakhs. The above mentioned overdue interest is classified as NPA by the J & K Bank.
- v. In the case of ILFS financial Services Limited ("IFIN"), IFIN has filed an application in NCLT against the Company. The Company has proposed to pay Rs. 144 Cr. including unpaid interest over a period of next 10 months by selling the securities mortgaged to IFIN.
- e. Refer Note 13 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. 15,550 lakhs 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. The Company is in the process of settling this dispute and the matter is subjudice.
- f. Refer Note 11 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. 18,900 lakhs. The Company has sought legal recourse. Details with regard to payment and legal issues are explained in the said note. Based on the legal advice the Company is hopeful of a favourable outcome and the matter is subjudice. We have relied upon management contention.

Refer Note 9 of the Statement, The Company has received Show Cause Notice dated 5th September, 2020, directed to give para-wise compliance in connection with Notice dated 9th July, 2019 against 6 Projects UPRERAPRJ7122, UPRERAPRJ10009, UPRERAPRJ9594, UPRERAPRJ4754, UPRERAPRJ7090 and UPRERAPRJ10150. The Company has submitted

Branch Office Delhi : 1204, 12th Floor, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi-110034

Branch office Gurugram : 216, Tower-2, DLF Corporate Greens, Sector-74A, Gurugram, Haryana-122002

Regd Office: QU-35B, Pitampura, New Delhi-110088

Tel: +91-11-47079095

Email : office@mrks.co.in

Website : www.mrks.in





detailed reply giving compliance with respect to all the points mentioned in the said Notice. We have relied upon the management contention.

- h. Refer note 15 of the Statement, NCDRC has disposed the matter under Consumer Case No. 1951 of 2016 of Bhirgu Kaushik and 14 Others Vs. Ansal Hi Tech Townships Limited with the direction to refund the entire deposit amount to the complainants' customers along with simple interest 8% per annum and Rs. 50,000 as litigation cost. The Company is under process in filing of the review petition.

7. Material Uncertainty on Going Concern

The accumulated losses of the Company as on September 30, 2020 is Rs. 1,13,184.76 lakhs (these accumulated losses were partly due to the reversal of earlier profits of Rs. 1,17,518.87 lakhs in retained earnings as at April 1, 2018 by the Company on adoption of Ind AS – 115 "Revenue from Contracts with Customers" with effect from April 1, 2018). As at September 30, 2020, the accumulated losses exceed the share capital and free reserves of the Company. Due to recession in the industry, the Company continues to face profitability and liquidity issues evidenced by delays in repayments to lenders, payments of statutory obligations including income tax and tax deducted at source and ongoing claims/settlements of various counterparties. These events or conditions combined with impact of Covid 19 on the real estate industry, indicate that a material uncertainty exists that may cast a significant doubt on the Company's ability to continue as a going concern. The management of the company has taken various initiatives, and in view of its confidence in achieving these initiatives, the management has assessed that the going concern assumption is appropriate in the preparation of the standalone financial results of the Company for the Quarter ended September 30, 2020. Our conclusion is not modified in respect of this matter.

For MRKS AND ASSOCIATES
Chartered Accountants
ICAI Registration No – 023711N

Certified True Copy
For Ansal Properties and Infrastructure Limited


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



SAURABH KUCHHAL
Partner
Membership No. 512362

Place: Delhi
Date: 10-11-2020
UDIN: 20512362AAAALH3719



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

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 September 30, 2020, 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").
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 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) We draw attention to Note 18 (iii) of the Statement wherein the APIL has purchased properties aggregating to Rs. 16,078 lakhs from one of its subsidiary (holding 70.57% equity shares) Ansal Townships Infrastructure Limited (ATIL) in the financial year 2011 - 12. The Company has not paid Rs. 14,374 lakhs 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 ascertain the possible impact it may have on the non-controlling interest and parent's equity in these consolidated financial results.
- b) We draw attention to Note 18 (iii) of the Statement wherein ATIL has not made provision for interest of Rs. 145.80 lakhs receivable on advance of Rs. 1620 lakhs given to the APIL. As a result, share of total comprehensive Income attributable to minority shareholders of Group is overstated by 42.87 lakhs for the quarter ended Sept 30, 2020.
- c) We draw attention to Note 18 (iv) of the Statement, APIL had entered into a business transfer agreement (BTA) between PE Investor In Ansal Phalak Infrastructure Private Limited (APIPL) subsidiary of APIL on the basis of interim arbitration award/ master settlement agreement (MSA). As per MSA, 93% of the equity share capital of APIL is now held by PE Investor. As a result, APIPL is not a subsidiary of APIL anymore. The final arbitration award will be subject to final audit report of KPMG appointed as per section 26 of the Arbitration Act. KPMG will audit all the transactions undertaken since incorporation. Any shortfall or excess of amount payable or receivable due to their findings will be adjusted subsequently. We have been informed by APIL that the audit of KPMG is under progress. The Company has already booked a loss of Rs. 9860 Lakhs in the statement of profit & loss. The final amount will be determined subsequent to the report of KPMG which is not ascertainable at this stage and hence not recorded by Company.
- d) Refer Note 18 (i) of the Statement wherein one of the subsidiary Ansal Hitech Townships Limited (AHTL) has not provided interest aggregating to Rs. 1574 lakhs for quarter ended Sept 30, 2020 on outstanding debentures of Rs. 15,550 lakhs issued





to parties outside the Group. This has resulted in understatement of Inventory by Rs. 1574 lakhs in the financials of the subsidiary for the quarter ended Sept 30, 2020.

- e) Refer Note 18 (ii) of the Statement 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, ALTPL has provided normal interest @ 21.75% p.a. instead of default rate of interest @ 27% p.a. Therefore, ALTPL has not made provision for additional interest of Rs. 86 Lakhs for the period ended Sept 30, 2020. As a result loss of the Group and the share of total comprehensive income attributable to minority interest overstated by Rs. 45.86 and Rs. 40.14 lakhs respectively.

We further report that, without considering items mentioned at para (a), (c) and (d) above, the effect of which could not be determined, had the observations made by us in para (b) & (e) above been considered, the group share of consolidated loss for the quarter would have been Rs. 4,928.73 lakhs as against the reported figure of group share of total comprehensive loss of Rs. 4,840 lakhs.

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 5 of the Statement, the Parent had claimed a cumulative exemption of Rs. 3,448 lakhs 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 6 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 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 lakhs per month (Rs. 100 lakhs per month from January 2019 onwards) as per revised schedule. As on Sept 30, 2020 an amount of Rs. 2928 lakhs are due for payment (out of total outstanding principal of Rs. 9125 lakhs). The Parent's petition regarding revised schedule for repayment of deposits and interest thereon is pending before NCLT. Next date of hearing is 25.11.2020.
- iii. Refer Note 10 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 lakhs 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 7 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). The principal loan outstanding as on 30th Sep 2020 is Rs 10,360 lakhs. The bank has filed case against the parent in Debts Recovery Tribunal (DRT). Next date of hearing is 29-12-2020.
 - (b) In addition to above Lender, two more Banks, have classified the bank accounts of the Group as Non – Performing Assets (NPA). In the case of Bank of Maharashtra, the parent has entered into one time settlement (OTS) of Rs. 35.70 Cr. and deposited 19.65 Cr. till date. The parent has to make full payment of OTS amount by 31st March 2021. The Bank has filed a case in DRT & NCLT against the parent.





The parent has also entered into one time settlement agreement with Bank of India of Rs. 710 lakhs against full and final payments and till date has been paid Rs. 130 lakhs against the approved OTS amount. The Bank has also filed a case in DRT, which would be withdrawn after full payment of OTS amount.

- (c) Indian Bank, Lucknow has classified the bank accounts of the company as Non-Performing Assets (NPA). Due to delay in sanction of OTS by the Bank, OTS proposal has been withdrawn. Total Principal Outstanding as on 30th Sep 2020 is Rs 3303 lakhs.
- (d) The parent has taken working capital/ overdraft facility from Jammu & Kashmir (J & K) Bank Limited aggregating to Rs. 3638 lakhs including overdue interest of Rs. 548 lakhs. The above mentioned overdue interest is classified as NPA by the J & K Bank.
- (e) In the case of ILFS financial Services Limited ("IFIN"), IFIN has filed an application in NCLT against the Company. The Company has proposed to pay Rs. 144 Cr. including unpaid interest over a period of next 10 months by selling the securities mortgaged to IFIN.
- (f) Ansal API Infrastructure Ltd. (AAPIL), a wholly owned subsidiary of the Company, has taken a loan of Rs. 39,000 lakhs from Pooled Municipal Debt Obligations Facility (PMDO). The present outstanding is Rs. 27,220 lakhs 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. The AAPIL is in discussion with CBL to resolve the matter.
- v. Refer Note 14 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. The same is pending presently with NCLT.
- vi. Refer Note 9 of the Statement, wherein the Parent has received Show Cause Notice dated 5th September, 2020, directed to give para-wise compliance in connection with Notice dated 9th July, 2019 against 6 Projects UPRERAPRJ7122, UPRERAPRJ10009, UPRERAPRJ9594, UPRERAPRJ4754, UPRERAPRJ7090 and UPRERAPRJ10150. The Company has submitted detailed reply giving compliance with respect to all the points mentioned in the said Notice. We have relied upon the management contention.





- vii. Refer Note 11 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. 18,900 lakhs. The Parent has sought legal recourse. Details with regard to payment and legal issues are explained in the said note. Based on the legal advice the Parent is hopeful of a favorable outcome and the matter is subjudice. We have relied upon management contention.
- viii. Refer Note 12 of the Statement, wherein auditors of ALTPL, subsidiary of the parent has drawn attention to the fact that an amount of Rs. 6,156 lakhs are receivable from Ansal Landmark (Karnal) Township Private Limited (ALKTPL). Based on the management assessment no impairment in the value of said recoverable amount is made in the books of accounts of ALTPL.
- ix. Refer Note 13 of the Statement, the Parent, and the debenture holders of a subsidiary company Ansal Hi-Tech Township Ltd (AHTL) having overdue principal amount of Rs. 15,550 lakhs 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 holders on behalf of the AHTL. The debenture holders have moved an application with NCLT under Insolvency & Bankruptcy Code. As the matter is subjudice, we have relied upon the contention of the management.
- x. Refer note 15 of the Statement, NCDRC has disposed the matter under Consumer Case No. 1951 of 2016 of Bhirgu Kaushik and 14 Others Vs. Ansal Hi Tech Townships Limited with the direction to refund the entire deposit amount to the complainants' customers along with simple interest 8% per annum and Rs. 50,000 as litigation cost. The Company is under process in filing of the review petition.

8. Material Uncertainty on Going Concern

The accumulated losses of the Company as on Sept 30, 2020 is Rs. 1,13,184.76 lakhs (these accumulated losses were partly due to the reversal of earlier profits of Rs. 1,17,518.87 lakhs in retained earnings as at April 1, 2018 by the Company on adoption of Ind AS – 115 "Revenue from Contracts with Customers" with effect from April 1, 2018). As of Sept 30, 2020, the accumulated losses exceed the share capital and free reserves of the Company. Due to recession in the industry, the Company continues to face profitability and liquidity issues evidenced by delays in repayments to lenders, payments of statutory obligations including Income tax and tax deducted at source and ongoing claims /settlements of various counterparties. These events or conditions combined with impact of Covid 19 on the real estate industry, indicate that a material uncertainty exists that may cast a significant doubt on the Company's ability to continue as a going concern. The management of the company has taken





various initiatives, and in view of its confidence in achieving these initiatives, the management has assessed that the going concern assumption is appropriate in the preparation of the Statement of the Company for the quarter ended Sep 30, 2020. Our conclusion is not modified in respect of this matter.

9. We did not review the unaudited interim financial results of 91 subsidiaries (including step down subsidiaries) whose quarterly standalone financial results reflect total assets of Rs. 2,15,068.71 lakhs as at Sep 30, 2020, total revenue of Rs. 3,366.22 lakhs and Rs. 5,801.59 lakhs for the quarter and half year ended Sep 30, 2020, respectively; loss after tax of Rs. 2,205.64 lakhs and Rs. 3,769.42 lakhs for the quarter and half year ended Sep 30, 2020, respectively; total comprehensive loss of Rs. 2,205.64 lakhs and Rs. 3,769.42 lakhs for the quarter and half year ended Sep 30, 2020, respectively; and net cash inflows of Rs. 15.22 lakhs for the half year ended Sep 30, 2020, as considered in this statement.
10. Out of companies mentioned in 9 above, the unaudited financial information for 78 subsidiaries (including step down subsidiaries) duly certified by the management have been furnished to us, whose quarterly standalone financial results reflect total assets of Rs. 42,574.59 lakhs as at Sep 30, 2020; total revenue of Rs. 294.13 and Rs. 441.08 lakhs for the quarter and half year ended Sep 30, 2020, respectively; loss after tax of Rs. 77.60 lakhs and Rs. 259.56 lakhs for the quarter and half year ended Sep 30, 2020, respectively; total comprehensive loss of Rs. 77.60 lakhs and Rs. 259.56 lakhs for the quarter and half year ended Sep 30, 2020, respectively; and net cash inflows of Rs. 11.73 lakhs for the half year ended Sep 30, 2020, 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.
11. Out of companies mentioned in 9 above, the financial information of the balance 13 subsidiaries (including step down subsidiaries) who's reviewed quarterly standalone financial results reflect total assets of Rs. 1,72,494.12 lakhs as at Sep 30, 2020, total revenue of Rs. 3,071.09 lakhs and Rs. 5,360.51 lakhs for the quarter and half year ended Sep 30, 2020, respectively; loss after tax of Rs. 2128.04 lakhs and Rs. 3,509.80 lakhs for the quarter and half year ended Sep 30, 2020, respectively; total comprehensive loss of Rs. 2128.04 lakhs and Rs. 3,509.80 lakhs for the quarter and half year ended Sep 30, 2020, respectively; and net cash inflow of Rs. 3.49 lakhs half year ended Sep 30, 2020, as considered in this statement, have been reviewed by other auditors whose review reports have been furnished to us. Our report, to the extent it concerns these subsidiaries (including step down subsidiaries), on the unaudited interim consolidated financial results is based solely on the report of the other auditors and procedures performed by us as stated in para 3 above.



12. We did not review the unaudited financial results of one joint venture entity, wherein Group's, share of loss including other comprehensive loss of Rs. 3.26 and Rs. 6.31 Lakhs for the period ended quarter ended and half year ended Sept 30, 2020 as considered in this statement. An Independent auditor's report on interim financial results of this joint venture has been furnished to us by the management and our conclusion on the statement, in so far as it relate 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.

Our conclusion on the statement in respect of matter stated above is not modified with respect to our reliance on the work done and the report of the other Auditors and the financial results/financial information certified by the management.

For MRKS AND ASSOCIATES
Chartered Accountants
ICAI Registration No: 023711N

Saurabh Kuchhal
Partner
Membership No: 512362
Place: New Delhi
Dated: 10-11-2020
UDIN: 20512362AAAA18055





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 Landmark Townships Private Limited
12	Ansal Condominium Limited
13	Aabad Real Estates Limited
14	Anchor Infra projects Limited
15	Benedictory Realtors Limited
16	Caspian Infrastructure Limited
17	Celestial Realtors Limited
18	Chaste Realtors Limited
19	Cohesive Constructions Limited
20	Cornea Properties Limited
21	Creative Infra Developers Limited
22	Decent Infratech Limited
23	Diligent Realtors Limited
24	Divinity Real Estates Limited
25	Einstein Realtors Limited
26	Emphatic Realtors Limited
27	Harapa Real Estates Limited
28	Inderlok Buldwell Limited
29	Kapila Buildcon Limited
30	Kshitiz Realtech Limited
31	Kutumbkam Realtors Limited
32	Lunar Realtors Limited
33	Marwar Infrastructure Limited
34	Muqaddar Realtors Limited
35	Paradise Realty Limited





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





74	Chamunda Properties Private Limited
75	Chandi Properties Private Limited
76	Canyon Realtors Private Limited
77	Kailash Realtors Private Limited
78	Kushmanda Properties Private Limited
79	Katra Realtors Private Limited
80	Kaveri Realtors Private Limited
81	Lord Krishna Infraprojects Limited
82	Prithvi Buildtech Private Limited
83	Rudraprayag Realtors Private Limited
84	Saubhagya Real Estates Private Limited
85	Saraswati Buildwell Private Limited
86	Satluj Real Estates Private Limited
87	Sunshine Colonisers Private Limited
88	Bajrang Realtors Private Limited
89	Delhi Towers & Estates Private Limited
90	Kabini Real Estates Private Limited
91	Sampark Hotels Private Limited
92	Yamnotri Properties Private Limited
	Joint ventures
93	Ansal Lotus Melange Projects Private Limited

**Certified True Copy**

For Ansal Properties and Infrastructure Limited

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