

11th February, 2021

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, 2020 of the Financial Year 2020-21.**

b) **Outcome of the Board Meeting dated the 11th February, 2021, concluded at 03:50 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,

Pursuant to the compliance of Regulations 30 and 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations"), in reference to the captioned matter and further to our last letter/ Intimation dated the 04th February, 2021, 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, 2020 of the Financial Year 2020-21, duly approved by the Board of Directors at their meeting held on the 11th February, 2021 (i.e. today) as **Annexure I**.
- 2) Copy of Limited Review Report (Standalone & Consolidated) submitted by the Statutory Auditors of the Company, M/s MRKS and Associates, Chartered Accountants, on the Un-Audited Financial Results for the 03rd Quarter/ nine months period ended on the 31st December, 2020 of the Financial Year 2020-21, duly noted by the Board at the said meeting, as **Annexure II**.

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.

ANSAL PROPERTIES & INFRASTRUCTURE LTD.

ANNEAURE-1

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND PERIOD ENDED DECEMBER 31, 2020

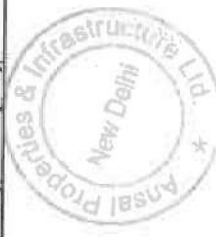
Sl.No.	Particulars	STANDALONE						CONSOLIDATED							
		Quarter ended			Period to date			Quarter ended			Period to date			Previous Year ended- 31/03/2020 (Audited)	
		31/12/2020 (Unaudited)	30/09/2020 (Unaudited)	31/12/2019 (Unaudited)	31/12/2020 (Unaudited)	31/12/2020 (Unaudited)	31/12/2019 (Unaudited)	30/09/2020 (Unaudited)	31/12/2020 (Unaudited)	31/12/2019 (Unaudited)	31/12/2020 (Unaudited)	31/12/2019 (Unaudited)			
I	Income														
	(a) Revenue from operations	15,922	18,114	21,408	42,484	56,041	79,438	19,236	22,324	27,983	51,226	72,128	1,11,746		
	(b) Other Income	237	484	212	767	1,168	1,545	2,011	817	499	2,894	1,698	2,778		
II	Total Income	16,229	19,598	21,620	43,251	57,199	80,983	21,247	23,141	28,482	54,121	73,827	1,14,525		
III	Expenses														
	(a) Consumption of Materials Consumed/ construction cost	11,426	16,226	12,309	31,603	35,284	58,078	12,490	18,867	13,771	33,524	39,643	73,523		
	(b) (Increase)/decrease in stock-in-trade and work in progress	128	-278	-357	-218	1,561	2,967	128	-278	-356	-218	1,561	2,967		
	(c) Employees' benefits expense	274	243	315	772	1,111	1,418	392	378	504	1,141	1,757	2,265		
	(d) Finance Cost	2,805	2,218	2,290	6,724	7,176	9,064	4,317	3,489	3,853	11,321	11,818	17,277		
	(e) Depreciation and amortization expense	36	32	52	89	162	230	562	553	691	1,851	1,903	2,592		
	(f) Other Expenditure	1,939	3,062	5,929	5,869	11,360	18,538	4,270	6,004	8,988	12,836	22,631	34,139		
IV	Total Expenses	16,406	20,503	20,538	44,750	56,864	90,293	22,169	28,013	27,221	60,294	79,013	1,32,763		
V	Profit/(Loss) before exceptional items and tax (II - IV)	(177)	(905)	1,082	(1,499)	535	(9,310)	(912)	(2,872)	1,261	(6,174)	(5,186)	(18,238)		
VI	Exceptional Items														
	Provision for Impairment in value of Investments						9,132						7,106		
VII	Profit/(Loss) before taxes (V-VI)	(177)	(906)	1,082	(1,499)	535	(19,442)	(912)	(2,872)	1,261	(6,174)	(5,186)	(26,344)		
VIII	Tax expenses														
	-Current Tax							14	37	6	99	1	0		
	-Deferred Tax	36	80	16	81	(302)	1,883	84	89	(115)	227	(359)	625		
	-MAT			120		120		1	(1)	172	1	172			
	-Tax pertaining to earlier years			24		24	49	1		36	1	116	127		
	Total Tax	36	80	160	81	(158)	1,932	100	125	89	328	(70)	782		
IX	Profit/(Loss) after Tax (VII-VIII)	(213)	(986)	922	(1,578)	683	(20,374)	(1,012)	(2,997)	1,162	(6,501)	(5,116)	(26,066)		
X	Share of Profit/(loss) in Associates/joint venture							19	(2)	(8)			(19)		
XI	Net Profit/ (Loss) for the period (IX+X)	(213)	(986)	922	(1,578)	683	(20,374)	(993)	(3,000)	1,154	(6,501)	(5,116)	(26,118)		



2

Sl. No.	Particulars	Quarter ended				Period to date		Previous Year ended	Quarter ended				Period to date		Previous Year ended				
		31/12/2020		31/12/2019		31/12/2020			31/12/2019		30/09/2020		31/12/2020			31/12/2019			
		(Unaudited)	(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	(212)	(965)	922	(1,578)	693	(20,374)	(1,119)	(2,757)	1,345	(5,957)	(3,594)	(24,120)	(1,525)	(1,995)	(24,120)	(1,995)		
XIII	Other Comprehensive Income/(Loss) (net of tax)	(1)	10	29	9	6	(968)	(1)	10	29	9	7	(528)						
XIV	Total Comprehensive Profit/(Loss) for the period [Comprising Profit/(Loss) (after tax) and Other Comprehensive Income (XI+XIII)]	(214)	(975)	951	(1,570)	699	(21,342)	(984)	(2,969)	1,183	(6,476)	(6,112)	(26,643)						
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	(214)	(975)	951	(1,570)	699	(21,342)	(1,120)	(2,746)	1,359	(5,958)	(3,587)	(24,648)	(1,525)	(1,995)	(24,648)	(1,995)		
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	7,870	7,870	7,870	7,870		
XVII	Reserves excluding Revaluation Reserves as per balance sheet of the previous accounting year	-	-	-	-	-	13,106	-	-	-	-	-	-	-	-	-	-	(19,282)	
XVIII	Earning Per Share (EPS) (Rs.) (not annualized) Before Extraordinary Items (a) Basic (b) Diluted After Extraordinary Items (a) Basic (b) Diluted	(0.13)	(0.63)	0.60	(1.00)	0.44	(12.94)	(0.71)	(1.75)	0.75	(3.79)	(3.25)	(16.58)	(0.75)	(0.75)	(3.25)	(3.25)	(16.58)	(16.58)

3



Notes:

1. The unaudited financial (Standalone and Consolidated) results for the Quarter 31st December, 2020 have been reviewed by the Audit Committee and approved by the Board of Directors in its meeting held on 11th February, 2021. 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.
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 24-02-2021.



4



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. and has till date paid Rs. 19.86 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. The Bank has filed cases in DRT & NCLT against the Company in this regard. The Company has approached the Bank to withdraw the cases.
- b) IFS 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. The next date of hearing in NCLT is 05/03/2021.
- 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 06/04/2021. Now the bank stands merged with Indian Bank. The Company understand that the 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 loan's repayment commitment. The Company has entered into OTS Scheme with the bank for payment of Rs. 7.10 Cr. against full and final payments. Till 31st Dec'20 an amount of Rs 1.70 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 – Fund Based Limits of Rs. 31 Cr. and Bank Guaranty facility of Rs. 19.50 Cr. from Jammu & Kashmir Bank. There are over dues of Rs. 6.67 Cr. in the fund based 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. 3.37 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.



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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. 252 Cr. plus overdue / unapplied interest. The account is in NPA category. During last quarter ending Dec'20, Vistra ITCL, security Trustee of PMDO, has auctioned some small land parcels for value aggregating Rs 20.52 Cr. approx. and distributed the same to all lenders. Further, AAIL has given a fresh proposal to PMDO to release a small part of the security against payment of approx. Rs. 12.5 Cr. We understand that PMDO is considering our request.

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 22/03/2021.

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 & DRT. Subsequently, AAIL had paid a sum of Rs. 2 Cr. to Corporation Bank during 2020. The next date of hearing in NCLT is 24/02/2021 and DRT on 25/03/2021.

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. The Company settled with a buyer for sale of the project and offered OTS to the Bank. 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. Indian Bank has filed recovery suite in DRT against the Company and next date of hearing is 19/03/2021. We understand that the Bank is considering selling the assets to ARC.

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 an affiliate 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,



16

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. during F.Y. 2020-21 in the statement of Profit & Loss. The final amount if any, which can't be ascertained as on December 31, 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. Though the Company & investor agreed on settlement amount but due to delay the investor has submitted a claim of Rs. 407.91 Cr. and the Company has submitted a counter claim of Rs. 446.98 Cr. The matter is at argument stage.

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. 15.43 Cr. approx. in the Registry of the Delhi High Court. Further, balance sale consideration of Rs. 14.95 (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 24.02.2020. Both the parties are also negotiating for settlement of the dispute out of the Court. Under the settlement, the Company has moved the High Court for release of the amount deposited with the High Court, to Dalmia Group.



7

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 company- Ansal Hi-Tech Townships Ltd. The next date of hearing in NCLT is - 17/02/2021. Meanwhile, the Company along with its Group Company, namely Ansal Colonizers and Developers Pvt. Ltd has purchased NCDs of the principal amount of Rs. 35.82 Crs. 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. Ansal IT City and Parks Ltd. ("The Company"), Subsidiary of APIL has entered into Memorandum of Business Undertaking on 21.09.2020 with Mahalaxmi Infrahome Private Limited and share purchase agreement dated 26.11.2020 with HDFC Venture Trustees Co. Limited, as result of these Agreements Mahalaxmi Infrahome Private Limited will become promoter of the Company by purchase of total shareholding of the Company and



(8)



also after getting necessary approvals from the concerned Authorities. The repayment of debentures of HDFC of Rs. 7 Crores and interest thereon and Share capital of HDFC Href will be settled by Mahalaxmi Infrahome Private Limited by payment of Rs. 11 Crores from the total sale consideration of Rs. 44.80 Crore. Necessary adjustment shall be made after receipt of total sale consideration and execution of the above two agreement. The Financial impact of this transaction cannot be ascertained as of now as in view of the uncertainties involved in discharging of liabilities of the company.

17. The financial statements of one joint venture Company are based on management certified accounts.
18. 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.
19. The Management's response to qualifications in the Audit Report for the quarter / year ended 31st Dec, 2020 are as under:

- i) Ansal Hi-tech Townships Limited, a subsidiary of the Company has not made provision of interest of Rs. 24.93 Cr for the period ended December 31, 2020 on outstanding debenture of Rs. 164.18 Cr issued to the parties outside the group as at December 31, 2020 because settlement with the debenture holders are under process.



(9)



ii) 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 view that 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.

iii) 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 December 31, 2020, will be determined subsequent to the report of KPMG. The adjustment for the same will be made after receipt of report from KPMG.

For and on behalf of the Board

Place: New Delhi

Date: February 11, 2021

CERTIFIED TRUE COPY

For Annual Properties and Infrastructure Limited



[Signature]

-Saf-
(Sushil Ansal)
Chairman
DIN-00002007



10



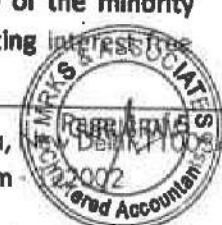
MRKS AND ASSOCIATES
CHARTERED ACCOUNTANTS

ANNEXURE-2

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 December 31, 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 19 (ii) 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 19 (ii) 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



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advance and has demanded that the ATIL recover interest @ 18% per annum on the amount so advanced. The interest receivable amounts to Rs. 218.70 lakhs for period ended Dec 31, 2020 from the Company. The Company has not made any provision for interest payable of Rs. 218.70 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 19 (iii) of the statement wherein during the last quarter of F.Y. 2019-20, 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. 1,788.70 lakhs (as against the reported figure of Total comprehensive loss of Rs. 1,570 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 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 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





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CHARTERED ACCOUNTANTS

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 December 31, 2020 an amount of Rs. 2956 lakhs are due for payment (out of total outstanding principal of Rs. 9,109 lakhs). The Company's petition regarding revised schedule for repayment of deposits and interest thereon is pending before NCLT. Next date of hearing is 24.02.2021.
- 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. Though the Company & Investor agreed on settlement amount but due to delay the investor has submitted a claim of Rs. 407.91 Cr. and the Company has submitted a counter claim of Rs. 446.98 Cr. The matter is at argument stage.
- 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 (SARFAESI) 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 31st Dec 2020 is Rs 10,360 lakhs. The bank has filed case against the company in Debts Recovery Tribunal (DRT). Next date of hearing is 06-04-2021.
- 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 19.86 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. 170 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.



(13)



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CHARTERED ACCOUNTANTS

- 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 31st Dec 2020 is Rs 3303 lakhs.
- iv. The Company has taken working capital/overdraft facility from Jammu & Kashmir (J & K) Bank Limited aggregating to Rs. 3767 lakhs including overdue interest of Rs. 667 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. The next date of hearing in NCLT is 05/03/2021.
- 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. 16418 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. The next date of hearing is 17.02.2021.
- 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. Further, in partial compliance with the earlier order of the Hon'ble High Court, the Company has deposited an amount of Rs. 15.43 Cr. approx. in the Registry of the Delhi High Court and balance consideration of Rs. 14.95 Cr. shall be deposited in the registry of the high court for hearing of section 34 application by the Ansal Group. Based on the legal advice the Company is hopeful of a favourable outcome and the matter is subjudice. We have relied upon management contention. The next date of hearing before Hon'ble High Court is 24.02.2021.
- g. 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 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.



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7. Material Uncertainty on Going Concern

The accumulated losses of the Company as on December 31, 2020 is Rs. 1,13,398.60 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 December 31, 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 December 31, 2020. Our conclusion is not modified in respect of this matter.

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



SAURABH KUCHHAL
Partner
Membership No. 512362
Place: Delhi
Date: 11.02.2021
UDIN: 21512362AAAABS6925

CERTIFIED TRUE COPY

For Ansal Properties and Infrastructure Limited

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

15



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CHARTERED ACCOUNTANTS

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 December 31, 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.



116





MRKS AND ASSOCIATES
CHARTERED ACCOUNTANTS

5. Basis of Qualified Conclusion

We draw attention to:

- a) We draw attention to Note 19 (ii) 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 19 (ii) of the Statement wherein ATIL has not made provision for interest of Rs. 218.70 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 64.35 lakhs for the quarter ended Dec 31, 2020.
- c) We draw attention to Note 19 (iii) 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 APIPL 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 19 (i) of the Statement wherein one of the subsidiary Ansal Hitech Townships Limited (AHTL) has not provided interest aggregating to Rs. 2,493 lakhs for the quarter ended Dec 31, 2020 on outstanding debentures of Rs. 16,418 lakhs issued to



17



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CHARTERED ACCOUNTANTS

parties outside the Group. This has resulted in understatement of inventory by Rs. 2,493 lakhs in the financials of the subsidiary for the quarter ended Dec 31, 2020.

- e) Refer Note 19 (iv) 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. 140 Lakhs for the period ended Dec 31, 2020. As a result Profit of the Group and the share of total comprehensive income attributable to minority interest overstated by Rs. 74.66 and Rs. 65.34 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. 6,098.01 lakhs as against the reported figure of group share of total comprehensive loss of Rs. 5,959 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



18



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CHARTERED ACCOUNTANTS

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 Dec 31, 2020 an amount of Rs. 2956 lakhs are due for payment (out of total outstanding principal of Rs. 9109 lakhs). The Parent's petition regarding revised schedule for repayment of deposits and interest thereon is pending before NCLT. Next date of hearing is 24.02.2021.
- 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 subsidiary of the Company. 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. Though the Company & investor agreed on settlement amount but due to delay the investor has submitted a claim of Rs. 407.91 Cr. and the Company has submitted a counter claim of Rs. 446.98 Cr. The matter is at argument stage.
- 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 31st Dec 2020 is Rs 10,360 lakhs. The bank has filed case against the parent in Debts Recovery Tribunal (DRT). Next date of hearing is 06-04-2021.
 - (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.



(19)



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CHARTERED ACCOUNTANTS

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. 170 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 31st Dec 2020 is Rs 3303 lakhs.
- (d) The parent has taken working capital/ overdraft facility from Jammu & Kashmir (J & K) Bank Limited aggregating to Rs. 3767 lakhs including overdue interest of Rs. 667 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. 25,200 lakhs excluding overdue interest. This account is classified as NPA by the lenders. During last quarter ending Dec'20, Vistra ITCL, security Trustee of PMDO, has auctioned some small land parcels for value aggregating Rs 20.52 Cr. approx. and distributed the same to all lenders. Further, AAPIL has given a fresh proposal to PMDO to release a small part of the security against payment of approx. Rs. 12.5 Cr. Management understand that PMDO is considering request. 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.



20





MRKS AND ASSOCIATES
CHARTERED ACCOUNTANTS

- 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. Further, in partial compliance with the earlier order of the Hon'ble High Court, the Company has deposited an amount of Rs. 15.43 Cr. approx. in the Registry of the Delhi High Court and balance consideration of Rs. 14.95 Cr. shall be deposited in the registry of the high court for hearing of section 34 application by the Ansal Group. Based on the legal advice the Parent is hopeful of a favorable outcome and the matter is subjudice. We have relied upon management contention. The next date of hearing before Hon'ble high court is 24.02.2021.
- 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. 16,418 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. The next date of hearing is 17.02.2021.
- 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.



(21)





8. Material Uncertainty on Going Concern

The accumulated losses of the Company as on Dec 31, 2020 is Rs. 1,13,398.60 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 Dec 31, 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 revenue of Rs. 3,048.41 lakhs and Rs. 8,871.53 lakhs for the quarter and period ended Dec 31, 2020, respectively; Profit after tax of Rs. 1,062.39 lakhs and Loss after tax of Rs. 4,790.56 lakhs for the quarter and period ended Dec 31, 2020, respectively; total comprehensive Income of Rs. 1,062.44 lakhs and total comprehensive Loss Rs. 4,790.76 lakhs for the quarter and period ended Dec 31, 2020, respectively, as considered in this statement.

10. Out of companies mentioned in 9 above, the unaudited financial information for 80 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. 246.32 and Rs. 687.40 lakhs for the quarter and period ended Dec 31, 2020, respectively; loss after tax of Rs. 205.27 lakhs and Rs. 465.08 lakhs for the quarter and half period ended Dec 31, 2020, respectively; total comprehensive loss of Rs. 205.22 lakhs and Rs. 465.28 lakhs for the quarter and period ended Dec 31, 2020, 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.



22





11. Out of companies mentioned in 9 above, the financial information of the balance 11 subsidiaries (including step down subsidiaries) who's reviewed quarterly standalone financial results reflect total revenue of Rs. 2,802.09 lakhs and Rs. 8,184.13 lakhs for the quarter and period ended Dec 31, 2020, respectively; loss after tax of Rs. 1,267.67 lakhs and Rs. 4,325.48 lakhs for the quarter and period ended Dec 31, 2020, respectively; total comprehensive loss of Rs. 1,267.67 lakhs and Rs. 4,325.48 lakhs for the quarter and period ended Dec 31, 2020, respectively, 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 profit including other comprehensive income of Rs. 18.97 Lakhs and Rs. 15.81 Lakhs for the quarter and period ended Dec 31, 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

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: New Delhi

Dated: 11-02-2021

UDIN: 21512362AAAABT2265



23



MRKS AND ASSOCIATES
CHARTERED ACCOUNTANTS

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 Buldcon 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

24





MRKS AND ASSOCIATES
CHARTERED ACCOUNTANTS

36	Pervardigaar Realtors Limited
37	Pindari 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	Callber Properties Private Limited
71	Augustan Infrastructure Private Limited
72	Alaknanda Realtors Private Limited
73	Ansal Infrastructure Project Limited

28





MRKS AND ASSOCIATES
CHARTERED ACCOUNTANTS

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



26