

28<sup>th</sup> August, 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

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**Reg: Disclosure of Related Party Transactions for the year ended 31<sup>st</sup> March, 2020**

**Ref: Regulation 23(9) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 {"Listing Regulations"}**

Dear Sir/Madam,

Pursuant to the compliance of Regulations 23(9) of Listing Regulations, as amended, please find enclosed herewith the Disclosure of Related Party Transactions on a consolidated basis for the year ended 31<sup>st</sup> March, 2020.

This is for your information and records.

Thanking you.

Yours faithfully,  
For **Ansal Properties & Infrastructure Ltd.**



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

Encl: as above.

Details of transactions with the related parties for the year ended March 31, 2020 (Consolidated)

Annexure 1  
Rs. in lakhs

S.No.	Particulars	Name	Enterprises under Common Control/Significant Influence of KMP or their relatives	Key Management personnel	Relatives of Key Management Personnel	Joint Ventures	Total March 31, 2020	Total March 31, 2019
	<b>Transactions made during the year</b>							
1	Remuneration / Salary #	Mr. Sunil Kumar Gupta		20.33			20.33	26.36
		Mr. Amit Khatri		-			-	9.05
		Mr. Abdul Sami		21.84			21.84	19.38
		Mr. Deepak Jain		-			-	5.38
		Mr. Anil Kumar		-			-	133.32
		Mr. Prashant Kumar		1.97			1.97	-
		<b>Total</b>		<b>44.15</b>			<b>44.15</b>	<b>195.49</b>
2	Remuneration / Salary (Reversed) #	Mr. Anil Kumar		(1.46)			(1.46)	(133.32)
		<b>Total</b>		<b>(1.46)</b>			<b>(1.46)</b>	<b>(133.32)</b>
3	Full & final settlement	Mr. Anil Kumar		145.86			145.86	-
		<b>Total</b>		<b>145.86</b>			<b>145.86</b>	<b>-</b>
4	Directors sitting fees	Mr. D.N. Davar		-			-	0.90
		Mr. P.R. Khanna		-			-	1.80
		Dr. R.C. Vaish		-			-	0.90
		Ms. Archana Kapoor		-			-	0.80
		Mr. Bihari Lal Khurana		-			-	3.30
		Dr. Lalit Bhasin		1.50			1.50	1.50
		Mrs. Jagath Chandra		1.80			1.80	0.80
		Mr. Arvind Kumar Gupta		0.50			0.50	-
		Mr. Bhupesh Chand Gupta		0.20			0.20	-
		Mr. Malaya Chatterjee		0.90			0.90	-
		Mr. Satish Chandra		0.70			0.70	-
		<b>Total</b>		<b>5.60</b>			<b>5.60</b>	<b>10.50</b>
5	Legal Expenses	Bhasin & Co.	10.67				10.67	11.38
		Mr. Arvind Kumar Gupta***		-			-	7.39
		<b>Total</b>	<b>10.67</b>				<b>10.67</b>	<b>18.77</b>
6	Rent Paid to	Mr. Sushil Ansal		19.80			19.80	19.80
		Mrs. Kusum Ansal			120.12		120.12	97.46
		Mrs. Sheetal Ansal			106.29		106.29	111.49
		<b>Total</b>		<b>19.80</b>	<b>226.40</b>		<b>246.20</b>	<b>228.75</b>
7	Rent Received from	Pranav Ansal & Sons (HUF)		0.90			0.90	0.86
		Mrs. Kusum Ansal			2.71		2.71	2.57
		The Palms Golf Club & Resorts Pvt. Ltd. (formerly westbury hotels pvt. Ltd.)	0.72				0.72	0.84
		<b>Total</b>	<b>0.72</b>	<b>0.90</b>	<b>2.71</b>		<b>4.33</b>	<b>4.27</b>
8	Interest Received from	The Palms Golf Club & Resorts Pvt. Ltd. (formerly westbury hotels pvt. Ltd.)	27.55				27.55	36.67
		<b>Total</b>	<b>27.55</b>				<b>27.55</b>	<b>36.67</b>
9	Membership Fee received from	The Palms Golf Club & Resorts Pvt. Ltd. (formerly westbury hotels pvt. Ltd.)	32.06				32.06	46.57
		<b>Total</b>	<b>32.06</b>				<b>32.06</b>	<b>46.57</b>
10	Subscription & Membership Fees	PHD Chamber of Commerce & Industry	1.18				1.18	1.18
		<b>Total</b>	<b>1.18</b>				<b>1.18</b>	<b>1.18</b>
11	Profit Shared under Development Agreement	Delhi Towers & Estates Pvt. Ltd.	0.42				0.42	1.56
		<b>Total</b>	<b>0.42</b>				<b>0.42</b>	<b>1.56</b>
12	Profit on sale of associate company land	Delhi Towers & Estates Pvt. Ltd.	-				-	296.59
		Ansal Housing & Estates Pvt. Ltd.	-				-	13.41
		<b>Total</b>						<b>310.00</b>
13	Loss on sale of associate company land	Delhi Towers & Estates Pvt. Ltd.	14.00				14.00	-
		<b>Total</b>	<b>14.00</b>				<b>14.00</b>	<b>-</b>
14	Security expenses under NEEM scheme	Chiranjiv Charitable Trust	4.44				4.44	67.37
		<b>Total</b>	<b>4.44</b>				<b>4.44</b>	<b>67.37</b>
15	Loan given during the year	The Palms Golf Club & Resorts Pvt. Ltd. (formerly westbury hotels pvt. Ltd.)					-	33.00
		<b>Total</b>						<b>33.00</b>
16	Loans & Advances received during the year	Sky Scrapers Infraprojects Pvt. Ltd.	1,857.34				1,857.34	-
		<b>Total</b>	<b>1,857.34</b>				<b>1,857.34</b>	<b>-</b>
17	Advances Returned by	Delhi Towers & Estates Pvt. Ltd.	-				-	767.68
		Prime Maxl Promotion Services Pvt. Ltd.	-				-	7.50
		Satrunjaya Darshan Construction Company Pvt. Ltd.	-				-	69.60
		Anupam Theatres & Exhibitors Pvt. Ltd	1,378.70				1,378.70	-
		Naurang Investment & Finance Service Pvt. Ltd.	125.52				125.52	-
		Sampark Hotels Pvt. Ltd.	3.00				3.00	-
		Sushil Ansal Foundation	1.25				1.25	-
		<b>Total</b>	<b>1,508.47</b>				<b>1,508.47</b>	<b>844.78</b>



Details of transactions with the related parties for the year ended March 31, 2020 (Consolidated)

Annexure-1  
Rs. in lakh

S.No.	Particulars	Name	Enterprises under Common Control/Significant Influence of KMP or their relatives	Key Management personnel	Relatives of Key Management Personnel	Joint Ventures	Total March 31, 2020	Total March 31, 2019
18	Advances Given to	Ansal Urban Condominiums Pvt. Ltd.				94.38	94.38	72.41
		Chiranjiv Investments Pvt. Ltd.	2.05				2.05	62.85
		Sampark Hotels Pvt. Ltd.	-				-	5.11
		Anupam Theatres & Exhibitors Pvt. Ltd.	-				-	1.52
		Uttam Galva Metallics Ltd.	-				-	702.13
		Green Max Estates Pvt. Ltd.	-			3.00	3.00	-
		<b>Total</b>	<b>2.05</b>	<b>-</b>	<b>-</b>	<b>97.38</b>	<b>99.43</b>	<b>864.02</b>
19	Advances Returned Back to	Ansal Lotus Melange Projects Pvt. Ltd.				207.21	207.21	227.20
		Orchid Realtech Pvt. Ltd.	-				-	162.04
		<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>207.21</b>	<b>207.21</b>	<b>389.25</b>
20	Advances Received during the year	Mr. Sushil Ansal		789.60			789.60	-
		Mrs. Kusum Ansal			2,465.59		2,465.59	-
		Delhi Towers & Estates Pvt. Ltd.	24.04				24.04	-
		<b>Total</b>	<b>24.04</b>	<b>789.60</b>	<b>2,465.59</b>	<b>-</b>	<b>3,279.22</b>	<b>-</b>
21	Advance given for purchase of Land	Amba Bhawani Properties Pvt. Ltd.	9.51				9.51	24.90
		<b>Total</b>	<b>9.51</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>9.51</b>	<b>24.90</b>
22	Adjustment/ Transfer of Balances (Payable)	Sky Scrapers Infraprojects Pvt. Ltd.	5,344.38				5,344.38	-
		Mrs. Kusum Ansal			1,252.15		1,252.15	-
		<b>Total</b>	<b>5,344.38</b>	<b>-</b>	<b>1,252.15</b>	<b>-</b>	<b>6,596.53</b>	<b>-</b>
23	Adjustment/ Transfer of Balances (Receivable)	Uttam Galva Metallics Ltd.	4,902.85				4,902.85	-
		The Palms Golf Club & Resorts Pvt. Ltd. (formerly westbury hotels Pvt. Ltd.)	693.68				693.68	-
		<b>Total</b>	<b>5,596.53</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,596.53</b>	<b>-</b>
24	Transfer of Balances to (Receivable)	Orchid Realtech Pvt. Ltd.	120.00				120.00	-
		<b>Total</b>	<b>120.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>120.00</b>	<b>-</b>
25	Balances transferred under BTA (Receivable)	Ansal Urban Condominiums Pvt. Ltd.				291.55	291.55	-
		Ansal Lotus Melange Projects Pvt. Ltd.				2.00	2.00	-
		<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>293.55</b>	<b>293.55</b>	<b>-</b>
26	Customer/ Creditors balance transferred to (Payable)	Ansal Urban Condominiums Pvt. Ltd.				2.40	2.40	148.70
		Ansal Lotus Melange Projects Pvt. Ltd.				76.51	76.51	25.50
		Orchid Realtech Pvt. Ltd.	-			-	-	266.00
		<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>78.90</b>	<b>78.90</b>	<b>440.20</b>
27	Customer/ Creditors balance transferred from (Receivable)	Ansal Lotus Melange Projects Pvt. Ltd.				57.69	57.69	476.89
		Ansal Urban Condominiums Pvt. Ltd.				91.96	91.96	74.31
		Amba Bhawani Properties Pvt. Ltd.	5.54				5.54	33.63
		<b>Total</b>	<b>5.54</b>	<b>-</b>	<b>-</b>	<b>149.64</b>	<b>155.18</b>	<b>584.83</b>
28	Sale of Goods to	Pranav Ansal & Sons (HUF)		16.41			16.41	-
		Mrs. Sheetal Ansal			1,841.51		1,841.51	-
		Sky Scrapers Infraprojects Pvt. Ltd.	233.84				233.84	-
		Chiranjiv Charitable Trust	1,450.06				1,450.06	-
		Orchid Realtech Pvt. Ltd.	10.67				10.67	190.20
		<b>Total</b>	<b>1,694.57</b>	<b>16.41</b>	<b>1,841.51</b>	<b>-</b>	<b>3,552.50</b>	<b>190.20</b>
29	Installment raised agst. Unit allotted/ Services	Mr. Pranav Ansal		1.20			1.20	1.20
		Mr. Sushil Ansal		49.67			49.67	-
		Pranav Ansal & Sons (HUF)		17.59			17.59	-
		Mrs. Alpana Kirloskar			2.25		2.25	2.25
		Mrs. Kusum Ansal			4.11		4.11	3.95
		Mrs. Sheetal Ansal			1,441.37		1,441.37	1.03
		Mrs. Archana Luthra			4.98		4.98	4.97
		Chiranjiv Charitable Trust	1,450.06				1,450.06	12,019.81
		Kiara Lifespaces Pvt. Ltd.	623.57				623.57	2,290.44
		Sky Scrapers Infraprojects Pvt. Ltd.	233.84				233.84	-
		Orchid Realtech Pvt. Ltd.	3.73				3.73	149.11
		<b>Total</b>	<b>2,311.20</b>	<b>68.46</b>	<b>1,452.72</b>	<b>-</b>	<b>3,832.39</b>	<b>14,472.76</b>
30	Amount received agst. Unit allotted/ Services	Mr. Sushil Ansal		49.67			49.67	4.50
		Pranav Ansal & Sons (HUF)		16.41			16.41	-
		Mrs. Sheetal Ansal			1,440.33		1,440.33	-
		Mr. Ayush Ansal			10.67		10.67	-
		Ms. Anushka Ansal			10.73		10.73	-
		Kusumanjali Foundation	0.89				0.89	-
		Mrs. Archana Luthra			30.30		30.30	-
		Orchid Realtech Pvt. Ltd.	114.22				114.22	-
		Sky Scrapers Infraprojects Pvt. Ltd.	233.84				233.84	-
		Chiranjiv Charitable Trust	1,450.06				1,450.06	2,260.80
		Kiara Lifespaces Pvt. Ltd.	673.08				673.08	1,578.99
		<b>Total</b>	<b>2,472.09</b>	<b>66.08</b>	<b>1,492.04</b>	<b>-</b>	<b>4,030.21</b>	<b>3,844.29</b>



Details of transactions with the related parties for the year ended March 31, 2020 (Consolidated)

Annexure 1  
Rs. in lakh

S.No.	Particulars	Name	Enterprises under Common Control/Significant Influence of KMP or their relatives	Key Management personnel	Relatives of Key Management Personnel	Joint Ventures	Total March 31, 2020	Total March 31, 2019	
31	Cancellation of Units	Mrs. Sheetal Ansal			386.30		386.30		
		Mrs. Archana Luthra			54.42		54.42	-	
		Mr. Sushil Ansal		132.16				132.16	
		Mr. Pranav Ansal		49.17				49.17	
		<b>Total</b>		-	<b>181.33</b>	<b>440.72</b>	-	<b>622.05</b>	-
32	Buy back & other compensation	Mrs. Sheetal Ansal			260.95		260.95	-	
		<b>Total</b>		-	-	<b>260.95</b>	-	<b>260.95</b>	-
33	Fooding & Hospitality services	The Palms Golf Club & Resorts Pvt. Ltd. (formerly westbury hotels pvt. Ltd.)	3.22				3.22	7.88	
		<b>Total</b>	<b>3.22</b>	-	-	-	<b>3.22</b>	<b>7.88</b>	
34	Construction Contract Services	UEM-Builders Ansal API Contracts Pvt. Ltd.	125.03				125.03	-	
		<b>Total</b>	<b>125.03</b>	-	-	-	<b>125.03</b>	-	
35	Corporate Guarantee given during the year	Chiranjiv Charitable Trust	-				-	750.00	
		<b>Total</b>	-	-	-	-	-	<b>750.00</b>	
<b>Balance outstanding at the end of year</b>									
36	Trade Payable as at year end	Ansal Lotus Melange Projects Pvt. Ltd.				7.37	7.37	197.76	
		Chiranjiv Charitable Trust	-				-	102.01	
		UEM-Builders Ansal API Contracts Pvt. Ltd.	-					-	125.03
		The Palms Golf Club & Resorts Pvt. Ltd. (formerly westbury hotels pvt. Ltd.)	0.75					0.75	9.28
		Chiranjiv Charitable Trust	-					-	4.75
		Delhi Towers & Estates Pvt. Ltd.	100.86					100.86	76.82
		Bhasin & Co.	17.63					17.63	9.01
		Mr. Arvind Kumar Gupta	-					-	3.95
		Mr. Sushil Ansal	-	37.42				37.42	16.16
		Pranav Ansal & Sons (HUF)	-					-	0.19
		Mrs. Kusum Ansal	-			110.19		110.19	152.11
		Mrs. Sheetal Ansal	-			12.93		12.93	22.52
		Mrs. Kusum Ansal	-			0.56		0.56	0.56
		<b>Total</b>	<b>119.24</b>	<b>37.42</b>	<b>123.69</b>	<b>7.37</b>	<b>287.72</b>	<b>720.13</b>	
		37	Expense Payable as at year end	Mr. Anil Kumar		46.03			46.03
Mr. Sunil Kumar Gupta				2.42			2.42	-	
<b>Total</b>	-			<b>48.45</b>	-	-	<b>48.45</b>	-	
38	Advance Recoverable as at year end	Ansal Urban Condominiums Pvt. Ltd.				799.55	799.55	324.06	
		Green Max Estates Pvt. Ltd.S				-	-	-	
		Amba Bhawani Properties Pvt. Ltd.	74.91				74.91	59.86	
		Naurang Investment & Finance Service Pvt. Ltd.	0.30				0.30	125.82	
		Prime Maxi Promotion Services Pvt. Ltd.	128.73				128.73	109.27	
		Sampark Hotels Pvt. Ltd.	41.18				41.18	44.18	
		Satrunjaya Darshan Construction Company Pvt. Ltd.	102.21				102.21	102.21	
		The Palms Golf Club & Resorts Pvt. Ltd. (formerly westbury hotels pvt. Ltd.)	-				-	200.42	
		Chiranjiv Investments Pvt. Ltd.	84.90				84.90	82.85	
		Uttam Galva Metallics Ltd.	-				-	4,602.85	
		Anupam Theatres & Exhibitors Pvt. Ltd.	31.83				31.83	1,410.53	
Orchid Realtech Pvt. Ltd.	16.04				16.04	-			
<b>Total</b>	<b>480.11</b>	-	-	-	<b>799.55</b>	<b>1,279.66</b>	<b>7,062.04</b>		
39	Advance payable as at year end	Mr. Gopal Ansal			12.00		12.00	12.00	
		Chiranjiv Charitable Trust	3,988.09				3,988.09	5,483.01	
		Prime Maxi Promotion Services Pvt. Ltd.	430.57				430.57	430.57	
		Orchid Realtech Pvt. Ltd.	-				-	103.96	
		The Palms Golf Club & Resorts Pvt. Ltd. (formerly westbury hotels pvt. Ltd.)	-				-	45.38	
		Mr. Sushil Ansal	-	961.69			961.69	172.01	
		Mr. Pranav Ansal	-	57.87			57.87	-	
		Mrs. Kusum Ansal	-			1,224.45		1,224.45	-
		Mrs. Sheetal Ansal	-			52.15		52.15	-
		Mr. Ayush Ansal	-			119.64		119.64	140.90
		Pranav Ansal & Sons (HUF)	-			-		-	7.20
		Sky Scrapers Infraprojects Pvt. Ltd.	270.00					270.00	10.00
		Kiara Lifespaces Pvt. Ltd.	459.02					459.02	-
		<b>Total</b>	<b>5,147.69</b>	<b>1,019.56</b>	<b>1,408.44</b>	-	<b>7,575.68</b>	<b>6,405.04</b>	



Details of transactions with the related parties for the year ended March 31, 2020 (Consolidated)

Annexure-1  
Rs. in lakh

S.No.	Particulars	Name	Enterprises under Common Control/Significant Influence of KMP or their relatives	Key Management personnel	Relatives of Key Management Personnel	Joint Ventures	Total March 31, 2020	Total March 31, 2019
40	Trade Receivable as at year end	Sushil Ansal & Sons (HUF)		-			-	1.16
		Mr. Pranav Ansal		50.84			50.84	115.87
		Pranav Ansal & Sons (HUF)		2.07			2.07	6.82
		Mrs. Kusum Ansal				28.22	28.22	13.10
		Mrs. Archana Luthra				7.13	7.13	89.69
		Ms. Anushka Ansal				9.67	9.67	20.40
		Mrs. Alpana Kirloskar				9.13	9.13	6.87
		Mr. Deepak Ansal				1.45	1.45	1.45
		Sushil Ansal Foundation		-			-	2.14
		Kusumanjali Foundation		-			-	0.89
		Mr. Anil Kumar						55.52
		Mr. Sushil Ansal						32.96
		Mrs. Sheetal Ansal				3.95	3.95	14.73
		Mr. Ayush Ansal				21.76	21.76	32.44
		Orchid Realtech Pvt. Ltd.		21.21				21.21
Kiara Lifespaces Pvt. Ltd.		634.96				634.96	214.06	
		<b>Total</b>	<b>656.17</b>	<b>58.91</b>	<b>81.31</b>	<b>-</b>	<b>796.38</b>	<b>625.63</b>
41	Security Deposit paid agst. leased property as at year end	Mr. Sushil Ansal		3.00			3.00	3.17
		Pranav Ansal & Sons (HUF)		-			-	0.12
		<b>Total</b>		<b>-</b>	<b>3.00</b>	<b>-</b>	<b>-</b>	<b>3.00</b>
42	Loan given and interest thereon receivable as at year end	The Palms Golf Club & Resorts Pvt. Ltd. (formerly westbury hotels pvt. Ltd.)		-			-	443.95
		<b>Total</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>443.95</b>
43	Loan taken and Interest thereon payable as at year end **	Sky Scrapers Infraprojects Pvt. Ltd.		1,857.34			1,857.34	-
		<b>Total</b>		<b>1,857.34</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,857.34</b>
44	Investments made and outstanding as at year end	UEM Builders Ansal API Contracts Pvt. Ltd.		40.00			40.00	40.00
		Ansal Lotus Melange Projects Pvt. Ltd.				0.50	0.50	0.50
		Green Max Estates Pvt. Ltd. S						25.00
		Ansal Urban Condominiums Pvt. Ltd.				2,609.04	2,609.04	2,609.04
		<b>Total</b>		<b>40.00</b>	<b>-</b>	<b>-</b>	<b>2,609.54</b>	<b>2,649.54</b>
45	Corporate Guarantee given and amount outstanding as at year end@	Chiranjiv Charitable Trust		13,582.36			13,582.36	13,720.40
		Ansal Urban Condominiums Pvt. Ltd.				10,000.00	10,000.00	10,000.00
		<b>Total</b>		<b>13,582.36</b>	<b>-</b>	<b>-</b>	<b>10,000.00</b>	<b>23,582.36</b>

Notes :-

- \* Includes TDS amount also i.e., Grossing up of TDS amount.
- \*\* Includes interest accrued & due as well as interest accrued but not due, not credited to party account. (Wherever applicable)
- \*\*\* Upto December 2018. i.e., before being appointed as independent director.
- # It does not include provision made for gratuity and leave benefits as they are determined on an actuarial basis for the company as a whole.
- \$ Green Max Estates Pvt. Ltd. ceased to be joint venture w.e.f September 04, 2019
- @ It does not include interest amount

