

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

16th January, 2025

Reg.: Reply to the email received from the Exchange on the 16th January, 2025 with subject line- Clarification for Financial results - ANSALAPI.

Ref: (1) Mail received from the Exchange on the 10th May, 2024 with subject line- Clarification for Financial results - ANSALAPI and its reply on 13th May, 2024.

(2) Mail received from the Exchange on the 13th November, 2023 with subject line- Clarification for Financial results - ANSALAPI and its reply on 15th November, 2023.

(3) Audited Financial Results (Standalone and Consolidated) for the Quarter / year ended on the 31st March, 2023 initially submitted on 23rd October, 2023.

(4) Audited Financial Results (Standalone and Consolidated) for the Quarter / year ended on the 31st March, 2023 were approved by the Board of Director on the 27th March, 2024 (without modification) and the same was again submitted to Stock Exchange on the 27th March, 2024.

Dear Sir/ Madam,

With reference to the captioned matter and your email dated the 16th January, 2025, kindly note that the Company had already submitted the information as required from your good office through its letter dated the 15th November, 2023 and 13th May, 2024. Copy of the aforesaid letter(s) (without annexure), are collectively attached herewith as **Annexure A**, for your reference and records.

We further wish to inform you that the said Financial Result along with Statement of Modified Opinion for the Quarter / Financial year ended on 31st March, 2023 were again approved by the Board of Directors of the Company on the 27th March 2024 after its reconstitution (without any modification) and the same was once again duly submitted to the stock exchanges on the 27th March 2024. Letter (without any annexures) with Statement of Modified Opinion and the Acknowledgement are collectively attached herewith as **Annexure B**.

This is for your information and records.

Thanking you.

Yours faithfully,

For **Ansal Properties & Infrastructure Ltd.**


(Abdul Sami)
Company Secretary
M. No. FCS-7135



Encl: a/a

Ansal Properties and Infrastructure Limited

115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi-110 001

Tel.: 011-23353550, 011-66302268 / 69 / 70 / 72

Website: www.ansalapi.com

CIN: L45101DL1967PLC004759

Email: info@ansalapi.com | customercare@ansalapi.com

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

Reg.: Mail received from the Exchange on 13th November, 2023 with subject line- Clarification for Financial results - ANSALAPI

Ref: (1) Audited Financial Results (Standalone and Consolidated) for the Quarter ended on the 31st March, 2023 submitted on 23rd October, 2023.

(2) Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (Listing Regulations).

Dear Sir/ Madam,

With reference to the captioned matter and your email dated 13th November 2023, please find below the points wise reply.

(i) The Company has not submitted the Statement of Modified Opinion or in case of unmodified opinion(s), a declaration to that effect to the Stock Exchange.

Kindly note that the Company has submitted the Statement of Modified Opinion (Standalone and Consolidate) in PDF format on the 23rd October, 2023 along with the Audited Financial Results for quarter/year ended 31st March, 2023 as well as in XBRL Mode on 30th October, 2023 (Acknowledgement & Collectively enclosed as **Annexure A**)

(II) Financial results not signed by authorized signatory/ies:

Due to the Corporate Insolvency Resolution Process initiated on the 16th November, 2022 and National Company Appellate Tribunal ("NCLAT") Orders dated the 13th January, 2023, the Audited Financial Results (Standalone and consolidated) for the quarter / Year ended the 31st March, 2023 (Financial Results) were signed by Shri Pranav Ansal, who is promoter as well as Vice Chairman & Whole Time Director of the Company, Shri Ashwani Kumar Singla as the Resolution Professional has not signed these financial results due to the NCLAT order dated 13th January, 2023. This fact was also mentioned in the notes to the financial results disseminated to the NSE.

You are requested to kindly take above information on your records.

Thanking you.

Yours faithfully,

For Ansal Properties & Infrastructure Ltd.

**General Manager (Corporate Affairs)
& Company Secretary
M. No. FCS-7135
End.: a/a**

Ansal Properties & Infrastructure Ltd.

(An ISO 14001 : 2004 OHSAS 18001 : 2007)

115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi-110001

Tel.: 23353550, 66302268 / 69 / 70 / 72

Website: www.ansalapi.com
CIN: L45101DL1967PLC004759

Email: customer@angalapi.com TOLL FREE N

ABDUL SAM

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Note: Ansal Properties and Infrastructure Limited was admitted into Corporate Insolvency Resolution Process under Insolvency and Bankruptcy Code, 2016, vide Order no (IB)- 330(ND)2021 dated the 16.11.2022 passed by the Hon'ble National Company Law Tribunal (NCLT), New Delhi, Bench. Thereafter, Shri Ashwani Kumar Singh was appointed as Interim Resolution Professional (IRP) on the 16.11.2022 by NCLT. IRP is managing the affairs of Fernhill Project, Gurgaon of the Company consequent to NCLAT order dated 13.01.2023.

Shri Navneet Kumar Gupta was appointed as an IRP on 20.10.2023 by NCLT qua
"Sri Sanyal Group Housing Project", Sector ETA -II Greater Noida, of the

13th May, 2024

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Mumbai - 400 051

Reg.: Reply to the email received from the Exchange on 10th May, 2024 with subject line-
Clarification for Financial results - ANSALAPI.

Ref: (1) Mail received from the Exchange on 13th November, 2023 with subject line-
Clarification for Financial results - ANSALAPI and its reply on 15th November, 2023.

(2) **Audited Financial Results (Standalone and Consolidated) for the Quarter / year ended on the 31st March, 2023 submitted on 23rd October, 2023.**

(3) **Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (Listing Regulations).**

Dear Sir/ Madam,

With reference to the captioned matter and your email dated the 10th May, 2024, kindly note that the Company had already submitted the information as required from your good office through its letter dated the 15th November, 2023. Copy of the aforesaid letter along with its acknowledgement email are attached herewith as **Annexure A (Colly)**, for your reference and records.

We further wish to inform you that the said Financial Result for the Quarter / financial year ended 31st March, 2023 were again approved by the Board of directors of the Company on 27th March 2024, (without any modification) and the same was once again duly submitted to the stock exchanges on 27th March 2024. Letter (without any annexures) and the Acknowledgement are attached herewith as **Annexure B (Colly)**.

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: a/a

Ansal Properties & Infrastructure Ltd.

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

Annexure-B
(Copy)

Building Lifestyles Since 1967

27th March, 2024

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.: (i) Un-Audited/Audited Financial Results (Standalone and Consolidated).

(ii) Outcome of the Board Meeting held on the 27th March, 2024 concluded at 05:45 P.M

Ref: (i) Last Intimation/Letter dated 20th March, 2024 for the aforesaid matters.

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

(iii) Companies Act, 2013 and Rules made thereunder.

Dear Sir/Madam,

With reference to the captioned matter and pursuant to the compliance of Regulations 30 and 33 and other applicable provisions of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations"), please find enclosed herewith the following: -

- A. The Un-Audited Financial Results (Standalone and Consolidated) for the 03rd Quarter ended on the 31st December, 2022 of the Financial Year 2022-23 duly approved by the Board of Directors at their meeting held on the 27th March, 2024 (i.e. today), is again attached as **Annexure I**.
- B. Copies of Limited Review Reports (Standalone and Consolidated) submitted by the Statutory Auditors of the Company, M/s MRKS & Associates, Chartered Accountants, on the Un-Audited Financial Results for the 03rd Quarter ended on the 31st December, 2022 of Financial Year 2022-23 (Already submitted on 29th May, 2023. The Limited Review Reports are not attached again otherwise it will result into increase in the size of document).

Kindly, note that the aforesaid Un-Audited Financial Results and Limited Review Reports were already disseminated to Stock Exchanges on the 29th May, 2023 without approval of Board of Directors due to Corporate Insolvency Resolution Process and non-clarity about the status of the Board of Directors of the Company. There is no modification in the said Financial Results including Limited Review Reports, which were earlier disseminated to the stock exchanges.

Ansal Properties & Infrastructure Ltd.

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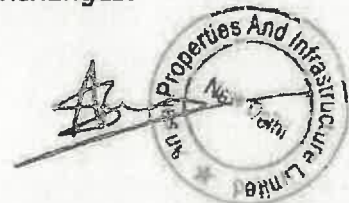
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- C. The Audited Financial Results (Standalone and Consolidated) for the quarter/year ended on the 31st March, 2023 of the Financial Year 2022-23 duly approved by the Board of Directors at their meeting held on the 27th March, 2024 (i.e. today) is again attached as **Annexure II**.
- D. Copies of Auditor Reports (Standalone and Consolidated) submitted by the Statutory Auditors of the Company, M/s MRKS & Associates, Chartered Accountants, on the Audited Financial Results for the quarter/ year ended on the 31st March, 2023 of Financial Year 2022-23 (Already submitted on 23rd October, 2023. The Auditors Reports are not attached again otherwise it will result into increase in the size of document).
- E. Statement of Impact of Audit Qualifications (for audit report with modified opinion) submitted along with Annual Audited Financial Results (Standalone and Consolidated) for the Financial Year ended on the 31st March, 2023 is again attached as **Annexure III**.

Kindly, note that the aforesaid Audited Financial Results and Auditor Reports were disseminated to Stock Exchanges on the 23rd October, 2023 without approval of Board of Directors due to Corporate Insolvency Resolution Process and non- clarity about the status of the Board of Directors of the Company. There is no modification in the said Financial Results and the Auditors Reports, which were earlier disseminated to the stock exchanges.

- F. The Un-Audited Financial Results (Standalone and Consolidated) for the 01st Quarter ended on the 30th June, 2023 of the Financial Year 2023-24 duly approved by the Board of Directors at their meeting held on the 27th March, 2024 (i.e. today) is again attached as **Annexure IV**.
- G. Copies of Limited Review Reports (Standalone and Consolidated) submitted by the Statutory Auditors of the Company, M/s MRKS & Associates, Chartered Accountants, on the Un-Audited Financial Results for the 01st Quarter ended on the 30th June, 2023 of Financial Year 2023-24 (Already submitted on 16th December, 2023. The Limited Review Reports are not attached again otherwise it will result into increase in the size of document).

Kindly, note that the aforesaid Un-Audited Financial Results and Limited Review Reports were disseminated to Stock Exchanges on the 16th December, 2023 without approval of Board of Directors due to Corporate Insolvency Resolution Process and non- clarity about the status of the Board of Directors of the Company. There is no modification in the said Financial Results including Limited Review Reports, which were earlier disseminated to the stock exchanges.

- H. The Un-Audited Financial Results (Standalone and Consolidated) for the 02nd Quarter ended on the 30th September, 2023 of the Financial Year 2023-24 duly approved by the Board of Directors at their meeting held on the 27th March, 2024 (i.e. today) as **Annexure V**.
- I. Copies of Limited Review Reports (Standalone and Consolidated) submitted by the Statutory Auditors of the Company, M/s MRKS & Associates, Chartered Accountants, on the Un-Audited Financial Results for the 02nd

Ansal Properties & Infrastructure Ltd.

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Quarter ended on the 30th September, 2023 of Financial Year 2023-24 as **Annexure VI.**

- J. The Un-Audited Financial Results (Standalone and Consolidated) for the 03rd Quarter ended on the 31st December, 2023 of the Financial Year 2023-24 duly approved by the Board of Directors at their meeting held on the 27th March, 2024 (i.e. today) as **Annexure VII.**
- K. Copies of Limited Review Reports (Standalone and Consolidated) submitted by the Statutory Auditors of the Company, M/s MRKS & Associates, Chartered Accountants, on the Un-Audited Financial Results for the 03rd Quarter ended on the 31st December, 2023 of Financial Year 2023-24 as **Annexure VIII.**


Further, with reference to the captioned subject, it may also be noted that the Board has not recommended any dividend for the Financial Year ended the 31st March, 2023.

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



Note: The "Fernhill Project", Gurgaon and "Serene Residency Group Housing Project", Sector ETA - II Greater Noida, of the Company are managed by the Resolution Professionals viz. Shri Jalesh Kumar Grover and Shri Navneet Kumar Gupta respectively.

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CIN: L45101DL1967PLC004759

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

ANNEXURE I

**Statement on Impact of Audit Qualifications (for audit report with modified opinion)
submitted along with Annual Audited Financial Results - (Standalone)**

Statement on Impact of Audit Qualifications for the Financial Year ended March 31, 2023 (See Regulation 33 / 52 of the SEBI (LODR) (Amendment) Regulations, 2016) (Rs. In Lakhs)				
I.	Sl. No.	Particulars	Audited Figures (as reported before adjusting for qualifications)	Adjusted Figures (audited figures after adjusting for Qualifications)
	1.	Turnover / Total income	66,172	66,172
	2.	Total Expenditure	1,05,793	1,09,923
	3.	Net Profit/(Loss)	(38,142)	(42,272)
	4.	Earnings Per Share	(24.26)	(26.86)
	5.	Total Assets	4,93,265.30	4,93,265.30
	6.	Total Liabilities	5,12,450.38	5,16,580.46
	7.	Net Worth	(19,185.08)	(23,315.16)
	8.	Any other financial item(s) (as felt appropriate by the management)	-	-
II.	Audit Qualification (each audit qualification separately):			
	a. Details of Audit Qualification:			
	We draw attention to Note 8 (e) of the accompanying Statement, the Company has borrowings from certain banks which have been classified as non-performing assets ('NPA borrowings') and those from certain other banks/ asset reconstruction company (together referred to as 'the Lenders'). The Company had entered into settlement agreements ('Settlement Agreements') with some of these Lenders for the aforesaid loans. As described in the said note, the Company has delayed the payments in respect of the installments due to these Lenders pursuant to the relevant loan agreements and Settlement Agreements. In respect of the afore mentioned NPA borrowings and delayed payments under the Settlement Agreements, the Company has not recognized interest for the period from 01 st April 2022 to 31 st March 2023 aggregating to Rs. 4,130.08 lakhs payable under the terms of the said agreements, as estimated by the management based on expected re-negotiation with the Lenders. Due to non-availability of statement of Accounts from the Lenders, stated amount has been calculated on the basis of available document with the management.			
	b. Type of Audit Qualification : Qualified Opinion			
	c. Frequency of qualification: Continuing			

Ansal Properties & Infrastructure Ltd.

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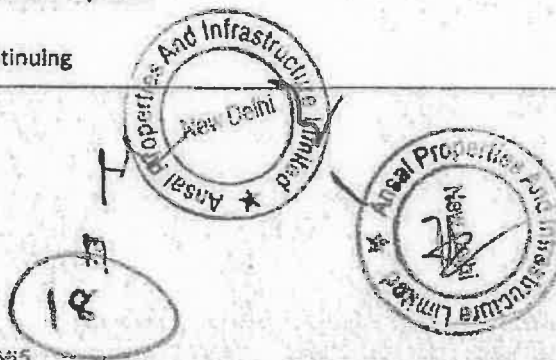
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Website: www.ansalapi.com

CIN: L45101DL1967PLC004759

Email: customercare@ansalapi.com TOLL FREE NO 1800 250 1505



d. For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: The Company had entered into Settlement agreement(s) ('Agreements') with certain banks/financial Institutions ('the Lenders'). So far the lenders have not given any written notice on event of default as per the agreements and the management is in discussions with the Lenders to condone the aforementioned delays. Pursuant to the above discussions with the lenders, management is confident that no material impact will devolve on the Company in respect of aforementioned delays.

e. For Audit Qualification(s) where the impact is not quantified by the auditor: N/A

(i) Management's estimation on the impact of audit qualification: The impact of qualification cannot be ascertained.

(ii) If management is unable to estimate the impact, reasons for the same: The impact will be ascertained upon third party audit report

Auditors' Comments on (i) or (ii) above:
Refer auditors report

III.

Signatories:

• Chairman & WTD : Sh. Pranav Ansal

• CFO : Sh. Prashant Kumar

• Audit Committee Chairman

• Statutory Auditor : Sh Saurabh Kuchhal

Place: New Delhi
Date: 27th March 2024



ANNEXURE I

**Statement on Impact of Audit Qualifications (for audit report with modified opinion)
submitted along with Annual Audited Financial Results - (Consolidated)**

Statement on Impact of Audit Qualifications for the Financial Year ended March 31, 2023 (See Regulation 33 / 52 of the SEBI (LODR) (Amendment) Regulations, 2016) (Rs. in Lakhs)				
I.	Sl. No.	Particulars	Audited Figures (as reported before adjusting for qualifications)	Adjusted Figures (audited figures after adjusting for Qualifications)
	1.	Turnover / Total income	86,173	86,173
	2.	Total Expenditure	1,30,527	1,37,537
	3.	Net Profit/(Loss)	(42,279)	(49,289)
	4.	Earnings Per Share	(26.89)	(31.35)
	5.	Total Assets	6,31,909.51	6,31,909.51
	6.	Total Liabilities	6,88,479.01	6,95,488.77
	7.	Net Worth	(56,569.50)	(63,579.26)
	8.	Any other financial item(s) (as felt appropriate by the management)	-	-
II.	Audit Qualification (each audit qualification separately): a. Details of Audit Qualification: We draw attention to Note 8 (e) of the accompanying Statement, the Company has borrowings from certain banks which have been classified as non-performing assets ('NPA borrowings') and those from certain other banks/ asset reconstruction company (together referred to as 'the Lenders'). The Company had entered into settlement agreements ('Settlement Agreements') with some of these Lenders for the aforesaid loans. As described in the said note, the Company has delayed the payments in respect of the instalments due to these Lenders pursuant to the relevant loan agreements and Settlement Agreements. In respect of the afore mentioned NPA borrowings and delayed payments under the Settlement Agreements, the Company has not recognized interest for the period from 01 st April 2022 to 31 st March 2023 aggregating to Rs. 7,009.76 lakhs, to the tune of Rs. 4,130.08 Lakhs in respect of the Company, Rs. 585.40 Lakhs in respect of Ansal Hi Tech Township Limited (AHTL) and Rs. 2,294.28 Lakhs in respect of Ansal API Infrastructure Limited, are the subsidiary Companies, payable under the terms of the said agreements, as estimated by the management based on expected re-negotiation with the Lenders. Due to the non-availability of statement of Accounts from the Lenders, the stated amount has been calculated on the basis of available document with the management.			

Ansal Properties & Infrastructure Ltd.

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ANSAI API INFRASTRUCTURE LTD.
New Delhi

	<p>b. Type of Audit Qualification : Qualified Opinion</p> <p>c. Frequency of qualification: Continuing</p> <p>d. For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:</p> <p>The Company had entered into Settlement agreement(s) ('Agreements') with certain banks/financial institutions ('the Lenders'). So far the lenders have not given any written notice on event of default as per the agreements and the management is in discussions with the Lenders to condone the aforementioned delays. Pursuant to the above discussions with the lenders, management is confident that no material impact will devolve on the Company in respect of afore mentioned delays.</p> <p>e. For Audit Qualification(s) where the impact is not quantified by the auditor:</p> <p>(i) Management's estimation on the impact of audit qualification:</p> <p>(ii) If management is unable to estimate the impact, reasons for the same:</p> <p>Auditors' Comments on (i) or (ii) above: Refer to the audit report</p>
<p>III.</p>	<p>Signatories:</p> <ul style="list-style-type: none"> Chairman & WTD : Sh. Pranav Ansal CFO : Sh Prashant Kumar Audit Committee Chairman Statutory Auditor : Sh. Saurabh Kuchhal <p>Place: New Delhi Date: 27th March 2024</p>

National Stock Exchange Of India Limited

Date of

27-Mar-2024

NSE Acknowledgement

Symbol:-	ANSALAPI
Name of the Company: -	Ansal Properties & Infrastructure Limited
Submission Type:-	Announcement
Short Description:-	Outcome of Board Meeting
Date of Submission:-	27-Mar-2024 18:09:37
NEAPS App. No:-	2024/Mar/13764/13869

Disclaimer We hereby acknowledge receipt of your submission through NEAPS. Please note that the content and information provided is pending to be verified by NSEIL.