

# Enriching Living Styles



**ANNUAL REPORT (2018-2019)**

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# CORPORATE INFORMATION

<b>Board of Directors</b>	Mr. Deepak Ansal	Chairman and Managing Director
	Mr. Surrinder Lal Kapur	Independent Director
	Mr. Ashok Khanna	Independent Director
	Mr. Maharaj Kishen Trisal	Independent Director
	Mr. Kushagr Ansal	Whole-time Director & CEO
	Mrs. Neha Ansal	Non-Executive Director
<b>President (Projects)</b>	Mr. Karun Ansal	
<b>Sr. Vice President (Finance)</b>	Mr. Sanjay Mehta	
<b>Chief Financial Officer</b>	Mr. Tarun Kathuria	
<b>V.P. (HR &amp; Admn.)</b>	Mr. Sabu Thomas	
<b>V.P. (Taxation)</b>	Mr. Sudarshan Singh Kaushik	
<b>Addl. V.P. (Sales &amp; Accounting)</b>	Mr. Vijay Mahajan	
<b>Addl. V.P. &amp; Company Secretary</b>	Mr. Som Nath Grover	
<b>Addl. V.P. (Marketing)</b>	Mr. Vipin Mehta	
<b>Statutory Auditors</b>	M/s. Dewan P.N. Chopra & Co., Chartered Accountants, C-109, Defence Colony, New Delhi-110024	
<b>Bankers</b>	Canara Bank, Punjab National Bank, UCO Bank and Axis Bank Ltd.	
<b>Financial Institutions</b>	Housing Development Finance Corporation Ltd., Indiabulls Housing Finance Ltd., IFCI Ltd. and DMI Finance Pvt. Ltd.	
<b>Registered Office</b>	606, 6 <sup>th</sup> Floor, Indra Prakash, 21, Barakhamba Road, New Delhi-110 001	
<b>Head Office</b>	Ansal Plaza Mall, 2 <sup>nd</sup> Floor, Sector-1, Vaishali-201010, Ghaziabad, Uttar Pradesh	
<b>Branch Offices</b>	Shop No. - GF-S19 & GF-S20, Ansals Galleria, Ansal Town, Village Bagda, Post Barauli Ahir, Shamsabad Road, Agra-283125, UP	
	Ansal Town, Bye Pass Road, Opp. AIT College, Nr. Dhev Dham Hostel, Ajmer- 305001, Rajasthan.	
	Ansal Town, 200 Ft. Rajgarh Road, Near New Sadar Thana, Alwar-301001, Rajasthan.	
	Ansal Town, Near Verka-Batala, Bye Pass, Opp. Guru Nanak Dev University, Near DAV International School, Amritsar-143001, Punjab.	
	UGF-1, Ansal Galleria, Ansal Town, Talawali Chanda, A.B. Road, Indore-453771, Madhya Pradesh.	
	Ansals Grace, Adjoining Sector - D, Near Heritage School, Sainik Colony, Bypass Road, Jammu-180011, Jammu & Kashmir.	
	Ansals Palm Court, Gwalior-Kanpur Bypass Road, opp. Sakhi Ke Hanuman Mandir, Jhansi-284001, Uttar Pradesh.	
	Ansals Shivam, FF 112 A, Shivam Building, Raj Nagar Distt. Centre, Ghaziabad- 201002, Uttar Pradesh.	
	Ansal Townwalk, Sector – 104, Dwarka Expressway, Near Dhanwapur Village, Gurgaon-122001, Haryana.	
	Ansal Town, Sector-36, Adjoining Sector-4, Near Namaste Chowk, Karnal-132001, Haryana.	
	House No. B-2, K K Apartment, 7, Dalibagh, Lucknow - 226001, Uttar Pradesh.	
	Ansal Town Muzaffarnagar, Near Bindal Papers Ltd., 9 Km, Bhopa Road, Muzaffarnagar-251001, Uttar Pradesh.	
	Whispering Meadows Project, Gate no.2, Balrajeshwar Road, Near Govind Udyog Bhavan, Opp. Model Town Bungalow, Mulund (West), Mumbai-400080, Maharashtra.	
	Office No.-08, Second Floor, Ansal Galleria Complex, Ansal Town, Meerut-250001, Uttar Pradesh.	
	B-10, Ansal Sampark-1, SCO-194-195, City Centre, Sector 5, Panchkula-134109, Haryana.	
	Ansal Town, Opp. Sector-4, Bypass Road, Sector-19, Rewari-123401, Haryana.	
	Ansal Galleria, Shop No. 12 A, GF, Ansal Town, Sector -20, Near Police line Ambala Road, Jagadhari, Yamuna Nagar-135003, Haryana.	
	Ansals Woodbury Aptt., High Land Marg (Nabha Pabhat Road), Near Air Force Station, Zirakpur-146103, Punjab	
<b>Overseas</b>	A-65, Perth Paradise, Gurugoda, Opp. Bodyline Factory, Horana Ratanpura Road, Horana, Srilanka.	

Email ID : sect@ansals.com, Web Site : www.ansals.com

# NOTICE

Notice is hereby given that the 35th Annual General Meeting of the Members of the Company will be held on Friday, the 27th day of September, 2019 at 03.30 P.M. at Sri Sathya Sai International Centre and School, Pragati Vihar, Lodhi Road, New Delhi- 110003 to transact the following businesses:

## ORDINARY BUSINESS:

1. To receive, consider and adopt the Audited Financial Statements for the year ended 31st March, 2019 together with Directors' Report and Auditors' Report thereon and Consolidated Audited Financial Statements for the year ended 31st March, 2019.
2. To appoint a director in place of Mr. Kushagr Ansal (having DIN: 01216563) who retires from the office by rotation and being eligible, offers himself for re-appointment.

## SPECIAL BUSINESS:

3. To consider and, if thought fit, to pass with or without modification(s) the following Resolution as an Ordinary Resolution.

**"RESOLVED THAT** Mrs. Neha Ansal (having DIN: 08469989), who was appointed as an Additional Director of the Company by the Board of Directors w.e.f 2nd July, 2019 based on the recommendation of Nomination and Remuneration Committee and who in terms of Section 161 of the Companies Act, 2013 holds office upto the date of this Annual General Meeting of the Company be and is hereby appointed as Non-Executive Director of the Company, liable to retire by rotation.

**RESOLVED FURTHER THAT** the Board of Directors of the Company be and is hereby authorized to do all such acts, deeds and things as may be necessary, proper or expedient for the purpose of giving effect to this resolution."

4. To consider and if thought fit, to pass with or without modification(s), the following resolution as an Ordinary Resolution:

**"RESOLVED THAT** pursuant to the provisions of Section 197 and 198 read with Schedule V of the Companies Act, 2013 (as amended from time to time), other applicable provisions, if any, of the Companies Act, 2013 (including any statutory modification(s)

or re-enactment thereof, for the time being in force), the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 (including any statutory modification(s) or re-enactment thereof for the time being in force), the Nomination and Remuneration Policy of the Company, the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Articles of Association of the Company and subject to such other approval(s), consent(s) and permission(s), as may be required and subject to such conditions as may be imposed by the Secured Lenders or any authority while granting such approval(s), consent(s) or permission(s) and as may be agreed by the Board of Directors (hereinafter referred to as the "Board", which term shall unless repugnant to the context or meaning thereof, be deemed to include any Committee thereof or any person authorized by the Board in this behalf) and as recommended by the Nomination & Remuneration Committee and approved by the Board of Directors of the Company, approval of the members of the Company be and is hereby accorded for payment of remuneration to Mr. Kushagr Ansal, Whole-time Director & CEO, as per the limits prescribed in Part II, Section II of Schedule V of the Companies Act, 2013 not exceeding Rs. 1.20 Crores per annum (i.e. Rs. 10 Lakhs per month) plus contribution towards provident/superannuation/gratuity fund and leave encashment for the remaining period of his tenure viz. 1st April, 2019 to 30th September, 2021 in the event of inadequacy or no profits during these financial years.

**RESOLVED FURTHER THAT** the Board of the Company be and is hereby authorized to alter or vary the terms of remuneration, as it may at its discretion, deem fit, from time to time provided that the remuneration is in accordance with the subsisting provisions of the Companies Act, 2013 and rules framed thereunder.

**RESOLVED FURTHER THAT** the Board of the Company be and is hereby authorized to do all such acts, deeds and things as may be expedient

and necessary to give effect to this Resolution including filing of necessary forms/ returns with the Ministry of Corporate Affairs / Stock Exchanges / other authorities concerned."

5. To consider and if thought fit, to pass with or without modification(s), the following resolution as a Special Resolution:

**"RESOLVED THAT** pursuant to the provisions of Sections 42, 62 and all other applicable provisions, if any, of the Companies Act, 2013 (hereinafter referred to as the "Companies Act") read with the Companies (Prospectus and Allotment of Securities) Rules, 2014, as amended and the Companies (Share Capital and Debentures) Rules, 2014, as amended and other relevant rules made there under (including any statutory modification(s) thereto or re-enactment thereof for the time being in force), enabling provisions of Memorandum of Association and Articles of Association of the Company, provisions of the uniform listing agreement entered into by the Company with the relevant stock exchange(s) where the shares of the Company are listed ("Stock Exchange(s)"), and in accordance with the guidelines, rules and regulations of the Securities and Exchange Board of India ("SEBI"), as amended including the SEBI (Issue of Capital And Disclosure Requirements) Regulations, 2018, as amended ("SEBI ICDR Regulations"), SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, and rules and regulations framed thereunder as in force and in accordance with other applicable rules, regulations, circulars, notifications, clarifications and guidelines issued thereon, from time to time, by the Government of India and subject to the approvals, consents, permissions and/ or sanctions, as may be required from the Government of India, Reserve Bank of India, SEBI, Stock Exchange(s) and any other relevant statutory, governmental authorities or departments, institutions or bodies and subject to such terms, conditions, alterations, corrections, changes, variations and/or, modifications, if any, as may be prescribed by any one or more or all of them in granting



such approvals, consents, permissions and / or sanctions and which may be agreed by the board of directors of the Company (hereinafter referred to as the "Board" which terms shall be deemed to include any committee which the Board may hereafter constitute, to exercise one or more of its powers, including the powers conferred hereunder), the consent of the members of the Company be and is hereby accorded to the Board to create, issue, offer and allot, on a preferential basis, upto 55,00,000 (Fifty Five Lakhs Only ) Equity Shares of face value of Rs. 10/- (Rupees Ten only) each fully paid up, towards conversion of loan into equity to the extent of Rs. 5,50,00,000/- (Rupees Five Crores and Fifty Lakhs only), or such other amount as may be determined in terms of SEBI (ICDR) Regulations to be issued at a price higher of face value of Rs. 10/- (Rupees Ten Only) per Equity Share or the price as may be determined in accordance with the provisions of Chapter V of SEBI (ICDR) Regulations as on the relevant date, on such further terms and conditions as may be finalized by the Board of Directors, to the following allottee(s) belonging to Promoter/ Promoter Group (hereinafter referred to as the "Proposed Allottees"), in the manner as follows:

Sr. No.	Name of proposed allottee(s)	No. of Equity Shares
1.	Mr. Deepak Ansal	21,16,000
2.	Mr. Kushagr Ansal	8,00,000
3.	Mrs. Divya Ansal	3,00,000
4.	M/s. Global Consultants And Designers Pvt. Ltd.	3,84,000
5.	M/s. Akash Deep Portfolios Pvt. Ltd.	14,00,000
6.	M/s. Snow White Cable Network Pvt. Ltd.	2,60,000
7.	M/s. Sungrace Security Services Pvt. Ltd.	2,40,000
	Total	55,00,000

**RESOLVED FURTHER THAT** as per the SEBI ICDR Regulations, the "Relevant Date" for the purpose of determining the issue price of the Equity Shares shall be 28th August 2019, being the date 30 (Thirty) days prior to the date of passing this resolution by the members of the Company at their Annual General Meeting.

**RESOLVED FURTHER THAT** the aforesaid issue of Equity Shares shall be subject to the following terms and conditions:

- The outstanding unsecured loans held in the name of proposed allottee(s) shall be adjusted against the allotment of Equity Shares, meaning thereby an amount required to be paid against the payment of equity shares shall be set off from the outstanding unsecured loan at the time of subscription of Equity Shares.
- The pre-preferential shareholding of the proposed allottee(s) and Equity Shares to be allotted to the proposed allottee(s) shall be under lock in for such period as may be prescribed under Chapter V of the SEBI ICDR Regulations.
- The Equity Shares so allotted to the proposed allottee(s) under this resolution shall not be sold, transferred, hypothecated or encumbered in any manner during the period of lock-in provided under SEBI ICDR Regulations except to the extent and in the manner permitted there under.
- The Equity Shares shall be allotted within a period of 15 (fifteen) days from the date of passing this resolution, provided where the allotment of the Equity Shares is pending on account of pendency of any approval of such allotment by any regulatory authority, the allotment shall be completed within a period of 15 (fifteen) days from the date of receipt of such approval.
- Allotment of Equity Shares shall only be made in dematerialized form.

**RESOLVED FURTHER THAT** the Equity Shares to be created, offered, issued and allotted to the Promoter/Promoter Group shall rank pari passu in all respects with the existing Equity Shares of the Company (including with respect to dividend and voting powers) from the date of allotment thereof, and be subject to the requirements of all applicable laws and shall be subject to the provisions of the Memorandum of Association and Articles of Association of the Company.

**RESOLVED FURTHER THAT** for the purpose of giving effect to this resolution, the Board and the Company Secretary be and are hereby authorized severally to do all such acts, deeds, matters and things as it may in its absolute discretion consider necessary,

desirable or expedient including application to Stock Exchanges for obtaining of in-principle approval, listing of shares, filing of requisite documents with the Registrar of Companies, National Securities Depository Limited (NSDL), Central Depository Services (India) Limited (CDSL) and/ or such other authorities as may be necessary for the purpose, to resolve and settle any questions and difficulties that may arise in the proposed issue, offer and allotment of the said Equity Shares, utilization of issue proceeds, signing of all deeds and documents as may be required without being required to seek any further consent or approval of the shareholders.

**RESOLVED FURTHER THAT** the Board be and is hereby authorized to delegate all or any of the powers herein conferred by these resolutions to any Director(s) or to any Committee of Directors or to any Officer(s) of the Company and to revoke and substitute such delegation from time to time, as deemed fit by the Board, in order to give effect to the above mentioned resolutions."

- To consider and, if thought fit, to pass, with or without modification(s), the following resolution as an Ordinary Resolution:

**"RESOLVED THAT** pursuant to the provisions of Section 148 and all other applicable provisions of the Companies Act, 2013, the Companies (Audit and Auditors) Rules, 2014 (including any statutory modification(s) or re-enactment thereof, for the time being in force) and the Companies (Cost Records and Audit) Rules, 2014 (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force), M/s. Chandra Wadhwa & Co., Cost Accountants (Firm Registration No. 000239) appointed by the Board of Directors of the Company, to conduct the audit of the cost records of the Company for the Financial Year ending 31st March, 2020, be paid a total remuneration of ₹ 3,25,000/- (Rupees Three Lakhs Twenty Five Thousand only), plus out of pocket expenses as recommended by the Audit Committee of the Company.

**RESOLVED FURTHER THAT** the Board of Directors of the Company be and is hereby authorized to do all such acts and take steps as may be necessary, proper or expedient to give effect to this resolution."

By Order and on behalf of the Board  
For ANSAL HOUSING LTD.

Sd/-  
(Som Nath Grover)  
Addl. V.P. & Company Secretary  
M.No. : F4055

**Regd. Office:**

606, 6th Floor, Indra Prakash, 21 Barakhamba Road,  
New Delhi – 110 001  
CIN: L45201DL1983PLC016821  
Website: www.ansals.com  
Dated: 12<sup>th</sup> August, 2019  
Place : New Delhi

#### NOTES:

1. A MEMBER ENTITLED TO ATTEND AND VOTE AT THE ANNUAL GENERAL MEETING ("THE MEETING") IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE ON A POLL INSTEAD OF HIMSELF/HERSELF AND SUCH A PROXY/ PROXIES NEED NOT BE A MEMBER OF THE COMPANY.

THE PROXY FORM TO BE VALID AND EFFECTIVE SHOULD BE RECEIVED BY THE COMPANY AT ITS REGISTERED OFFICE NOT LESS THAN 48 HOURS BEFORE THE COMMENCEMENT OF THE MEETING. A PROXY FORM IS ENCLOSED WITH THIS NOTICE

2. A person can act as proxy on behalf of members not exceeding 50 (fifty) and holding in the aggregate not more than 10 (ten) percent of the total share capital of the Company carrying voting rights. A member holding more than 10 (ten) percent of the total share capital of the Company carrying voting rights may appoint a single person as Proxy and same person shall not act as Proxy for any other person or shareholder. A Proxy shall not have a right to speak at the Meeting.
3. An Explanatory Statement as required under Section 102 of the Companies Act, 2013, in respect of Item Nos. 3 to 6 of the Notice convening the Meeting is annexed hereto.
4. The notice of AGM is being sent to those members / beneficial owners whose name will appear in the register of members / list of beneficiaries received from the depositories as on Friday, the 23rd August, 2019.
5. The register of members and share transfer books of the Company will remain closed from Saturday, the 21st September, 2019 to Friday, the 27th September, 2019 (both days inclusive) in accordance with the provisions of Section 91 of the Companies Act, 2013 for the purpose of the meeting.
6. In case of joint holders attending the Meeting, only such joint holder who is higher in the order of names will be entitled to vote.
7. Information regarding particulars of the Directors seeking appointment/ re-appointment requiring disclosure in terms of Regulation 36(3) of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 read with clause 1.2.5 of the Secretarial Standard-2 on General Meetings issued by the Institute of Company Secretaries of India is given in "Annexure-A" attached hereto.
8. In accordance with the provisions of Section 101 of the Companies Act, 2013 read with Rule 18 of the Companies

(Management and Administration) Rules, 2014, Electronic copy of the Notice convening the 35th AGM of the Company, Annual Report along with the Attendance Slip and Proxy Form are being sent to the members who have registered their email ids with the Company/Depository Participant(s). For members who have not registered their email ids, physical copies of the aforementioned documents are being sent in the permitted mode.

9. To support the Green Initiative, Members who have not registered their e-mail addresses so far are requested to register their e-mail address with their DP in case shares are held in electronic form or with the Company's Registrar & Transfer Agent viz. M/s. Link Intime India Pvt. Ltd, Noble Heights, 1st Floor, Plot NH 2, C-1 Block LSC, Near Savitri Market, Janakpuri, New Delhi-110058 ("LIPL") in case shares are held in physical form so that they can receive the Annual Report and other communication from the Company electronically.
10. The Notice of 35th Annual General Meeting, the Annual Report for the Financial Year 2018-19 of the Company circulated to the Members of the Company, will be made available on the Company's website at [www.ansals.com](http://www.ansals.com) and shall also be sent to the Stock Exchanges for placing on the websites of the respective Stock Exchanges at [www.bseindia.com](http://www.bseindia.com) and [www.nseindia.com](http://www.nseindia.com).
11. In terms of the provisions of Section 107 of the Companies Act, 2013, since the Company is providing the facility of remote e-voting to the shareholders, there shall be no voting by show of hands at the AGM. The facility for ballot / polling paper (physical voting) shall be made available at the Meeting and the members attending the Meeting who have not cast their vote by remote e-voting shall be able to vote at the Meeting through ballot / polling paper.
12. Members are requested to bring the Attendance Slip to the Meeting. Members who hold shares in dematerialized form are requested to provide their DP ID and Client ID for verification / identification.
13. As per the provisions of Section 72 of the Companies Act, 2013, the facility for making nomination is now available to the Members in respect of the shares held by them. Nomination forms can be obtained from the Company's Registrar and Transfer Agent – LIPL.
14. Members holding shares in the same set of names under different ledger folios are requested to apply for consolidation of such folios along with relevant share certificates to the Company's Registrar & Transfer Agent- LIPL.

15. Transfer of Unclaimed and/or Unpaid Amounts to Investor Education and Protection Fund (IEPF):

- a) Pursuant to the provisions of Sections 124, 125 and other applicable provisions, if any, of the Companies Act, 2013 read with the IEPF Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 (hereinafter referred to as "IEPF Rules") (including any statutory modification(s) or re-enactment(s) thereof for the time being in force), the amount of dividend remaining unclaimed or unpaid for a period of 7 (seven) years from the date of transfer to the unpaid dividend account is required to be transferred to IEPF, maintained by the Central Government.
  - b) Accordingly, during the financial year 2018-19, the Company would be transferring unclaimed final dividend amount for the financial year ended 31st March, 2012 on or before 03rd November, 2019 to IEPF.
  - c) In accordance with Section 124(6) of the Companies Act, 2013 read with the IEPF Rules, all the shares in respect of which dividend has remained unclaimed or unpaid for 7 (seven) consecutive years or more are required to be transferred to the Demat Account of the IEPF Authority. Further, the corresponding shares will be transferred as per the requirements of the IEPF rules. The details of which are made available on the Company's website ([www.ansals.com](http://www.ansals.com)).
  - d) Members who have not yet encashed the dividend warrants for any of the Financial Years from 2011-12 to 2015-16 are once again requested to make their claims immediately to the Company or the Company's Registrar & Transfer Agent – LIPL for issuance of duplicate / revalidated dividend warrants.
16. The Members desiring any information as regards to accounts are requested to write to the Company at an early date. This would enable the Company to compile the information and provide replies at the Meeting.
  17. As a measure of economy, copies of Annual Report will not be distributed at the Meeting. Members are therefore requested to bring their copy of the Annual Report to the Meeting.
  18. The Registers maintained pursuant to provisions of Sections 170 & 189 of the Companies Act, 2013 and rules framed thereunder will be made available for inspection by Members of the Company at the Meeting.

19. In compliance with the provisions of Section 108 and other applicable provisions of the Companies Act, 2013 and the Rules made thereunder and Regulation 44 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company is pleased to provide e-voting facility to all the members of the Company to enable them to cast their votes electronically instead of dispatching the physical Postal Ballot Form by post. The Company has engaged the services of M/s. Link Intime India Private Limited (LIPL), Registrar and Transfer Agent of the Company, for the purpose of providing e-voting facility to all its Members.

**The instructions for members for voting electronically are as under:-**

❖ **Log-in to e-Voting website of Link Intime India Private Limited (LIPL):**

- (i) The voting period begins on Tuesday, 24th September, 2019 at 09.00 A.M. and ends on Thursday, 26th September, 2019 at 05.00 P.M. During this period Shareholders of the Company, holding shares either in physical form or in dematerialized form, as on the cut-off date i.e. Friday, 20th September, 2019, may cast their votes electronically. The e-voting module shall be disabled by LIPL for voting thereafter.
- (ii) Visit the e-voting system of LIPL. Open web browser by typing the following URL: <https://instavote.linkintime.co.in>.
- (iii) Click on "Login" tab, available under 'Shareholders' section.
- (iv) Enter your User ID, password and image verification code (CAPTCHA) as shown on the screen and click on "SUBMIT".
- (v) Your User ID details are given below:
  - a. Shareholders holding shares in demat account with NSDL: Your User ID is 8 Character DP ID followed by 8 Digit Client ID
  - b. Shareholders holding shares in demat account with CDSL: Your User ID is 16 Digit Beneficiary ID
  - c. Shareholders holding shares in Physical Form (i.e. Share Certificate): Your User ID is Event No + Folio Number registered with the Company.
- (vi) Your Password details are given below: If you are using e-Voting system of LIPL: <https://instavote.linkintime.co.in> for the first time or if you are holding shares in physical form, you need to follow the steps given below:
  - Click on "Sign Up" tab available under 'Shareholders' section register your details and set the password of your choice and confirm (The password should contain minimum 8 characters,

at least one special character, at least one numeral, at least one alphabet and at least one capital letter).

	For Members holding shares in Demat Form or Physical Form
PAN	Enter your 10 digit alpha-numeric PAN issued by Income Tax Department (Applicable for both demat shareholders as well as physical shareholders)
	<ul style="list-style-type: none"> <li>• Members who have not updated their PAN with the Company/Depository Participant are requested to use the sequence number which is printed on Postal Ballot Form indicated in the PAN field.</li> </ul>
Dividend Bank Details OR Date of Birth (DOB)	Enter the Dividend Bank Details or Date of Birth (in dd/mm/yyyy format) as recorded in your demat account or in the company records in order to login. <ul style="list-style-type: none"> <li>• If both the details are not recorded with the depository or company please enter the member id/folio number in the Dividend Bank details field as mentioned in instruction (v).</li> </ul>

- If you are holding shares in demat form and had registered on to e-Voting system of LIPL: <https://instavote.linkintime.co.in>, and/or voted on an earlier voting of any company then you can use your existing password to login.
  - If Shareholders holding shares in Demat Form or Physical Form have forgotten password: Enter User ID, select Mode and Enter Image Verification code (CAPTCHA). Click on "SUBMIT".
  - In case shareholder is having valid email address, Password will be sent to the shareholders registered e-mail address. Else, shareholder can set the password of his/her choice by providing the information about the particulars of the Security Question & Answer, PAN, DOB/ DOI, Dividend Bank Details etc. and confirm. (The password should contain minimum 8 characters, at least one special character, at least one numeral, at least one alphabet and at least one capital letter).
- NOTE: The password is to be used by demat shareholders for voting on the resolutions placed by the company in which they are a shareholder and eligible to vote, provided that the company opts for e-voting platform of LIPL.
- For shareholders holding shares in physical form, the details can be used only for voting on the resolutions

contained in this Notice.

- It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential.

❖ **Cast your vote electronically**

1. After successful login, you will be able to see the notification for e-voting on the home page of INSTA Vote. Select/ View "Event No" of the company, you choose to vote.
2. On the voting page, you will see "Resolution Description" and against the same the option "Favour/ Against" for voting. Cast your vote by selecting appropriate option i.e. Favour/Against as desired.

Enter the number of shares (which represents no. of votes) as on the cut-off date under 'Favour/ Against'. You may also choose the option 'Abstain' and the shares held will not be counted under 'Favour/Against'.

3. If you wish to view the entire Resolution details, click on the 'View Resolutions' File Link.
4. After selecting the appropriate option i.e. Favour/Against as desired and you have decided to vote, click on "SUBMIT". A confirmation box will be displayed. If you wish to confirm your vote, click on "YES", else to change your vote, click on "NO" and accordingly modify your vote.
5. Once you confirm your vote on the resolution, you will not be allowed to modify or change your vote subsequently.
6. You can also take the printout of the votes cast by you by clicking on "Print" option on the Voting page.

❖ **General Guidelines for shareholders:**

- Institutional shareholders (i.e. other than Individuals, HUF, NRI etc.) and Custodian are required to log on to e-Voting system of LIPL: <https://instavote.linkintime.co.in> and register themselves as 'Custodian / Mutual Fund / Corporate Body'. They are also required to upload a scanned certified true copy of the board resolution / authority letter / power of attorney etc. together with attested specimen signature of the duly authorised representative(s) in PDF format in the 'Custodian / Mutual Fund / Corporate Body' login for the Scrutinizer to verify the same.
- During the voting period, shareholders can login any number of time till they have voted on the resolution(s) for a particular "Event".
- Shareholders holding multiple folios/ demat account shall choose the voting process separately for each of the folios/ demat account.

- In case the shareholders have any queries or issues regarding e-voting, please refer the Frequently Asked Questions ("FAQs") and Instavote e-Voting manual available at <https://instavote.linkintime.co.in>, under Help section or write an email to [instavote@linkintime.co.in](mailto:instavote@linkintime.co.in) or Call us :- Tel : 022 -49186000 or you may contact Mr. Swapan Kumar Naskar, AVP-North India Operations, (LIPL), Phone No. +91-11-41410592, e-mail: [swapann@linkintime.co.in](mailto:swapann@linkintime.co.in).

#### ❖ Other Instructions:

- The shareholders can opt for only one mode of voting i.e. remote e-voting or physical voting at the meeting. In case of voting by both the modes, vote cast through remote e-voting will be considered final and voting through physical voting at the meeting will not be considered. The members who have cast their vote by remote e-voting may also attend the Meeting.
- The Board has appointed Mr. Abhishek Mittal, Proprietor of M/s. Abhishek Mittal & Associates, Practicing Company Secretaries as Scrutinizer to scrutinize the physical voting at the AGM venue and remote e-voting process in a fair and transparent manner and he has communicated his willingness to be appointed and will be available for same purpose.
- The voting rights of Members for e-voting and for physical voting at the meeting shall be in proportion to the paid up value of their shares in the equity share capital of the Company as on cut-off date i.e. Friday, 20th September, 2019.
- A person, whose name is recorded in the register of members or in the register of beneficial owners maintained by the depositories as on the cut-off date i.e. Friday, 20th September, 2019 shall only be entitled to avail the facility of remote e-voting / physical voting at the AGM venue.
- The Results shall be declared by the Chairman of the Company or any other Director/Officer authorized by him within Forty- Eight (48) hours from the conclusion of AGM. The said results along with the Scrutinizer's Report would be displayed at the Registered Office of the Company, hosted at the Company's website i.e. [www.ansals.com](http://www.ansals.com). The results will also be intimated to the Stock Exchanges where the Company's shares are listed. The resolutions will be deemed to be passed on the date of AGM subject to receipt of the requisite number of votes in favour of the resolutions.
- All documents referred to in this Notice and Statement setting out material facts and other Statutory Registers are open for inspection by the Members at the Registered Office of the Company

between 10.00 a.m. to 12.00 noon on all working days except Saturdays, Sundays and National Holidays, from the date hereof upto the date of AGM i.e. Friday, 27th September, 2019.

- For security reasons and for proper conduct of the Meeting, entry to the place of the Meeting will be regulated by the Attendance Slip, which is annexed to the Proxy Form. Members / Proxies are requested to bring their Attendance Slip complete in all respects and signed at the place provided thereat and hand it over at the entrance of the Meeting venue.
- Members may please note that no gifts will be distributed at the Meeting.
- A route map showing directions to reach the venue of the 35th AGM is given at the end of this notice as per the requirement of the Secretarial Standards-2 on General Meetings.

#### MEMBERS HOLDING EQUITY SHARES IN ELECTRONIC FORM AND PROXIES THEREOF, ARE REQUESTED TO BRING THEIR DP ID AND CLIENT ID FOR IDENTIFICATION.

#### EXPLANATORY STATEMENT PURSUANT TO SECTION 102 OF THE COMPANIES ACT, 2013

##### Item No. 3

The Board of Directors of the Company, based on the recommendations of the Nomination & Remuneration Committee, appointed Mrs. Neha Ansal (having DIN: 08469989) as an Additional Director (Non-Independent) w.e.f 2nd July, 2019 in terms of Sections 152, 161 and other applicable provisions of the Companies Act, 2013 read with Companies (Appointment and Qualification of Directors) Rules, 2014. She holds her office upto the conclusion of this Annual General Meeting and is eligible for appointment as a Non-Executive Director of the Company, liable to retire by rotation.

Mrs. Neha Ansal has done her BA (Hons.) Economics from Lady Shri Ram College for Women, University of Delhi and MA Cantab. Economics from St. Edmund's College, University of Cambridge, UK. She also holds a Diploma in Montessori Education from Modern Montessori International, New Delhi. Mrs. Neha Ansal, having requisite professional qualification, has been working as a Part-time Consultant (Business Advisory Services) of the Company since October, 2011. The Company has been benefitted with the wide and rich experience of Mrs. Neha Ansal in almost all the projects of the Company. During her service, Mrs. Neha Ansal has displayed exceptional skills, devotion and sincerity in carrying out work in her field. She was also actively involved in all new projects of the Company.

Before joining the Company, Mrs. Neha Ansal has worked with Metis Learning, Delhi as a

Consultant for more than 2 years and had been a member of the core team responsible to develop modern and easy learning techniques / technology for children. Prior to that, she worked for more than 2 years with Ernst and Young as a Consultant, Business Advisory Services.

The Board considers that her association as a Non-Executive Director would be of immense benefit to the Company. The Board recommends the Ordinary Resolution set out at Item No. 3 of the Notice. Except Mrs. Neha Ansal herself, Mr. Deepak Ansal, Chairman and Managing Director and their respective relatives, none of the Directors and Key Managerial Personnel of the Company and their relatives is concerned or interested, financially or otherwise, in the Resolutions set out at Item No. 3.

##### Item No. 4

Mr. Kushagr Ansal was re-appointed as the Whole-time Director of the Company for a period of 5 years with effect from 1st October, 2016 (i.e. from 01.10.2016 to 30.09.2021) by the Shareholders of the Company in their Annual General Meeting held on 26th September, 2016 at a remuneration payable in accordance with sections 197, 198 and other applicable provisions of the Companies Act, 2013.

Further, considering the prolonged recession in the real estate sector, the members of the Company through Postal Ballot completed on 28th April, 2017 approved the payment of remuneration as per the limits permissible under Section II of Part II of Schedule V of the Companies Act, 2013 to Mr. Kushagr Ansal for a period of 3 years from 1st April, 2016 till 31st March, 2019 as the minimum remuneration. Based on the effective capital of the Company, a maximum remuneration of Rs. 2.40 crores per annum was permissible to be paid to Mr. Kushagr Ansal in addition to contribution to Provident/ Superannuation/Annuity Fund, Gratuity and Leave Encashment. However, in view of the continuous losses incurred by the Company, Mr. Kushagr Ansal was paid very less remuneration during the financial year 2016-17 to 2018-19 against the approved annual remuneration of Rs. 2.40 Crores. The remuneration (including Provident Fund, Gratuity, Superannuation Fund and other benefits) actually paid to Mr. Kushagr Ansal during these years has been as under:

Sl. No.	Financial Year	Amount (In Rs.)
1	2016-17	56,66,283/-
2	2017-18	11,75,308/-
3	2018-19	13,91,712/-

Now, the remuneration of Mr. Kushagr Ansal is required to be fixed for his remaining tenure as the Whole-time Director & CEO i.e. from 01st April, 2019 to 30th September, 2021.



Keeping in mind the contribution made by Mr. Kushagr Ansal in the working of the Company in past and efforts being made by him presently, it is proposed to allow him to draw the remuneration as stipulated in Part II, Section II of Schedule V of the Companies Act, 2013 which provides for payment of remuneration to the managerial personnel in case of no profits or inadequacy of profits in a financial year based on the effective capital of the Company with the approval of the shareholders of the Company and other approvals as may be required as per the provisions of the Companies Act, 2013 and other applicable laws.

As per the amended Schedule V of the Companies Act, 2013 and based on the effective capital of the Company as on 31st March, 2019, Mr. Kushagr Ansal is entitled to an annual remuneration of Rs. 1.20 Crores per annum i.e. Rs. 10 lakhs per month, if approval of Shareholders is obtained through an ordinary resolution and more than Rs. 1.20 Crores per annum, if approval of Shareholders is by way of a special resolution. Apart from above, he shall also be entitled to contribution towards provident/superannuation/gratuity fund and leave encashment.

The amended Schedule V also mandates the requirement of obtaining the prior approval of the banks or public financial institutions concerned or the non-convertible debenture holders or other secured creditors before placing the matter for consideration and approval in the general meeting of the shareholders in case the company has defaulted in payment of dues to any bank or public financial institution or non-convertible debenture holders or any other secured creditor.

Keeping in view of the financial parameters of the Company and based on the effective capital of Company, it is proposed to allow Mr. Kushagr Ansal to draw remuneration as stipulated in Part II, Section II (A) of Schedule V of the Companies Act, 2013 which shall not exceeds Rs. 1.20 Crores per annum (i.e. Rs. 10 Lakhs per month) in addition to contribution towards provident/superannuation/gratuity fund and leave encashment by passing an ordinary resolution by members of the company for the remaining period of his tenure viz. 1st April, 2019 to 30th September, 2021 in the event of inadequacy or no profits during these financial years.

Since the company at present is in default of payment of dues to secured lenders, it has applied to the secured lenders seeking their approval in terms of clause B(ii) of Section II of Part II of Schedule V of the Companies Act, 2013 for the remuneration proposed to be paid to Mr. Kushagr Ansal and their approval is likely to be received soon.

The other Information as required under Section II of Part II of Schedule V of the Companies Act, 2013 is as per "Annexure-B"

attached to the notice forming part of this explanatory statement.

Except Mr. Deepak Ansal, Chairman & Managing Director, Mr. Kushagr Ansal, Whole Time Director and CEO and their respective relatives, none of the Directors, Key Managerial Personnel of Company and their relatives except to the extent of their shareholdings in the Company is in any way, deemed to be concerned or interested financially or otherwise in the Ordinary Resolution as set out at Item No. 4 of the Notice.

The Board recommends the Ordinary Resolution as set out at Item No. 4 of the accompanying Notice for approval and consideration of remuneration of Mr. Kushagr Ansal, Whole-time Director & CEO of the Company.

#### Item No. 5

The Special Resolution contained in Item No. 5 of the Notice, have been proposed pursuant to the provisions of Sections 42, 62 of the Companies Act, 2013, to issue and allot upto 55,00,000 Equity shares of face value of Rs. 10/- each to the Promoter/Promoter Group in terms of Chapter V of SEBI (ICDR) Regulations and applicable provisions of Companies Act, 2013. The said proposal has been considered and approved by the Board in their meeting held on 12th August, 2019.

The details of the issue and other particulars as required in terms of the Companies Act, 2013 read with rules thereon, as amended and Regulation 163 of the SEBI (ICDR) Regulations, 2018 and other applicable statutes in relation to the proposed Special Resolution are given hereunder

#### I. Objects of the Issue:

In order to restructure the existing loans held in the name of proposed allottee(s) being promoters/ members of the promoter group of the Company and to reduce the debt level of the Company and also to relieve the Company from the interest burden, the Company proposes to issue the aforesaid Equity Shares on preferential basis to the proposed allottee(s), to the extent of Rs. 5.50 crores or such other amount as may be determined in accordance with applicable SEBI ICDR Regulations. The proposed issue will also result in improvement of the debt : equity ratio of the Company.

#### II. Maximum number of specified securities to be issued:

The resolution set out in the accompanying notice authorizes the Board to issue to the promoters / members of the promoter group, upto 55,00,000 (Fifty Five Lakhs) fully paid up Equity Shares on a preferential basis by way of private placement.

The Relevant Date for the preferential

issue will be 28th August, 2019 and accordingly, the price per Equity Share shall be calculated in accordance with the SEBI ICDR Regulations based on such Relevant Date.

#### III. Basis on which price has been arrived at:

The Equity Shares of Company are listed on National Stock Exchange Limited (NSE) and BSE Limited (BSE) and the equity shares of the Company are frequently traded in accordance with Regulation 164(1) of the SEBI, ICDR Regulations. The price has been determined on the basis of the quotes available on the National Stock Exchange having higher trading volume during the preceding twenty six weeks or preceding two weeks prior to the relevant date.

#### IV. The proposal/Intent of the promoters, directors or key management personnel of the issuer to subscribe to the offer:

All the proposed allottee(s) are promoters/ members of the promoter group of the Company. The proposal of the promoters, directors or key management personnel of the issuer to subscribe to the offer is as follows:

Sr. No.	Name of proposed allottee(s)	Category	No. of Equity Shares
1.	Mr. Deepak Ansal	Promoter	21,16,000
2.	Mr. Kushagr Ansal	Promoter	8,00,000
3.	Mrs. Divya Ansal	Promoter	3,00,000
4.	M/s. Global Consultants And Designers Pvt. Ltd.	Promoter	3,84,000
5.	M/s. Akash Deep Portfolios Pvt. Ltd.	Promoter	14,00,000
6.	M/s. Snow White Cable Network Pvt. Ltd.	Promoter	2,60,000
7.	M/s. Sungrace Security Services Pvt. Ltd.	Promoter	2,40,000
	<b>Total</b>		<b>55,00,000</b>

Except aforementioned persons and their relatives to the extent of their shareholding, if any, in the Company, none of the persons are deemed to be concerned or interested in the above resolution, none of the other Directors or key managerial personnel or their relatives are in any way concerned or interested, financially or otherwise, in the above referred resolutions.

#### V. The Shareholding Pattern of the issuer before and after the preferential issue:

The shareholding pattern of the Company before and after the proposed

preferential issue to promoters is likely to be as follows:

Name of Shareholders		Pre issue Shareholding Structure		No. of Equity Shares to be allotted	Post issue Shareholding	
		No. of Shares	%		No. of Shares	%
(A)	Promoter & Promoter Group					
(1)	Indian					
	• Individuals/HUF	1,44,85,492	24.392	32,16,000	1,77,01,492	27.281
	• Bodies Corporate	1,69,72,438	28.580	22,84,000	1,92,56,438	29.677
Total A (1)		3,14,57,930	52.972	55,00,000	3,69,57,930	56.958
(2)	Foreign Promoters A(2)	-	-	-	-	-
Total Promoter Shareholding A=A(1) + A(2)		3,14,57,930	52.972	55,00,000	3,69,57,930	56.958
(B)	Public Shareholding:					
	(1) Institutional Investors	8,000	0.013	-	8,000	0.012
	(2) Central Govt./State Govt./President of India	-	-	-	-	-
	(3) Non-Institution:					
	• Individuals	1,92,24,222	32.372	-	1,92,24,222	29.628
	• Body Corporate	70,75,639	11.915	-	70,75,639	10.905
	• Others (including NRIs)	16,20,037	2.728	-	16,20,037	2.497
Total Public Shareholding (B)=B(1)+B(2)+B(3)		2,79,27,898	47.028	-	2,79,27,898	43.042
Grand Total (A)+(B)		5,93,85,828	100.000	55,00,000	6,48,85,828	100.000

Above shareholding pattern has been prepared based on Shareholding of the Company as on 09th August, 2019.

**VI. Proposed time limit within which the allotment shall be completed:**

In terms of Regulation 170 of the SEBI ICDR Regulations, preferential allotment of said Equity Shares will be completed within a period of 15 (fifteen) days from the date of passing of special resolution as set out at item no. 5.

Provided that where the allotment is pending on account of pendency of any application for approval or permission by any regulatory authority, if applicable, the allotment would be completed within 15 (fifteen) days from the date of such approval or within such further period as may be prescribed or allowed by SEBI, stock exchange(s) or other concerned authorities.

**VII. Securities to be issued, particulars of the proposed allottee(s), the identity of the natural persons who are the ultimate beneficial owners of the equity shares proposed to be allotted and / or who ultimately control the proposed allottee(s) and the percentage of post preferential issue capital that may be held by them:**

The details of the securities proposed to be issued and the particulars of proposed allottee(s) have been furnished in the earlier paragraphs. Identity of the natural persons who are the ultimate beneficial owners of the Equity Shares proposed to be allotted and / or who ultimately control proposed allottee(s) and the percentage of the post preferential issue capital that may be held by them on fully diluted basis is given in the following table:

S I . No.	Name of Shareholders	Pre issue Shareholding Structure		No. of Equity Shares to be allotted	Post issue Shareholding		Name of Ultimate Beneficial Owners
		No. of Shares	%		No. of Shares	%	
1.	Mr. Deepak Ansal	63,72,870	10.73	21,16,000	84,88,870	13.08	N.A.
2.	Mr. Kushagr Ansal	22,61,368	3.81	8,00,000	30,61,368	4.72	N.A.
3.	Mrs. Divya Ansal	27,69,186	4.66	3,00,000	30,69,186	4.73	N.A.
4.	M/s. Global Consultants And Designers Pvt. Ltd.	41,49,362	6.99	3,84,000	45,33,362	6.99	1.Mr. Deepak Ansal 2.Mrs. Divya Ansal 3.Mr. Kushagr Ansal 4.Mr. Karun Ansal
5.	M/s. Akash Deep Portfolios Pvt. Ltd.	38,94,710	6.56	14,00,000	52,94,710	8.16	Mr. Deepak Ansal
6.	M/s. Snow White Cable Network Pvt. Ltd.	28,11,905	4.73	2,60,000	30,71,905	4.73	1.Mr. Deepak Ansal 2.Mrs. Divya Ansal 3.Mr. Kushagr Ansal 4.Mr. Karun Ansal
7.	M/s. Sungrace Security Services Pvt. Ltd.	25,87,424	4.36	2,40,000	28,27,424	4.36	1.Mr. Deepak Ansal 2.Mrs. Divya Ansal 3.Mr. Kushagr Ansal 4.Mr. Karun Ansal

**VIII. Consequential Changes in the Voting Rights and Change in Management:**

As a result of the proposed preferential issue of Equity Shares, there will be no change in the control or management of the Company. However, voting rights will change in tandem with the shareholding pattern.

**IX. Lock-in Period:**

- i. The Equity Shares so allotted shall be subject to 'lock-in' in accordance with Regulation 167 of the SEBI ICDR Regulations.
- ii. The entire pre-preferential allotment shareholding, if any, of the Proposed Allottees, shall be locked-in as per Regulation 167 of the SEBI ICDR Regulations.

**X. Issue price and Relevant Date:**

In terms of Regulation 161 of SEBI ICDR Regulations, the Relevant Date has been reckoned as 28th August, 2019 for the purpose of computation of issue price of the said Equity Shares.

Since, the Equity Shares of the Company are listed on BSE Limited (BSE) and National Stock Exchange of India Limited (NSE) and are frequently traded and accordingly the minimum issue price shall be calculated on the basis of trading at NSE. Therefore, in terms of Regulation 164 of the SEBI ICDR Regulations read with Section 53 of the Companies Act, 2013, the Issue Price has been computed as higher of face value of Rs. 10/- per Equity Share, or the price as may be determined in accordance with the provisions of Chapter V of SEBI (ICDR) Regulations

**XI. Re-computation of Issue Price:**

The Board of Directors of the Company undertakes that since the Company's Equity Shares are listed and traded for a period more than twenty six weeks there is no need for the Company to re-compute the price of Equity Shares in terms of the provisions of the SEBI ICDR Regulations.

**XII. Auditor's Certificate:**

The certificate from M/s Dewan P.N. Chopra & Co., Chartered Accountants, being the Statutory Auditors of the Company certifying that the preferential issue is being made in accordance with the requirements of Chapter V of the SEBI ICDR Regulations shall be available for inspection at the registered office of the Company during 10:00 A. M. to 5:00 P.M. (office hours) up to the date of declaration of results and shall also be placed before the shareholders at the Annual General Meeting scheduled to be held on 27th September, 2019.

**XIII. The justification for the allotment proposed to be made for consideration other than cash together with valuation report of the registered valuer:**

This is not applicable in the present case.

**XIV. Disclosure with regard to the names of issuer, its promoter or any of its directors not appearing in the list of willful defaulter as issued by RBI:**

The Company, its promoters and its directors are not categorized as wilful defaulter(s) by any bank or financial institution or consortium thereof, in

accordance with the guidelines on wilful defaulters issued by Reserve Bank of India.

**XV. Earlier allotment on preferential basis:**  
During the Financial Year 2018-19, the Company has not offered, issued and allotted any equity shares on preferential basis to promoter and non-promoters.

**Item No. 6**

The Board, on the recommendations of the Audit Committee, has approved the appointment and remuneration of M/s. Chandra Wadhwa & Co., Cost Accountants, as the Cost Auditors to conduct the audit of the cost records of the Company for the financial year ending 31st March, 2020.

In accordance with the provisions of Section 148 of the Companies Act, 2013 read with the Companies (Audit and Auditors) Rules, 2014, the remuneration payable to the Cost Auditors has to be ratified by the shareholders of the Company.

None of the Directors and Key Managerial Personnel of the Company and their relatives are, in any way, concerned or interested, financially or otherwise, in the resolution set out at Item No. 6 of the Notice.

Consent of the members is sought by passing of an Ordinary Resolution as set out at Item No. 6 of the Notice for ratification of the remuneration payable to the Cost Auditors for the financial year ending 31st March, 2020.

**Regd. Office:**

606, 6th Floor, Indra Prakash, 21 Barakhamba Road,  
New Delhi – 110 001  
CIN: L45201DL1983PLC016821  
Website: www.ansals.com

Dated : 12<sup>th</sup> August, 2019

Place : New Delhi

By Order and on behalf of the Board  
For ANSAL HOUSING LTD.

Sd/-  
(Som Nath Grover)  
Addl. V.P. & Company Secretary  
M.No. : F4055

Members holding equity shares in Electronic Form and Proxies thereof, are requested to bring their DP Id and Client Id for identification.

**Annexure-A to Notice**

**Information of Directors to be appointed and the Directors seeking re-appointment at this Annual General Meeting pursuant to Regulation 36 (3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, in accordance with provisions of Companies Act, 2013 read with clause 1.2.5 of the Secretarial Standard-2, as on the date of Notice.**

<b>Name of Director</b>	<b>Mr. Kushagr Ansal</b>	<b>Mrs. Neha Ansal</b>
<b>Date of Birth (Age)</b>	03.04.1979 (40 Years)	10.04.1983 (36 Years)
<b>Director Identification Number</b>	01216563	08469989
<b>Date of Joining the Board</b>	26th August, 2006	02nd July, 2019
<b>Qualifications</b>	Mr. Kushagr Ansal is an MBA with specialization in Finance from Bentley College, Waltham, USA and a B. Com (Hons) from Shri Ram College of Commerce, New Delhi. He has experience in System Management in addition to exceptional skills in Finance & Marketing.	Mrs. Neha Ansal has done her BA (Hons.) Economics from Lady Shri Ram College for Women, University of Delhi and MA Cantab. Economics from St. Edmund's College, University of Cambridge, UK. She also holds a Diploma in Montessori Education from Modern Montessori International, New Delhi
<b>Expertise in specific functional area</b>	Mr. Kushagr Ansal is associated with the Company for last more than 15 years in different roles and as the Whole Time Director for last more than 13 years. During his tenure as the Whole Time Director, he has been looking after all the responsibilities of Strategic Planning, Land Procurement, Business Development, Sales and Marketing and Finance & Accounting etc. The Company has achieved several new heights in terms of number of projects, turnover and profitability etc. under his stewardship.	Mrs. Neha Ansal has been working with the Company since 01.10.2011 in her professional capacity as Part Time Consultant (Business Advisory Services). Earlier to this she had worked with Metis Learning, Delhi as a Consultant for more than 2 years and had been a member of the core team responsible to develop modern and easy learning techniques / technology for children. Prior to that, she worked for more than 2 years with Ernst and Young as a Consultant, Business Advisory Services.
<b>Terms and conditions of re- appointment</b>	He shall be liable to retire by rotation as a director and being eligible may be re-appointed as a director.	She is proposed to be appointed as a Non-Executive Director who shall liable to retire by rotation.
<b>Remuneration proposed to be paid</b>	As per provisions of the Companies Act, 2013 read with Schedule V thereof.	Sitting fees for attending the meetings of the Board and Committee and profit based commission as per provisions of the Companies Act. In addition to this, she will continue to receive remuneration in her professional capacity as Part Time Consultant (Business Advisory Services).
<b>Remuneration last drawn (including sitting fees, if any)</b>	Remuneration of Rs. 13,91,712/- paid during the year 2018-19.	Rs. 17,37,483/- paid to her during 2018-19 in per professional capacity as Part Time Consultant (Business Advisory Services).
<b>No. of Shares held in the Company</b>	2261368	NIL
<b>Disclosure of relationship between directors inter-se</b>	Mr. Kushagr Ansal is the son of Mr. Deepak Ansal, Chairman and Managing Director of the Company.	Mrs. Neha Ansal is the daughter in law of Mr. Deepak Ansal, Chairman and Managing Director of the Company.
<b>Number of Meetings of Board attended during the year (2018-19)</b>	3 (Three)	-
<b>Directorships of other Boards</b>	Ansal Development Pvt. Ltd.	-
<b>Membership/ Chairmanship of Committee of other Boards (includes only Audit &amp; Shareholders' / Investors' Grievance Committee)</b>	-	-



## Information as required under Section II of Part II of Schedule V of the Companies Act, 2013

## I. GENERAL INFORMATION

1.	Nature of Industry	Real Estate Development & Construction			
2.	Date or expected date of Commencement of Commercial Production	Not applicable since the Company is an existing company involved in the businesses of Real Estate Development & Construction.			
3.	In case of new companies, expected date of commencement of activities as per project approved by financial institutions appearing in the prospectus	Not applicable.			
4.	Financial performance based on given indicators	(₹ In Lakhs)			
		<b>Particulars</b>	<b>FY 2018-19</b>	<b>FY 2017-18</b>	<b>FY 2016-17</b>
		Total Revenue	17737.32	22,496.75	28,940.50
		Profit/ (Loss) Before Tax	(1936.65)	(3,105.94)	(885.01)
		Profit After Tax	(777.83)	(2,082.41)	(589.42)
5.	Foreign investments or Collaborators, if any	The Company does not have any foreign investment or collaboration except the direct investment of Rs. 491.67 lakhs in one overseas subsidiary viz. Housing & Construction Lanka Private Limited, Sri Lanka.			

## II. INFORMATION ABOUT THE MANAGERIAL PERSONNEL WHOSE REMUNERATION IS PROPOSED TO BE FIXED

## 1. Background details

**Mr. Kushagr Ansal, Whole-time Director & CEO**

Mr. Kushagr Ansal, aged about 40 years joined the Board of Directors of the Company on 26th August, 2006. He is an MBA with specialization in Finance from Bentley College, Waltham, USA and a B. Com (Hons) from Shri Ram College of Commerce, New Delhi. He has experience in System Management in addition to exceptional skills in Finance & Marketing.

He has been at the helm of affairs of the Company for around one and a half decades. The Company had executed large number of Commercial, Residential and Estate Development Projects under his guidance.

## 2. Past remuneration of Mr. Kushagr Ansal, Whole Time Director &amp; CEO

Financial Year	Remuneration
2016-17	₹ 56,66,283/-
2017-18	₹ 11,75,308/-
2018-19	₹ 13,91,712/-

## 3. Recognition or awards conferred on Mr. Kushagr Ansal, Whole-time Director &amp; CEO

Mr. Kushagr Ansal has won many awards for himself and the Company.

Mr. Kushagr Ansal was presented "Times of India Young Achievers Award" in the field of Real Estate by Shri Alok Sinha (IAS), Commissioner Meerut Zone on 27th May, 2016.

He was honoured with "The Jewels of West UP" by the Hon'ble Governor of UP Mr. Ram Naik on 27th December, 2014 in a felicitation ceremony organized by the Times of India and Navbharat Times for his valuable contribution by his sheer commitment. Under his leadership, the Company has received many awards in recognition of its innovative practices including "Best Residential Developer Award" on 31st August, 2012 in the category of Best Developer, "Indian Realty Award" by India International Property Awards (IIPA) on 24th September, 2015 and "The Brand Icon 2017" by Times of India for excellence in the field of Real Estate.

## 4. Job profile of Mr. Kushagr Ansal and suitability for the post of Whole-time Director &amp; CEO

Mr. Kushagr Ansal was designated as the Whole Time Director of the Company since October, 2006 and as the Whole-time Director & CEO w.e.f. 01.06.2017.

He is associated with the Company for last more than 15 years in different roles and as the Whole Time Director for last more than 13 years. During his tenure as the Whole Time Director & CEO, he has been looking after all the responsibilities of Strategic Planning, Land Procurement, Business Development, Sales and Marketing and Finance & Accounting etc. Mr. Kushagr Ansal had displayed exceptional skills, devotion and sincerity in carrying out the responsibilities assigned to him by the Company from time to time over last 15 years and has been a great source of strength and inspiration to his team members as they successfully choose newer targets. The Company has achieved several new heights in terms of number of projects, turnover and profitability etc. under his stewardship.

Considering his contribution, it is proposed to appropriately compensate and remunerate him as per the limits permitted by Schedule V of the Companies Act, 2013.

**5. Remuneration proposed**

Remuneration proposed to be paid to Mr. Kushagr Ansal has been detailed in the resolution No. 4 of the Notice. The Company intends to pay the amount prescribed under Section II of Part II of Schedule V of the Companies Act, 2013 as remuneration to Mr. Kushagr Ansal in case of inadequate or no profits during any financial year and hence it is proposed to pass an ordinary resolution in this regard.

**6. Comparative remuneration profile with respect to industry, size of the Company, profile of the position and person**

Having regard to the type of industry, the trend in the industry, the size of the Company, the growth of the Company, the profiles of the Whole-time Director & CEO, his respective contribution and merits and responsibilities, the remuneration proposed is at par with the remuneration being paid to the similar positions in real estate sector and has been considered by the Nomination & Remuneration Committee of the Company at its meeting held on 29th May, 2019.

**7. Pecuniary relationship directly or indirectly with the Company or relationship with managerial personnel, if any**

Apart from receiving remuneration as stated above Mr. Kushagr Ansal has other pecuniary relationships with the Company on account of dividend and interest payments etc. which are

reported in each year's annual report of the Company. As on the date of this notice, Mr. Kushagr Ansal holds 2261368 equity shares of the Company. Mr. Kushagr Ansal is the son of Mr. Deepak Ansal (Chairman & Managing Director) of the Company.

**III. OTHER INFORMATION**

**1. Reasons of loss or inadequate profits**

There had been a general recession in the real estate market since financial year 2014-15 which has badly impacted the performance of the most of companies engaged in the business of real estate including Ansal Housing Limited during the financial year 2014-15 to 2018-19 and as a result thereof there has been a substantial downfall in the turnover and profits of the Company. Considering the present market sentiments/scenario the recession in the real estate market is likely to prolong for some more time.

**2. Steps taken or proposed to be taken for improvement**

The Company has been making necessary efforts to improve its performance and has been aggressively pursuing and implementing its strategies, including launch of new projects under affordable housing schemes of the Central/State Governments and cost reduction initiatives though the results of these initiatives are likely to be felt in the coming years. Our emphasis on affordable housing shall ensure that our projects do relatively better as we enjoy utmost trust and confidence of

customers. We are confident that we will continue to witness reasonable demand in future in tier II and III cities. Further, we anticipate that demonetization along with full implementation of the Real Estate (Regulation & Development) Act, 2016 (RERA) will also bring in greater deal of transparency in the real estate sector in future, which will boost the confidence of consumers and that in turn would help the sector grow at a reasonable pace.

**3. Expected increase in productivity and profits in measurable terms:**

It is expected that in the near future, with the betterment in Real Estate Sector in which the Company operates, the Company shall achieve desired growth and earn handsome profits, keeping in view the profiles of the projects of the Company. However, it is difficult to predict the exact increase in revenue and profit of the Company for future since it depends on many factors, internal and external to the Company.

Implementation of reforms like RERA and GST has changed the landscape of the sector, initiating a new era of transparency and accountability, which has enhanced the trust of home buyers to a great extent. This will not only benefit buyers but will also encourage credible developers while clamping down unscrupulous activities. The affordable housing segment's emergence has also contributed majorly to the sector's growth and has been able to rejuvenate the industry.

# DIRECTORS' REPORT

*Dear Shareholders,*

The Directors of your Company have immense pleasure in presenting the 35<sup>th</sup> Board Report on the Company's business and operations, together with the Audited Statement of Accounts for the financial year ended 31<sup>st</sup> March, 2019. Consolidated performance of the Company and its subsidiaries has been referred to wherever required.

## FINANCIAL RESULTS AND APPROPRIATIONS

In compliance with the provisions of the Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, (Listing Regulations), the Company has prepared its standalone and consolidated statements as per IND-AS for the financial year 2018-19. Your company's performance on standalone basis during the year as compared with that of during the previous year is summarised as under:

(Figures in ₹ Lacs)

Particulars	2018-19	2017-18
<b>1 Total Revenue</b>	<b>17737.32</b>	<b>22496.75</b>
Less:		
Total expenses excluding depreciation and finance cost	11750.26	17333.75
Depreciation	169.10	157.44
Finance Cost	7754.61	8111.50
<b>2 Net Profit/(Loss) before Tax</b>	<b>(1936.65)</b>	<b>(3105.94)</b>
Less:		
-Provision for Tax	(1133.34)	(973.56)
<b>3 Net Profit/(Loss) After Tax but before prior period items</b>	<b>(803.31)</b>	<b>(2132.38)</b>
Less:		
-Tax Provisions for earlier years	-	-
<b>4 Net Profit/(Loss) after Tax and prior period items</b>	<b>(803.31)</b>	<b>(2132.38)</b>
Add:		
Other Comprehensive Income	25.47	49.97
<b>5 Net Profit/(Loss) after Comprehensive Income</b>	<b>(777.84)</b>	<b>(2082.41)</b>
Add:		
Surplus profit brought forward from previous year	7315.50	9397.91
<b>6 Balance available for appropriation</b>	<b>6537.66</b>	<b>7315.50</b>
Less: Appropriations		
-Proposed Dividend Nil (Previous Year Nil)	-	-
-Dividend Tax thereon	-	-
-Transfer to General Reserve/CRR	-	-
-Dividend/Dividend Tax for earlier years	-	-
<b>7 Surplus profit carried over to Balance Sheet</b>	<b>6537.6</b>	<b>7315.50</b>
<b>8 EPS (Basic &amp; Diluted)</b>	<b>(1.35)</b>	<b>(3.59)</b>

## FINANCIAL AND OPERATIONAL REVIEW

During the financial year 2018-19, the net revenue from operations for the standalone entity decreased to ₹ 177.37 Crores from ₹ 224.97 Crores in the previous year showing a decline of around 21.16%. However, operating profit before interest, tax, depreciation and amortization (EBITDA) increased from ₹ 51.63 Crores to ₹ 59.87 crores due to profit on sale of fixed assets and there was a loss after tax of ₹ 8.03 crores for the year under review as against a loss after tax of ₹ 21.32 crores for the last financial year. The decrease in the revenue during the financial year 2018-19 is due to general recession in the real estate sector. In

line with the above, the consolidated total revenue stood at ₹ 225.89 crores during the financial year 2018-19 against revenue of ₹ 275.39 crores in the previous year showing a downturn of 17.98%. Net consolidated loss from ordinary activities after tax for the financial year 2018-19 was ₹ 3.95 crores against the net loss of ₹ 19.09 crores in the previous year.

The Company is currently developing/building various projects at Gurugram, Meerut, Agra, Alwar, Ajmer, Indore, Karnal, Yamunanagar, Jhansi, Jammu, Muzaffarnagar, Rewari, Shahpur and Ghaziabad. Though construction at various project sites was slowed down during the

financial year 2018-19 due to financial constraints, your Company plans to speed up the same during the current financial year. While business cycles have been affected this year due to buyers holding back purchases in anticipation of regulatory changes, and sales are still witnessing a slowdown, we are observing signs of recovery as the triple effects of demonetisation, RERA and GST have begun to shape up the sector with new standards of delivery, accountability and transparency.

## CHANGE IN THE NATURE OF BUSINESS

There has been no change in the nature of business of the Company during the period under review.

#### CHANGE IN THE NAME OF THE COMPANY

During the year under review, the Company with prior approval of the Shareholders in their Annual General Meeting held on 28<sup>th</sup> September, 2018 had made an application to the Registrar of Companies, NCT of Delhi for Change of name of the Company from Ansal Housing and Construction Limited to Ansal Housing Limited. The application was approved and the new name was taken on record by the Registrar of Companies and a Fresh Certificate of Incorporation dated 18<sup>th</sup> December, 2018, duly signed by the Registrar of Companies, NCT of Delhi was issued in favour of the Company.

#### TRANSFER TO RESERVES

Considering the losses incurred during the financial year 2018-19, the Company does not propose to transfer any amount to the General Reserve.

#### DIVIDEND

Based on Company's performance during the year, the Directors do not propose payment of any dividend for the financial year 2018-19.

#### TRANSFER OF AMOUNT TO INVESTOR EDUCATION AND PROTECTION FUND

Pursuant to the provisions of Section 125 of the Companies Act, 2013, the relevant amount against the final dividend for the financial year 2011-12, remaining unpaid or unclaimed for a period of seven years, shall be transferred by the Company to the Investor Education and Protection Fund (IEPF) administered by the Central Government by 3<sup>rd</sup> November, 2019. Members who have not yet encashed their dividend warrant(s) pertaining to the final dividend for the financial year 2011-12 are requested to lodge their claims with the company on or before 25<sup>th</sup> October, 2019 otherwise the Company would have no other option but to transfer this amount to the IEPF by 3<sup>rd</sup> November, 2019 which is the last date for transfer of the said amount. No claim shall lie thereafter against the Company for the amounts so transferred.

Pursuant to the provisions of Investor Education and Protection Fund (Uploading of information regarding unpaid and unclaimed amounts lying with companies) Rules, 2012, the Company has uploaded the details of unpaid and unclaimed dividends lying with the Company as on 31<sup>st</sup> March, 2019 on the website of the Company (www.ansals.com).

#### FIXED DEPOSITS

The Company had been inviting/accepting and renewing deposits from the public and its shareholders for past many years in accordance with the provisions of the Companies Act, 1956/2013 read with the Companies (Acceptance of Deposits), Rules, 1975/2014. However, the Company stopped accepting/renewing public deposits with effect from 1<sup>st</sup> April, 2016 in view of non-

availability of deposit insurance which was a mandatory condition for acceptance/renewal of deposits. The Company owed a principal amount of ₹ 99.50 crores towards the public depositors when it stopped taking/renewing further deposits on 1<sup>st</sup> April, 2016.

Due to prolonged extreme and severe overall recession in the real estate sector since financial year 2013-14, it (the sector) had become virtually deserted. As a result, the turnover of the Company had been badly affected leading to repercussions on a much wider scale making it difficult for the Company to refund the whole amount of ₹ 99.50 crores at once after the closure of the fixed deposit scheme. In view of the above, the Company in the month of July 2016 had approached the Hon'ble National Company Law Tribunal (NCLT), New Delhi seeking its approval to repay public deposits in instalments. Vide its Order dated 3<sup>rd</sup> October, 2016, the NCLT had accepted and approved in principle, the repayment proposal of the company for extension of time in respect of repayment of matured deposits in a phased manner over a period of 24 months from their respective maturity dates in view of the past track record of the Company subject to periodical review of the scheme. Thereafter, regular review of the fixed deposit scheme has been done by Hon'ble NCLT and the Company has been refunding the public deposits in accordance with the orders of the Hon'ble NCLT.

The details relating to the deposits as required by Rule 8(5)(v) of the Companies (Accounts) Rules, 2014 are given below:

1.	Deposits accepted during the year 2018-19	Nil
2.	Deposits remained unpaid or unclaimed as at 31.03.2019	₹ 1784.54 lakhs
3.	Whether there has been any default in repayment of deposits or payment of interest thereon during the year 2018-19 and if so, number of such cases and the total amount involved-	
	(i) at the beginning of the year;	Nil*
	(ii) maximum during the year;	Nil*
	(iii) at the end of the year;	Nil*
4.	The details of deposits which are not in compliance with the requirements of Chapter V of the Companies Act, 2013	NA

\* The payments are being released to the depositors in accordance with the orders made by the Hon'ble NCLT, New Delhi from time to time.

#### SHARE CAPITAL

The issued, subscribed and paid-up equity share capital of the Company as on 31<sup>st</sup> March, 2019 stood at ₹ 5938.58 lakhs.

#### SERVICE OF DOCUMENTS THROUGH ELECTRONIC MODE

In furtherance of the Green Initiative in Corporate Governance announced by the Ministry of Corporate Affairs, the Company had in past requested the shareholders to register their email addresses with the Registrar/Company for receiving the report, accounts and notices etc. in electronic mode. However, some of the shareholders have not yet registered their e-mail IDs with the Company. Shareholders who have not registered their email addresses are once again requested to register the same with the Company by sending their requests to sect@ansals.com.

#### SUBSIDIARY, ASSOCIATE AND JOINT VENTURE COMPANIES

As on 31<sup>st</sup> March, 2019, your Company had 18 Subsidiaries and 1 Associate Company, the details whereof are set out at appropriate place in the Annual Report.

During the year under review, two of the Wholly-owned Subsidiary Companies of your company ceased to be so consequent upon transfer of 100% shareholding by your Company in those Companies, the details of which are as under:

S. No.	Name of Wholly-owned Subsidiary ceased to be so	Effective date of cessation
1.	Rishu Buildtech Private Limited	05/12/2018
2.	Sonu Buildwell Private Limited	28/01/2019

M/s Geo Connect Limited, Wholly-owned Subsidiary of the Company was categorized as the Unlisted Material Subsidiary of the Company in terms of Regulation 16(1)(c) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended from time to time and consequent upon which Mr. Maharaj Kishen Trisal, Non-Executive Independent Director of the Company was appointed as an Additional Director on the Board of Directors of Geo Connect Limited with effect from 06<sup>th</sup> October, 2018 as per the requirements of Regulation 24 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended from time to time.

Pursuant to provisions of section 129(3) of the Act, a statement containing salient features of the financial statements of the Company's subsidiaries in Form AOC-1 is attached to the financial statements of the Company. In accordance with third proviso to Section 136(1) of the Companies



Act, 2013, the Annual Report of your Company, containing inter alia the audited standalone and consolidated financial statements, has been placed on the website of the Company at [www.ansals.com](http://www.ansals.com). Further, audited financial statements together with related information and other reports of each of the subsidiary companies have also been placed on the website of the Company at [www.ansals.com](http://www.ansals.com).

Further, highlights of performance of subsidiaries, associates and joint venture companies and their contribution to the overall performance of the Company can be referred in Form AOC-1 as well as Consolidated Financial Statements, which form part of this Annual Report.

## MANAGEMENT DISCUSSION AND ANALYSIS REPORT

Management Discussion and Analysis Report for the year under review, as stipulated under Regulation 34 read with other regulations of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 is presented hereunder which forms part of the Annual Report.

### Industry Structure and Developments

The real estate sector is one of the most globally recognized sectors. The real estate sector comprises four sub sectors - housing, retail, hospitality and commercial. The growth of this sector is well complemented by the growth of the corporate environment and the demand for office space as well as urban and semi-urban accommodations.

The demonetization exercise in November 2016 put brakes on the growth of the real estate market as it made the rampant use of cash in real estate transactions (prevalent earlier) more difficult. Further, the Real Estate Regulation Act, 2016 (RERA) that was passed by the Centre in 2016 and most states in 2017 put a lot of onus on builders which further halted new offerings in the residential space.

The government is focused on working to deliver on its promise of "Housing for All" by 2022. The Real Estate (Regulation and Development) Act is a landmark reform for the real estate sector which has the potential to address long standing issues which have plagued the growth of the sector. Further, policy announcements and reforms to revive the real estate space, including the relaxation of Foreign Direct Investment (FDI) norms, enhanced focus on the "Make in India" initiative and creation of smart cities, direct and indirect tax benefits for affordable housing projects, Real Estate Investment Trusts (REITs), etc. have helped in generating a positive outlook for the real estate market.

Real estate sector in India is expected to reach a market size of US\$ 1 trillion by 2030 from US\$ 120 billion in 2017 and contribute 13 per cent of the country's GDP by 2025. Retail, hospitality and commercial real estate

are also growing significantly, providing the much-needed infrastructure for India's growing needs. The Housing Sector alone contributes 5-6% to India's Gross Domestic Product (GDP). Not only does it generate a high level of direct employment, but it also stimulates the demand in over 250 ancillary industries such as cement, steel, paint, brick, building materials, consumer durables and so on.

### The Road ahead

Responding to an increasingly well-informed consumer base and, bearing in mind the aspect of globalization, Indian real estate developers have shifted gears and accepted fresh challenges. The most marked change has been the shift from family owned businesses to that of professionally managed ones. Real estate developers, in meeting the growing need for managing multiple projects across cities, are also investing in centralized processes to source material and organize manpower and hiring qualified professionals in areas like project management, architecture and engineering.

The Real Estate (Regulation and Development) Act, 2016 is one of the significant reforms implemented in the Real Estate Sector. The core objective of this legislation is to ensure regulation and promote real estate sector in an efficient and transparent manner. Your company is making every endeavor to get all of its under construction projects registered with the Authorities constituted as per the norms of the aforementioned legislation so as to give to the home buyers a transparent view of the progress of work being carried on at the project sites.

### Opportunities and threats

#### Opportunities

The Indian real estate market is expected to touch US\$ 180 billion by 2020. Housing sector is expected to contribute around 11 per cent to India's GDP by 2020. Retail, hospitality and commercial real estate are also growing significantly, providing the much-needed infrastructure for India's growing needs.

The Securities and Exchange Board of India (SEBI) has already notified final regulations that will govern Real Estate Investment Trusts (REITs) and Infrastructure Investment Trusts (InvITs). This move will enable easier access to funds for cash-strapped developers and create a new investment avenue for institutions and high net worth individuals, and eventually ordinary investors.

With the passing of the Real Estate (Regulation & Development) Act, 2016 and other initiatives taken by the Government such as recent Union Budget 2019 has proposed several positive measures to strengthen the edifice of the Indian real estate sector.

Affordable home buyers and Real Estate Developers will stand to benefit from the Union Budget. While tax benefits will encourage more people to buy homes, developers will benefit as the liquidity problem is being addressed through recapitalization of PSU Banks and support to securitization for NBFC assets. This will help in providing liquidity and credit flow to cash-strapped developers.

The Government announced major tax benefits that will help stimulate demand for affordable housing. Interest deduction up to ₹2 lakh for affordable housing will be available until March 31, 2020. Further, as per the Finance Bill, 2019 dated 01st February, 2019, as introduced in Lok Sabha it is proposed that the benefit of rollover of capital gains under section 54 of the Income Tax Act should be increased from investment in one residential house to two residential houses for a tax payer having capital gains up to ₹2 crore.

The recent rate cuts under the GST regime on under construction properties and no GST on completed projects may result in increased sales volume as the final price to be paid for purchase of property would go cheaper.

The Company strongly believes that the Real Estate Sector is bound to improve in long term. Your Company has managed well even during turbulent times due to its inherent strengths like a well-accepted brand, well-designed projects and trust among members, creditors and other financial institutions. Your Company is hopeful that the Real Estate Sector will improve in near future and the Company is looking forward to grab new opportunities by launching new projects particularly through collaboration route and ensure timely delivery of existing projects.

#### Threats

The future seems to be fruitful for the Real Estate Sector but at the same time there are some factors which may prove to be a threat for the industry. Some of the major issues are enumerated below:

Apart from demonetization and RERA, there are two other factors spooking the real estate sector. The first pertains to the implementation of GST (Goods and Services Tax) Act in July 2017. Prior to GST implementation, there was a service tax of 4.5% that was payable in case of under-construction property. Post GST, that rate has gone up sharply to 12%. However with effect from 01st April, 2019, the rates of GST have been revised by the GST council and reduced to 5% with no Input Tax Credit as against the earlier rate of 12% and 1% without Input Tax Credit for Affordable Housing.

In case of Realty Sector, GST is not the only tax payable by the customer but there are several other duties and charges that may vary from State to State such as Stamp Duty and Registration Charges which eventually adds

up to the cost to be borne by the customer, since stamp duty has not been subsumed within GST.

Due to the concept of decentralized registration under GST, every Real Estate Developer has to obtain registration in every state where the construction projects have been undertaken. It will be an arduous and a tedious task for the companies to execute with the compliance requirements such as returns, maintenance of separate records, etc. for each state.

Higher interest rate is also a major threat to the real estate sector. While compared to countries such as USA and the UK, India's banks are found to give loans at 7-8% higher rates. Currently the rate of interest hovers around 15% which is 4-5 times higher than the interest rate charged by US banks for purchasing a property. The higher the interest rate the lower the demand for property, causing a ripple effect. Thus interest rate on home loans is also considered a challenge to developers of the real estate sector.

#### Challenges

The real estate market in India is currently in the midst of fairly challenging times. In the last few years, there have been a few noticeable macro shifts that have challenged the realty sector. The demand-supply gap has been an issue with most of the key real estate markets such as Mumbai, Bengaluru, and Gurugram facing a serious oversupply of properties. The bigger challenge is that Real Estate as an Asset Class is not showing the kind of 20-30% annual price appreciation that was seen between the years 2001 and 2008. Between 2013 and 2017, the property prices in some major cities have increased by just about 5-7%, which is even lower than the return on the Savings Bank Account. During the said 4-year period, Delhi actually witnessed negative price growth of (-0.70%).

Such situations tend to hamper the overall business landscape leading to sluggish growth, directly impacting the real estate sector. In the current recessionary times, the foremost challenge is to augment the sales and multiply the collections of the readily available stock and projects under development. Consequently effectuating your Company to meet its financial commitments towards suppliers, contractors, government, lenders and employees.

#### Review of Operations

##### 1. Development Business & Retailing

Your Company's development business primarily focuses on the development and sale of residential real estate which include plotted developments, houses, villas and apartments of varying sizes and integrated townships, with the focus on the high end, luxury residential developments. The Development business also consists of certain commercial and shopping complexes, including those that are integral to the residential developments they are in vicinity of. Development business consists of three segments:

##### • Residential segment

The Residential segment continues to strive for equilibrium amidst tepid response from the market and the changing landscape of the Sector. The residential segment has been in corrective phase which now seems to be headed towards a more stable position.

Growing economy, rapid urbanisation and enhanced policy support and lowering interest rates are suggesting signs of recovery for the segment. Initiatives taken by the current regime which include the smart cities, Housing for All, Affordable Housing Scheme will provide the required stimulus to the residential segment. Developers have been focussing on project completions, instilling confidence in buyers.

##### • Commercial Segment

Commercial Segment has consolidated growth trajectory owing to improved business sentiments and rising growth prospects in the IT/ITES sector attributed to improving macro-economic dynamics and corporate expansion. The market sentiments were further bolstered by key announcements such as removal of Dividend Distribution tax for REITs, paving way for appetite and willingness both from a developer and an investor perspective.

##### • Retail segment

The retail segment in the country is witnessing an enormous transformation and is undergoing structural changes. The retail landscape has been growing to a more structured sector owing to the evolving consumer spending patterns and increasing disposable income levels. Delhi NCR is a leading retail destination in India, an area where your company has significant presence. The area is one of the largest population base in the country with majority of the population is well travelled and well versed with all the brands. There is an emerging trend in the National Capital Region (NCR) of malls being perceived as entertainment destinations. Being located in proximity to prominent cities of Punjab and Haryana allows retailers to cater to a wider population. The presence of mall clusters tend to attract high footfalls as they allow consumers to access to a larger set of brands as compared to visiting standalone development.

##### 2. Hospitality Operations

The Hospitality Division (Restaurants only) engages 22 employees who are performing admirably well exhibiting a turnover of ₹ 2.99 crores yielding adequate profits in the financial year 2018-19. Among the big names, the Division has the Brand "The Great Kabab Factory" which has been franchised from U Mac Hospitality Pvt. Ltd.

#### Outlook

The Real Estate Sector is witnessing a major change with the introduction of the major reforms like RERA and GST and the announcements made through the Union

Budget 2019 which are driving consolidation and proving well for the industry in the long run. People looking for buying homes should take the benefit of the present scenario and invest in properties as prices are stable at this point of time and interest rates are also less, FDI norms will attract cash inflows which will be supportive for us as well as the entire sector. Recent reforms in the GST Act, would boost transparency and uniformity in real estate sector, it would also reduce the burden on taxpayers considerably. Western UP Region has been developing day by day and regions like Noida, Greater Noida, Raj Nagar Extension & Greater Noida West have witnessed unsurpassed growth in past few years.

#### Internal Control systems and their adequacy

The Company has in place adequate internal control systems and procedures commensurate with the size and nature of business. These procedures are designed to ensure that:

- Effective & adequate internal control environment is maintained across the Company.
- All assets and resources are acquired economically, used efficiently and are adequately protected.
- Significant financial, managerial and operating information is accurate, reliable and is provided timely; and
- All internal policies and statutory guidelines are complied with.

The effective implementation and independent monitoring of internal controls and processes is done by the Internal Audit. The Audit Committee of the Board reviews the Internal Audit findings and provides guidance on internal controls. It ensures that Internal Audit recommendations are effectively implemented. The Audit Committee of the Company met four times during the financial year 2018-19. It reviewed, inter-alia, the adequacy and effectiveness of the Internal Control Systems and monitored implementation of Internal Audit recommendations and overlooked other financial disclosures. During the year under review, no material or serious observation has been received from the Internal Auditors of the Company for inefficiency or inadequacy of such controls.

#### Outlook on Risks and Concerns

The management of the company anticipates the major risks pertaining to the industry in which it operates such as economic, regulatory, taxation and environmental risks and also the investment outlook towards Indian Real estate sector. Some of the risks that may arise in normal course of its business and impact its potential for future developments inter-alia include liquidity risk, counter-party risk, commodity risk, credit risk, Inflation risk and market risk etc.

The Company has broad based and strong in-house Legal Department to take care of Legal and Regulatory Risks. The requisite insurance covers are also taken by the Company for covering the disasters etc. The

Audit Committee and the Board of Directors of the Company have been implementing robust risk management policies and guidelines that set-out the tolerance for risk and your company's general risk management philosophy. Accordingly, your Company has established a framework and process to monitor the exposures to implement appropriate measures in timely and effective manner. The same is constantly reviewed for

improvement.

#### Human Resources

Company's Human Resource pool is a key engine for its business and growth. Our focus continues to leverage and nurture our key talent, working closely with our outsourced partners in various areas of our operations and ensuring optimum utilization of manpower aligned with our business strategy. The company conducts consultations, dialogues,

deliberations, negotiations and meetings in a congenial environment and arrives at amicable solutions to issues that crop from time to time. Our Reward & Recognition/ incentive programme continues to strive to build culture of meritocracy and strengthen alignment of performance and reward.

As on 31st March, 2019 the Company's "on rolls" talent pool comprised 298 employees.

#### Details of Significant Changes in the Key Financial Ratios in comparison with the previous financial year alongwith detailed explanations for such changes:

Ratio	FY 2018-19	FY 2017-18	Percentage Variance	Explanation for Significant Change
Debtor Turnover Ratio	2.31	2.18	5.9%	No explanation required
Inventory Turnover Ratio	0.08	0.09	-10.2%	No explanation required
Interest Coverage Ratio	0.54	0.58	-7.3%	No explanation required
Current Ratio	1.14	1.34	-14.9%	No explanation required
Debt Equity Ratio	2.31	2.20	5.1%	No explanation required
Operating Profit Margin	44.45%	37.95	17.1%	No explanation required
Net Profit Margin	-5.41	-7.51%	27.99%	The Net Loss (after tax) is reduced due to increase in operating margin, reduction in administrative overheads and recognition of tax expense at changed income tax rate, i.e. 27.82% from the existing 34.61%.
Return on Net Worth	-2.05	-1.82%	-12.7%	No explanation required

#### Cautionary Statement

Statements in this Management Discussion and Analysis contain certain forward looking statements within the meaning of applicable laws and regulations. Actual results may differ substantially or materially from those expressed or implied. Important developments that could affect the Company's operations include a downward trend in the real estate development industry, rise in input costs and significant changes in political and economic environment, environment standards, tax laws, litigation and labour relations etc. The shareholders and readers are cautioned that in the case of data and information external to the company, no representation is made on its accuracy or comprehensiveness though the same are based on sources thought to be reliable.

#### AWARD OF ISO 9001: 2015

Your Company continues to enjoy the privilege of ISO 9001:2015 Certification granted to it on 16th April, 2017 through well-known certification agency "DNV GL-Business Assurance". The Management System Certificate is valid till 15th April, 2020. It will be the constant endeavour of the management to continuously stress on systems/quality for ultimate delivery of its products.

#### DECLARATION BY INDEPENDENT DIRECTORS

In the first Board Meeting held for the financial year 2018-19, all the Independent Directors of the Company furnished to the Company a declaration to the effect that they meet the criteria of independence as provided in Sub-section 6 of Section 149 of Companies Act, 2013 read with Schedule IV thereof.

#### POLICIES OF THE BOARD OF DIRECTORS/ COMPANY

I. **Nomination and Remuneration Policy**  
The Company's policy on directors' appointment and remuneration is as under:-

#### Appointment criteria and qualifications:

- The Committee shall identify and ascertain the integrity, qualification, expertise and experience of the person for appointment as Director, KMP or at Senior Management level and recommend to the Board his/ her appointment.
- A person should possess adequate qualification, expertise and experience for the position he/she is considered for appointment. The Committee has discretion to decide whether qualification, expertise and experience possessed by a person is sufficient/satisfactory for the concerned position.
- The Company shall not appoint or continue the employment of any person as the Managing Director/Whole-time Director who has attained the age of seventy years. Provided that the term of the person holding this position may be extended beyond the age of seventy years with the approval of shareholders by passing a special resolution based on the explanatory statement annexed to the notice for such motion indicating the justification for extension of appointment beyond seventy years.

#### Remuneration to Whole-time/ Executive/Managing Director, KMP and Senior Management Personnel:

- Fixed pay:**  
The Managing Director, Whole-time Director, KMP and Senior Management Personnel shall be eligible for a monthly remuneration as may be approved by the Board on the recommendation of the Nomination & Remuneration

Committee. The breakup of the pay scale and quantum of perquisites including, employer's contribution to provident fund, pension scheme, medical expenses, club fees etc. shall be decided and approved by the Board/ the person authorized by the Board on the recommendation of the Committee and approved by the shareholders and Central Government, wherever required.

#### b) Minimum Remuneration:

If, in any Financial Year, the Company has no profits or its profits are inadequate, the Company shall pay remuneration to its Managing Director/Whole-time Director in accordance with the provisions of Schedule V of the Companies Act, 2013 and if it is not able to comply with such provisions, with the previous approval of the Central Government.

#### c) Provisions for excess remuneration:

If any Managing Director/Whole-time Director draws or receives, directly or indirectly by way of remuneration any such sums in excess of the limits prescribed under the Act or without the prior sanction of the Central Government, where required, he/she shall refund such sums to the Company and until such sum is refunded, hold it in trust for the Company. The Company shall not waive recovery of such sum refundable to it unless permitted by the Central Government.

#### Remuneration to Non- Executive/ Independent Directors:

#### a) Remuneration/Commission:

The remuneration/commission shall be fixed as per the slabs and conditions mentioned in the Articles

of Association of the Company and the Companies Act, 2013.

- b) **Sitting Fees:**  
The Non-Executive/Independent Director may receive remuneration by way of fees for attending meetings of Board or Committee thereof, provided that the amount of such fees shall not exceed ₹ 40,000 per meeting of the Board or Committee or such amount as may be approved by the board within the limits prescribed by the Central Government from time to time.
- c) **Commission:**  
Commission may be paid within the monetary limit approved by shareholders, subject to the limit not exceeding 1% of the profits of the Company computed as per the applicable provisions of the Companies Act, 2013.
- d) **Stock Options:**  
An Independent Director shall not be entitled to any stock option of the Company.

## II. Corporate Social Responsibility Policy

During the year 2018-19, no expenditure was made by the Company towards Corporate Social Responsibility initiatives as the Company is continuously incurring losses since the financial year 2016-17 due to prevailing downfall in the Real Estate Sector as a consequence of which the average net profits calculated in accordance with the provisions of Section 135 of the Companies Act, 2013 came out to be negative i.e. average net losses of ₹ 4,49,60,799/-.

The details about the policy developed and implemented by the Company on Corporate Social Responsibility are given in the "Annexure-I" forming part of this report as specified under the Companies (Corporate Social Responsibility Policy) Rules, 2014. The Policy has been disclosed on the website of the Company.

## III. Statement concerning Development and Implementation of Risk Management Policy

The Company has its Risk Management Policy which is reviewed by the Board of Directors of the Company and the Audit Committee of Directors from time to time so that management controls the risk through a structured network. Head of Departments are responsible for implementation of the risk management system as may be applicable to their respective areas of functioning and report to the Board and the Audit Committee about the events of material significance.

The main objective of this policy is to ensure sustainable business growth with stability and to promote a proactive approach in reporting, evaluating and resolving risks associated with the business. In order to achieve the

key objectives, the policy establishes a structured and methodical approach to risk management, in order to guide decisions on risk related issues.

In today's turbulent and competitive environment, strategies for mitigating inherent risks are imperative for triggering the growth graph of the Company. The common risks inter alia are: Hazard risk, Regulatory risks, Competition, Business risk, Technology Obsolescence, Investments, Retention of talent and Expansion of facilities etc. Business risk, inter-alia, further includes financial risk, political risk, fidelity risk and legal risk etc.

As a matter of policy, these risks are assessed and appropriate steps are taken to allay the same so that the element of risk threatening the Company's existence is very minimal.

## IV. Whistle Blower Policy and Vigil Mechanism

Your Company being a Listed Company, has established a Vigil (Whistle Blower) Mechanism and formulated policy to enable director/s or stakeholders, including individual employees and their representative bodies, to freely communicate their concerns about illegal or unethical practices, actual or suspected fraud or violation of the Code of Conduct or Policy for the time being in force. The Whistle Blower Policy of the Company is available on the Company's Website.

## V. Related Party Transactions Policy

In accordance with the provisions of the Companies Act, 2013 and the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, the Company has in place a Related Party Transactions (RPT) Policy to ensure due and timely identification, approval, disclosure and reporting of transactions between the Company and its Related Parties. All Related Party Transactions are approved by the Audit Committee prior to entering into the transactions. Related Party Transactions of repetitive nature are approved by the Audit Committee on omnibus basis for one financial year at a time. All omnibus approvals are reviewed by the Audit Committee on a quarterly basis. The Policy has been disclosed on the website of the Company, link for which is <http://www.ansals.com/pdfs/policy-on-related-party-transaction.pdf>.

## VI. Financial Control Policy

The Company has a well-defined Financial Controls Policy which has been framed keeping in view the provisions of the Companies Act, 2013 and the Listing Regulations. The objective of the Policy is to ensure the orderly and efficient conduct of business of the Company including adherence to the Company's policies, safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness

of the accounting records and the timely preparation of reliable financial information. The Policy has been disclosed on the website of the Company.

## VII. Policy on Diversity of Board

Your Company believes that a diverse Board will enhance the quality of the decisions made by the Board by utilizing the different skills, qualification, professional experience and knowledge etc. of the members of the Board which is inevitable for achieving sustainable and balanced development. Keeping this in view, the Company has framed a "Policy on Board Diversity" in accordance with provisions of the Companies Act, 2013 and Listing Regulations. The Policy on Board Diversity shall help the Nomination & Remuneration Committee of the Company while considering and recommending appointment of persons on the Board of Directors of the Company.

## VIII Policy on prevention of Sexual Harassment of Women at workplace.

The company has adopted the guidelines and procedures of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 to evolve a permanent mechanism for the prevention and redressal of sexual harassment cases and other acts of violence in the organisation and to create and maintain a sensitive and congenial democratic working environment in which every woman can work in a community free of violence, harassment, exploitation, intimidation and stress.

## COMMITTEES OF BOARD, NUMBER OF MEETINGS OF THE BOARD AND BOARD COMMITTEES

The Board of Directors met four times during the financial year under review for which notices were served in accordance with Section 173(3) of the Companies Act, 2013 at their addresses registered with the Company by the permitted mode of delivery. As on 31st March, 2019, the Board had five committees, namely the Audit Committee, the Corporate Social Responsibility ('CSR') Committee, the Stakeholders' Relationship Committee, Committee of Directors and Nomination and Remuneration Committee. A detailed note on composition of the board, committees, meetings, attendance thereat is provided in the Corporate Governance Report which forms part of the Annual Report.

## AUDITORS AND AUDITORS' REPORT

### Statutory Auditors

M/s. Dewan P.N. Chopra & Co. Chartered Accountants are the Statutory Auditors of the Company who were appointed by the shareholders in their annual general meeting held on 28th August, 2017 for five consecutive years starting with the financial year 2017-18.

Comments of the Statutory Auditors in their report and the notes forming part of the Accounts, are self-explanatory and need no comments. The Board has duly examined the Statutory Auditors' Report to the accounts,



which is self-explanatory. Clarifications wherever necessary, have been included in the Notes to Accounts section of the Annual Report. Further, since no fraud has been reported by the Auditors under sub-section (12) of section 143 of the Companies Act, 2013, no details are required to be given in the Directors' Report as required by Section 134(3) (ca) of the Companies Act, 2013.

#### Cost Auditors

M/s. Chandra Wadhwa & Co., Cost Accountants, were appointed as the Cost Auditors for the financial year 2018-19 to conduct cost audit of the accounts maintained by the Company in respect of the various projects prescribed under the applicable Cost Audit Rules. The Cost Audit Report given by the Cost Auditors for the financial year 2018-19 shall be filed as per the requirements of applicable laws. In accordance with the provisions of Section 148 of the Companies Act, 2013 read with the Companies (Audit and Auditors) Rules, 2014, since the remuneration payable to the cost Auditors is required to be ratified by the shareholders, the Board recommends the same for the financial year 2019-20 for approval by shareholders at the ensuing Annual General Meeting.

#### Secretarial Auditors

In terms of Section 204 of the Companies Act, 2013 and the Regulation 24A of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time, CS Vivek Arora and M/s Anjani Kumar & Associates, Practicing Company Secretaries were appointed as the Secretarial Auditors of the Company and its Material Subsidiary, viz. M/s Geo Connect Limited respectively for the financial year 2018-19. The Secretarial Audit Reports submitted by them in the prescribed form MR-3 are attached as "Annexure-IIA and IIB" respectively and form part of this report. The Secretarial Audit Reports are self-explanatory.

#### OTHER STATUTORY DISCLOSURES

##### Extracts of the Annual Return

In terms of the provisions of Section 92(2) of the Companies Act, 2013 read with Rule 12 of the Companies (Management and Administration) Rules, 2014, the extracts of Annual Return of the Company in Form MGT-9 is annexed as "Annexure-III" to this Report forming part thereof. The same is also placed on the website of the Company as required under Section 134(3) (a) of the Companies Act, 2013. The weblink therefor is <http://www.ansals.com/pdfs/ExtractofAnnualReturn2018-19.pdf>.

##### Particulars of Loans, Guarantees or Investments under Section 186

No loans, advances, guarantees and investments has been made by the Company during the year under review. Hence, details pursuant to section 186 of the Companies

Act, 2013 and Schedule V of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 may be treated as Nil

##### Particulars of Contracts or Arrangements with Related Parties

As a part of its philosophy of adhering to highest ethical standards, transparency and accountability, your Company has historically adopted the practice of undertaking related party transactions only in the ordinary and normal course of business and at arm's length. In line with the provisions of the Companies Act, 2013 and the Listing Regulations, the Board has approved a policy on related party transactions. The said policy on related party transactions has been placed on the Company's Website. All Related Party Transactions are placed on a quarterly basis before the Audit Committee for its review. The particulars of contracts or arrangements with related parties referred to in section 188(1) and applicable rules of the Companies Act, 2013 in Form AOC-2 are provided as "Annexure -IV" to this report forming part hereof.

Your Company has taken necessary approvals as required by Section 188 read with the Companies (Meeting of Board and its Powers) Rules, 2014 from time to time in respect of the related party transactions

##### Material changes and commitments, if any, affecting the financial position of the company which have occurred between the end of the financial year of the company to which the financial statements relate and the date of the report

No material changes or commitments have occurred between the close of the financial year of the Company to which the balance sheet relates and the date of the report which may affect the financial position of the Company.

##### Board Evaluation

Pursuant to applicable provisions of the Companies Act, 2013 and Listing Regulations, the Board, in consultation with its Nomination & Remuneration Committee, had formulated a framework containing, inter-alia, the criteria for performance evaluation of the entire Board of the Company, its Committees and individual directors, including independent directors.

The performance of the board was evaluated by independent directors in their separate meeting after seeking inputs from all the directors on the basis of the criteria such as the adequacy and composition of the board and its structure, effectiveness of board processes, information and functioning, etc. The performance of the committees was evaluated by the board after seeking inputs from the committee members on the basis of the criteria such as the composition of committees, effectiveness of committee

meetings, functions etc. A structured separate exercise is carried out by the board and the nomination and remuneration committee reviews the performance of the individual directors on the basis of the criteria such as qualifications, expertise, attendance and participation in the meetings, experience and competencies, independent judgement, obligations and regulatory compliances, performance of specific duties and obligations, governance issues, the contribution of the individual director to the board and committee meetings like preparedness on the issues to be discussed, meaningful and constructive contribution and inputs in meetings, etc. In addition, the Chairman was also evaluated on the key aspects of his role. Performance evaluation of independent directors was done by the entire board, excluding the independent director being evaluated.

The Board evaluation is conducted through questionnaire having qualitative parameters and feedback based on rating scale of 1-3. The directors expressed their satisfaction with the evaluation process.

#### CHANGES IN DIRECTORS AND KEY MANAGERIAL PERSONNEL

The shareholders of the Company at their 34th Annual General Meeting held on 28th September, 2018 had re-appointed Mr. Deepak Ansal as the Chairman & Managing Director of the Company for a period of 3 years with effect from 01st April 2018 at a remuneration which shall not exceed 5% of the Net Profits of the Company (payable for the financial year in which Company earns adequate profits) as prescribed under the Companies Act, 2013, subject to minimum remuneration in accordance with the provisions of Section II of Part II of Schedule V of the Companies Act, 2013, in case of no profits or inadequacy of profits in the financial year, based on the effective capital of the Company as per the provisions of the Companies Act, 2013 and other applicable laws for the time being in force.

Furthermore, the shareholders of the Company at their 34th Annual General Meeting held on 28th September, 2018 had re-appointed Mr. Surrinder Lal Kapur, Mr. Ashok Khanna and Mr. Maharaj Kishen Trisal as Non-Executive Independent Directors not liable to retire by rotation, for a second term of 5 consecutive years on the Board of the Company effective from 01st April, 2019 to 31st March, 2024.

In accordance with the provisions of section 152 of Companies Act, 2013, Mr. Kushagr Ansal, Whole-time Director & CEO of the Company is liable to retire by rotation and being eligible, offers himself for re-appointment.

As on 31st March, 2019, the composition of board was as given hereunder:

Name	DIN	Designation	Date of Appointment
Mr. Deepak Ansal	00047971	Chairman & Managing Director	01.04.1990
Mr. Surrinder Lal Kapur	00033312	Independent Director	15.07.2006
Mr. Ashok Khanna	01510677	Independent Director	31.07.2000
Mr. Maharaj Kishen Trisal	00059545	Independent Director	14.02.2013
Mrs. Divya Ansal*	02615427	Non- Executive Director	14.09.2017
Mr. Kushagr Ansal	01216563	Whole time Director & CEO	26.08.2006

\*Mrs. Divya Ansal had resigned from the position of Non-Independent Non-Executive Director with effect from 9<sup>th</sup> April, 2019.

## PARTICULARS OF EMPLOYEES

Information required pursuant to section 197(12) of the Companies Act, 2013 read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, is provided as "Annexure-V" to this Report. Your Board of Directors affirms that the remuneration paid is as per the Remuneration Policy of the Company.

A statement containing, inter alia, particulars of top ten Employees in terms of remuneration drawn and name of every employee, if employed throughout the financial year in receipt of remuneration of ₹ 102 lakhs or more or employees employed for part of the year and in receipt of ₹ 8.5 lakhs or more per month pursuant to Rule 5(2) and 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 forming part of this Report is attached herewith in "Annexure-VI".

## CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION, FOREIGN EXCHANGE EARNINGS AND OUTGO

### A. Conservation of Energy and Technology Absorption

Your Company is not engaged in any manufacturing activity; as such particulars relating to Conservation of Energy and Technology Absorption as per section 134(3)(m) of the Companies Act, 2013 read with Rule 8 of the Companies (Accounts) Rules, 2014 are not applicable

### B. Foreign Exchange Earnings and Outgo

- |  |   |
|--|---|
| a) Activities Relating to exports                              | } As the company operates in Real Estate & Hospitality segment, the Company is not involved in any activity relating to export. |
| b) Initiatives taken to increase exports                       |   |
| c) Development of new export markets for products and services |   |
| d) Export plans  |   |

Particulars of Foreign Exchange Earnings and Outgo –

a) Foreign Exchange Earnings - through Credit Cards as per bank certificates/advices	₹23.93 Lakhs
b) Dividend Received in foreign currency (Net of CDT)	₹ Nil
c) Foreign Exchange Outgo	₹ Nil
Payment of Brokerage	
Travel Expenses	₹ 47.05 Lakhs
Property Exhibition	₹ Nil
Professional Expenses	₹ Nil

## DETAILS OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNALS IMPACTING THE

### Regd. Office :

606, 6th Floor, Indra Prakash  
21, Barakhamba Road,  
New Delhi - 110 001

Place : New Delhi

Dated : 29<sup>th</sup> May, 2019

## GOING CONCERN STATUS AND COMPANY'S OPERATIONS IN FUTURE

No significant and material orders were passed by the regulators or courts or tribunals during the financial year 2018-19 which have an impact on the going concern status and company's operations in future.

## CORPORATE GOVERNANCE

Your Company believes in adopting best practices of corporate governance. Corporate governance principles are enshrined in the spirit of Ansal Housing Ltd., which form the core values of the Company. These guiding principles are also articulated through the Company's code of business conduct, corporate governance guidelines, charter of various sub-committees and disclosure policy. Pursuant to the Regulation 34 of the Listing Regulations, a separate section on corporate governance practices followed by your Company, together with a certificate from M/s. Anjani Kumar & Associates, Company Secretaries, on compliance with corporate governance norms under the Listing Regulations, has been annexed as part of this Report

## INVESTORS' GRIEVANCE

In order to comply with the provisions of Regulation 46 read with other regulations of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, the Company has designated an e-mail ID – sect@ansals.com which is exclusively for the clarifications/queries/grievance redressal of the investors of the Company.

## LISTING OF EQUITY SHARES

The Securities of the Company are listed and traded at BSE Limited and National Stock Exchange of India Ltd. The Company has paid listing fee to BSE Ltd. as well as National Stock Exchange of India Ltd. for the financial year 2018-19.

## INFORMATION REQUIRED UNDER SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION & REDRESSAL) ACT, 2014

As a part of the policy for Prevention of Sexual Harassment in the organisation, the Company has in place an Internal Complaints Committee for prevention and redressal of complaints of sexual harassment of Women at work place in accordance with the Sexual Harassment of Women at Workplace (Prevention, Prohibition, and Redressal) Act, 2013 and relevant rules thereunder. During the year under review, no case was reported in the nature of sexual harassment at any workplace of the Company and any of its subsidiaries/associates.

## DIRECTORS' RESPONSIBILITY STATEMENT

Pursuant to Section 134(3)(c) of the

Companies Act, 2013, the Directors to the best of their knowledge and belief, confirm;

- that in the preparation of the annual accounts, the applicable accounting standards have been followed along with proper explanations relating to material departures;
- that the directors have selected such accounting policies and applied them consistently and made judgements and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company for the financial year ended 31st March, 2019 and of the profit of the Company for that period;
- that the directors had taken proper and sufficient care for maintenance of adequate accounting records in accordance with the provision of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities; and
- that the directors had prepared the annual accounts on a going concern basis; and
- that the directors had laid down internal financial controls to be followed by the company and that such internal financial controls are adequate and were operating effectively.
- that the directors had devised proper systems to ensure compliances with the provisions of all applicable laws and that such systems were adequate and operating effectively.

## SECRETARIAL STANDARDS

The Board of Directors of your Company hereby confirms that all the provisions of applicable Secretarial Standards issued by the Institute of Company Secretaries of India (ICSI), i.e. Secretarial Standard-1 and Secretarial Standard-2 pertaining to 'Meetings of the Board of Directors' and 'General Meetings' respectively have been duly complied with by the Company during the year under review.

## ACKNOWLEDGEMENTS AND APPRECIATION

The Board of Directors of your Company wishes to place on record its appreciation to the Central and State Governments as well as their respective Departments and Development Authorities connected with the business of the Company, Company's bankers and business associates, for the assistance, co-operation and encouragement they extended to the Company.

The Directors also extend their appreciation to the employees for their continuing support and unstinting efforts in ensuring an excellent all-round operational performance. The Directors would like to thank shareholders and deposit holders for their support and contribution. We look forward to their continued support in future.

For and on behalf of the Board of Directors

Sd/-  
(Deepak Ansal)

Chairman and Managing Director  
DIN: 00047971

# ANNEXURE I TO DIRECTORS' REPORT

## ANNUAL REPORT ON CORPORATE SOCIAL RESPONSIBILITY (CSR) ACTIVITIES

### 1. Brief outline of CSR Policy

(a) Corporate Social Responsibility Policy of the Company was approved by the Board of Directors of the Company in its meeting held on 6th February, 2015.

(b) **CSR Vision Statement and Objective**  
Mission of the Company is 'Enriching Living Styles' by transforming urban landscapes into sustainable communities. In addition to the investments in the current CSR initiatives which are mostly in the areas of education, our other endeavour is inclusive development at all our project locations to help the communities that live around these projects prosper in all walks of life.

#### (c) The objective of this policy is to:

- Promote a unified approach to CSR to incorporate under one umbrella the diverse range of the philanthropic activities, thus enabling maximum impact of the CSR initiatives
- Ensure an increased commitment at all levels in the organization, to operate in an economically, socially and environmentally responsible manner while recognizing the interests of all its stakeholders
- Encourage employees to participate actively in the Company's CSR and give back to the society in an organized manner through the employee volunteering programme.

To pursue these objectives, the Company shall continue its initiatives for:

- Eradicating hunger, poverty and malnutrition, promoting preventive health care and sanitation including contribution to the Swachh

Bharat Kosh set-up by the Central Government for the promotion of sanitation and making available safe drinking water;

- Promoting education, including special education and employment enhancing vocation skills especially among children, women, elderly, and the differently abled and livelihood enhancement projects;
- Promoting gender equality, empowering women, setting up homes and hostels for women and orphans; setting up old age homes, day care centres and such other facilities for senior citizens and measures for reducing inequalities faced by socially and economically backward groups;
- Ensuring environmental sustainability, ecological balance, protection of flora and fauna, animal welfare, agro-forestry, conservation of natural resources and maintaining quality of soil, air and water including contribution to the Clean Ganga Fund set-up by the Central Government for rejuvenation of river Ganga;
- Protection of national heritage, art and culture including restoration of buildings and sites of historical importance and works of art; setting up public libraries; promotion and development of traditional arts and handicrafts;
- The benefits of armed veterans, war widows and their dependents;
- Training to promote rural sports, nationally recognised sports, Paralympic sports and Olympic sports;
- Contribution to the Prime Minister's National Relief Fund or any other fund set up by the Central Government for socio-economic development and relief and welfare of the Schedule

Castes, the Scheduled Tribes, other backward classes, minorities and women;

- Contribution or funds to technology incubators located within academic institutions which are approved by the Central Government;
- Rural development projects;
- Slum area development

#### CSR Policy Web Link

<http://www.ansals.com/pdfs/CSR-policy.pdf>

### 2. Composition of CSR committee

Name of Member	Designation
Mr. Ashok Khanna	Chairman
Mr. S.L. Kapur	Member
Mr. Maharaj Kishen Trisal	Member
Mr. Kushagr Ansal	Member

### 3. Average net profits of the company for last three Financial Years (i.e. Financial Year 2015-16, 2016-17 and 2017-18):

Due to prevailing downfall in the Real Estate Sector, the Company is continuously operating in losses since the Financial Year 2016-17 as a consequence of which the average net profits calculated in accordance of Section 135 of the Companies Act, 2013 came out to be negative and amount to average net losses of ₹ 4,49,60,799/-.

### 4. Prescribed CSR Expenditure (Two percent of the amount as in item 3 above)

Since the average net profits were negative as already mentioned in Item No. 3 above, the Company was not required to contribute any amount towards CSR Expenditure during the financial year 2018-19 as per the provisions of Section 135 of Companies Act, 2013.

### 5. Details of CSR spend for the financial year 2018-19:

- Total amount spent for the Financial Year: Nil
- Amount unspent if any: Nil
- Manner in which the amount spent during the financial year is detailed below

(Amount in ₹)

S. No.	CSR Project or activity Identified	Sector in which the project is covered	Project or Programs 1) Local area or other 2) Specify the state district where projects or programs were undertaken	Amount Outlay (Budget) project or programs wise	Amount spent on the projects or programs Sub head: 1) Direct 2) Expenditure on projects or programs 3) Overheads	Cumulative expenditure upto to the reporting period	Amount Spent (Direct or through implementing agency)
1.	Promoting Education	Nursery Education	Gurugram, Haryana	-	-	3,54,33,000	* See Note No. 1

**Note No. 1:** Details of implementing agency : Suraj Kumari Charitable Trust, a Trust registered under Indian Trust Act, 1882 and having its registered office at 15 UGF, Indra Prakash, 21 Barakhamba Road, New Delhi-110 001.

### 6. The CSR committee confirms that the implementation and monitoring of the CSR Policy is in compliance with the CSR objectives and Policy of the Company.

Sd/-  
Deepak Ansal  
Chairman & Managing Director

Sd/-  
Ashok Khanna  
Chairman CSR Committee

Place : New Delhi  
Date : 29<sup>th</sup> May, 2019

# ANNEXURE IIA TO DIRECTORS' REPORT

Form No. MR-3

## SECRETARIAL AUDIT REPORT FOR THE FINANCIAL YEAR ENDED 31-03-2019

*[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule No. 9 of the Companies  
(Appointment and Remuneration of Managerial Personnel) Rules, 2014]*

To,  
The Members,  
Ansal Housing Limited  
606, 06th Floor, Indra Prakash Building,  
21 Barakhamba Road,  
New Delhi-110001

I have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by Ansal Housing Limited (hereinafter referred to as "the Company"). Secretarial Audit was conducted in a manner that provided me a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my opinion thereon.

Based on my verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, I hereby report that in my opinion, the Company has, during the audit period covering the financial year ended on 31-03-2019 complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

I have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on 31-03-2019 according to the provisions of:

- (i) The Companies Act, 2013 (the Act) and the rules made thereunder;
- (ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;
- (iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
- (iii) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings;
- (v) The following Regulations and Guidelines, as amended from time to time and as prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):
  - (a) SEBI (Substantial Acquisition of Shares and Takeovers) Regulations 2011;
  - (b) SEBI (Prohibition of Insider Trading) Regulations, 2015;
  - (c) SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2009;
  - (d) SEBI (Share Based Employee Benefits) Regulations, 2014;
  - (e) SEBI (Issue and Listing of Debt Securities) Regulations, 2008;
  - (f) SEBI (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client;
  - (g) SEBI (Delisting of Equity Shares) Regulations, 2009;
  - (h) SEBI (Buy-back of Securities) Regulations, 1998.
- (vi) The other laws specifically applicable to the Company namely
  - (a) The Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996.
  - (b) Transfer of property Act 1882.
- (vii)
  - (a) Secretarial Standards issued by The Institute of Company Secretaries of India, with respect to board and general meetings.
  - (b) Securities and Exchange Board of India (Listing Obligations & Disclosure Requirements) Regulations 2015, pertaining to Listed equity shares of the Company at NSE and BSE.

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above except and to the extent mentioned below :-

- (i) *There are delays in deposit of Cess (RS.5.83 Crores approximately as on 31-03-2019) required to be deposited under The Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996. There are also delays in depositing other statutory dues. The Company complies with the applicable laws by making delayed payments and wherever required with payment of delayed fees or interest thereon. It is recommended that systems and processes be strengthened by the Company to avoid delayed payments of any undisputed statutory dues.*
- (ii) *The Company which had been accepting public deposits since 1986 and complied with all regulations including repayments of interest and principal upto 31.03.2016, and due to recession in real estate industry, the Company approached and received approval for extension of repayment of public deposits in instalments from National Company Law Tribunal (NCLT), New Delhi on 3rd October, 2016 under Section 74(2) of the Companies Act, 2013 subject to periodical review of the compliance of the schedule of repayment sanctioned by NCLT. Thereafter, the NCLT has been regularly reviewing the compliance of its Order dated 3rd October, 2016 and subsequent orders made on various occasions while granted further extension for repayment of deposits. The total outstanding amount of deposits as on 31.03.2016 of approx. Rs. 99.50 crores (Rs. 84.57 crores at the time of NCLT application) is being repaid under these orders and approx.*

*Rs. 70.43 crores has already been paid by 31.03.2019. As on 31.03.2019, the principal outstanding of public deposits was Rs. 29.07 crores to be repaid in terms of NCLT Orders. The NCLT vide its order dated 1st December, 2017 has permitted the Company to pay Rs. 125.00 Lakh per month including hardship cases and same scheme has been extended by NCLT till May, 2019 vide its latest order dated 25.04.2019. The Company is in the process of complying with the above NCLT orders.*

**I further report that**

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting. Majority decision is carried through while the dissenting members' views are captured and recorded as part of the minutes.

I further report that there are adequate systems and processes in the company commensurate with the size and operations of the company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

I further report that during the year

- (i) The name of the company was changed to Ansal Housing Limited (from Ansal Housing & Construction Limited) w.e.f. 18-12-2018. For this purpose, the Company had also passed a special resolution in its Annual General Meeting held on 28-09-2018 and changed its Memorandum and Articles of Association accordingly.
- (ii) The Company disposed off its investment in two non-material subsidiaries viz. Rishu Buildtech Private Ltd. and Sonu Buildwell Private Ltd.
- (iii) M/s. Geo Connect Limited, a wholly owned subsidiary company was recognized as material subsidiary in terms of SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015.
- (iv) The Company had made an investment of Rs. 491.67 Lakh in a wholly owned subsidiary company in Sri Lanka by way of equity shares. The subsidiary company had filed an arbitration claim against the Board of Investment of Sri Lanka (BOI) which has been withdrawn during the year and company gone for settlement. The BOI has terminated the agreements for development of integrated township in Sri Lanka between the subsidiary and the BOI. The management of the subsidiary company has written off all assets. Now the subsidiary company does not have enough assets to redeem the said investment but management of the Company is of the opinion that they will be able to redeem the said investment through the settlement and write down of Investment is not required at this stage.
- (v) Legal formalities relating to conveyance of freehold building having gross value of Rs. 530.24 Lakh and lease deed of lease hold building having gross value of Rs. 191.04 Lakh are pending for execution.

For **Vivek Arora**  
Company Secretaries

Sd/-

**CS Vivek Arora**  
(Proprietor)

C.P. No. 8255, ACS 12222

Place : New Delhi

Date : 29<sup>th</sup> May, 2019

**Note:**

This report is to be read with our letter of even date which is annexed as Annexure A and forms an integral part of this report.

**"Annexure A"**

The Members

Ansal Housing Limited

My report of even date is to be read along with this letter.

1. Maintenance of secretarial records is the responsibility of the management of the company. My responsibility is to express an opinion on these secretarial records based on my audit.
2. I have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. I believe that the processes and practices, I followed provide a reasonable basis for my opinion.
3. I have not verified the correctness and appropriateness of financial records and Books of Accounts of the company.
4. Wherever required, I have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.
5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of management. My examination was limited to the verification of procedures on test basis.
6. The Secretarial Audit report is neither an assurance as to the future viability of the company nor of the efficacy or effectiveness with which the management has conducted the affairs of the company.

For **Vivek Arora**  
Company Secretaries

Sd/-

**CS Vivek Arora**  
(Proprietor)

C.P. No. 8255, ACS 12222

Place : New Delhi

Date : 29<sup>th</sup> May, 2019



# ANNEXURE IIB TO DIRECTORS' REPORT

Form No. MR-3

## SECRETARIAL AUDIT REPORT FOR THE FINANCIAL YEAR ENDED 31-03-2019

*[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule No. 9 of the Companies  
(Appointment and Remuneration of Managerial Personnel) Rules, 2014]*

The Members,  
Geo Connect Limited  
110 Indra Prakash, 21 Barakhamba Road,  
New Delhi 110001

I have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by Geo Connect Limited (hereinafter called "the Company"). Secretarial Audit was conducted in a manner that provided me a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my opinion thereon.

Based on my verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, I hereby report that in my opinion, the Company has, during the audit period covering the financial year ended on 31-03-2019 complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

I have examined the books, papers, minute books, forms and returns filed and other records maintained by Geo Connect Limited for the financial year ended on 31-03-2019 according to the provisions of:

- I. The Companies Act, 2013 (the Act) and the rules made thereunder;
- II. The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder; (not applicable)
- III. The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder; (not applicable)
- IV. Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings;
- V. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act') are not applicable to the Company:-
  - a. The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
  - b. The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 1992 and amendment made thereunder;
  - c. The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2009;
  - d. The Securities and Exchange Board of India (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999;
  - e. The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008;
  - f. The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act 2013 and dealing with client;
  - g. The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009;
  - h. The Securities and Exchange Board of India (Buyback of Securities) Regulations, 1998 and amendment made thereunder;
- VI. The other laws specifically applicable to the Company namely:
  - a. Secretarial Standards issued by The Institute of Company Secretaries of India, with respect to board and general meetings.
  - b. Securities and Exchange Board of India (Listing Obligations & Disclosure Requirements) Regulations 2015, pertaining to the material unlisted subsidiary of Ansal Housing Limited (Listed on BSE and NSE).

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. as mentioned above.

I further report that

The Board of Directors of the Company is duly constituted with proper composition of Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

Majority decision is carried through while the dissenting members' views are captured and recorded as part of the minutes.

I further report that there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

The Company is generally regular in depositing with appropriate authorities undisputed statutory dues including provident fund, employees' state insurance, income tax, Goods and service tax (GST), wealth-tax, customs duty, cess and other material statutory dues applicable to it.

However, there are some delays in deposit of ESI dues, GST, cess and other material statutory dues. The Company complies with all the applicable laws with delayed payments to these authorities. It is recommended that systems and processes be strengthened by the Company to avoid delayed payments of any undisputed statutory dues.

For Anjani Kumar & Associates  
Company Secretaries

Sd/-

Anjani Kumar

CP NO 8830, M.NO. 9083

Place : Vaishali, Ghaziabad

Date : 24<sup>th</sup> May, 2019

**Note:**

This report is to be read with our letter of even date which is annexed as Annexure A and forms an integral part of this report.

**"Annexure A"**

The Members,  
Geo Connect Limited  
110 Indra Prakash, 21 Barakhamba Road  
New Delhi 110001

Our Secretarial Audit Report of even date, for the financial year 2018-19 is to be read along with this letter.

1. Maintenance of secretarial records is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. We believe that the processes and practices, we followed provide a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
4. Where ever required, we have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.
5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of management. Our examination was limited to the verification of procedures on test basis.
6. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the company.

For Anjani Kumar & Associates  
Company Secretaries

Sd/-

Anjani Kumar

CP NO 8830, M.NO. 9083

Place : Vaishali, Ghaziabad

Date : 24<sup>th</sup> May, 2019

# ANNEXURE III TO DIRECTORS' REPORT

FORM NO. MGT-9  
EXTRACT OF ANNUAL RETURN  
As on the financial year ended on 31<sup>st</sup> March, 2019

*[Pursuant to section 92(3) of the Companies Act, 2013 and rule 12(1) of the Companies (Management and Administration) Rules, 2014]*

## I. REGISTRATION AND OTHER DETAILS:

1. CIN	L45201DL1983PLC016821
2. Registration Date	22.10.1983
3. Name of the Company	Ansal Housing Limited (Formerly known as Ansal Housing and Construction Limited)
4. Category/Sub-category of the Company	Indian Non-Government Company
5. Address of the Registered Office and contact details	606, 6th Floor, Indra Prakash, 21 Barakhamba Road, New Delhi-110001 Landline : 011-23317466, 23315108 E-Mail Id : sect@ansals.com
6. Whether Listed Company	Yes
7. Name, address and contact details of Registrar and Share Transfer Agent, if any	M/s. Link Intime India Private Limited, Noble Heights, 1st Floor, C-1 Block LSC, Near Savitri Market, Janakpuri, New Delhi – 110058

## II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY

All the business activities contributing 10 % or more of the total turnover of the company shall be stated:-

S. No.	Name and Description of main products / services	NIC Code of the Product/ service	% to total turnover of the company
1.	Construction of buildings carried out on own-account basis or on a fee or contract basis.	Group – 410 Class - 4100 Sub Class - 41001	98.47 %

## III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES

S. No.	Name and address of the Company	CIN/GLN	Holding/ Subsidiary/ Associate	% of shares held	Applicable Section
1.	Housing and Construction Lanka (Private) Limited A-65, Perth Paradise, Gurugoda, Opp Bodyline Factory, Horona, Ratanpura Road, Horona, Srilanka	PV-9251	Subsidiary	100	2(87)(ii)
2	Geo Connect Limited 110, Indra Prakash 21, Barakhamba Road, New Delhi - 110001	U74899DL1999PLC101065	Subsidiary	100	2(87)(ii)
3	Wrangler Builders Private Limited 110, Indra Prakash, 21, Barakhamba Road, New Delhi - 110001	U70101DL1996PTC076474	Subsidiary	100	2(87)(ii)
4	Maestro Promoters Private Limited 110, Indra Prakash, 21, Barakhamba Road, New Delhi – 110001	U70101DL1996PTC076509	Subsidiary	100	2(87)(ii)
5	Anjuman Buildcon Private Limited 110, Indra Prakash, 21, Barakhamba Road, New Delhi-110001	U45201DL2005PTC138891	Subsidiary	100	2(87)(ii)
6	AR Paradise Private Limited B/109, Ansal Town, Ansal Club Royale, Talawali Chanda, A.B. Road, Indore, Madhya Pradesh-453771	U92120MP2004PTC016639	Subsidiary	100	2(87)(ii)
7	Fenny Real Estate Private Limited B/109, Ansal Town, Ansal Club Royale, Talawali Chanda, A.B. Road, Indore, Madhya Pradesh-453771	U70101MP1998PTC012556	Subsidiary	100	2(87)(ii)
8	AR Infrastructure Private Limited B/109, Ansal Town, Ansal Club Royale, Talawali Chanda, A.B. Road, Indore, Madhya Pradesh-453771	U45203MP2005PTC017637	Subsidiary	100	2(87)(ii)
9	Third Eye Media Private Limited 110, Indra Prakash, 21, Barakhamba Road, New Delhi – 110001	U74899DL2004PTC073419	Subsidiary	100	2(87)(ii)
10	Aevee Iron and Steel Works Private Limited Opp. Model Town, Bal Rajeshwar Road, Mulund (W), Mumbai, Maharashtra – 400080	U27100MH1971PTC015455	Subsidiary	100	2(87)(ii)

S. No.	Name and address of the Company	CIN/GLN	Holding/ Subsidiary/ Associate	% of shares held	Applicable Section
11	Sunrise Facility Management Private Limited 110, Indra Prakash, 21, Barakhamba Road, New Delhi-110001	U74140DL2006PTC155408	Subsidiary	100	2(87)(ii)
12	Enchant Constructions Private Limited 110, Indra Prakash, 21, Barakhamba Road, New Delhi-110001	U70109DL2006PTC152371	Subsidiary	100	2(87)(ii)
13	Andri Builders And Developers Private Limited C/O Ansal Housing & Construction Ltd., 2nd Floor, Ansal Plaza, Vaishali, Sector – 1, Ghaziabad, Uttar Pradesh - 201010	U70102UP2011PTC047046	Subsidiary	100	2(87)(ii)
14	V S Infratown Private Limited C/O Ansal Housing & Construction Ltd., 2nd Floor, Ansal Plaza, Vaishali, Sector – 1, Ghaziabad, Uttar Pradesh – 201010	U45400UP2012PTC052780	Subsidiary	100	2(87)(ii)
15	Identity Buildtech Private Limited 110, Indra Prakash, 21, Barakhamba Road, New Delhi – 110001	U45200DL2006PTC153603	Subsidiary	100	2(87)(ii)
16	Cross Bridge Developers Private Limited 110, Indra Prakash, 21, Barakhamba Road, New Delhi – 110001	U70101DL2004PTC131363	Subsidiary	100	2(87)(ii)
17	Shamia Automobiles Private Limited 110, Indra Prakash, 21, Barakhamba Road, New Delhi -110001	U74999DL2004PTC130245	Subsidiary	100	2(87)(ii)
18	Oriane Developers Private Limited 110, Indra Prakash, 21, Barakhamba Road, New Delhi-110001	U70100DL2012PTC242187	Subsidiary	100	2(87)(ii)
19	Optus Corona Developers Private Limited 110, Indra Prakash, 21, Barakhamba Road, New Delhi-110001	U70100DL2011PTC216356	Associate	49.88	2(6)

#### IV. SHARE HOLDING PATTERN (EQUITY SHARE CAPITAL BREAKUP AS PERCENTAGE OF TOTAL EQUITY)

##### i. Category-wise Share Holding

Category of Shareholders	No. of Shares held at the beginning of the year				No. of Shares held at the end of the year				% Change during the year
	Demat	Physical	Total	% of Total shares	Demat	Physical	Total	% of Total shares	
A. Promoters									
(1) Indian									
a) Individual/HUF	1,60,85,492	Nil	1,60,85,492	27.086	1,60,85,492	Nil	1,60,85,492	27.086	Nil
b) Central Govt.	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
c) State Govt.(s)	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
d) Bodies Corp.	1,89,72,438	Nil	1,89,72,438	31.948	1,89,72,438	Nil	1,89,72,438	31.948	Nil
e) Banks / FI	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
f) Any Other	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Sub-total (A) (1):-	3,50,57,930	Nil	3,50,57,930	59.034	3,50,57,930	Nil	3,50,57,930	59.034	Nil
A(2) Foreign									
a) NRIs –									
Individuals	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
b) Other – Individuals	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
c) Bodies Corp.	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
d) Banks / FI	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
e) Any Other....	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Sub-total (A) (2):-	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Total shareholding of Promoters (A) = (A)(1)+(A) (2)	3,50,57,930	Nil	3,50,57,930	59.034	3,50,57,930	Nil	3,50,57,930	59.034	Nil
B. Public Shareholding									
1. Institutions									
a) Mutual Funds	200	300	500	0.001	200	300	500	0.001	Nil
b) Banks / FIs	3,050	Nil	3,050	0.005	3,000	Nil	3,000	0.005	Negligible
c) Central Govt./ State Govt.(s)	Nil	Nil	Nil	Nil	2,32,837	Nil	2,32,837	0.392	0.392
d) Venture Capital Funds	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
e) Insurance Companies	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
f) FIs	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
g) Foreign Venture Capital Funds	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
h) Others (specify) UTI	Nil	4,500	4,500	0.008	Nil	4,500	4,500	0.008	Nil
Sub-total (B) (1):-	3,250	4,800	8,050	0.014	3,200	4,800	8,000	0.014	Negligible

Category of Shareholders	No. of Shares held at the beginning of the year				No. of Shares held at the end of the year				% Change during the year
	Demat	Physical	Total	% of Total shares	Demat	Physical	Total	% of Total shares	
2. Non Institutions									
a) Bodies Corp.									
i) Indian	58,27,339	24,310	58,51,649	9.854	53,45,344	24,310	53,69,654	9.042	(0.812)
ii) Overseas	33	Nil	33	Negligible	33	Nil	33	Negligible	Nil
b) Individuals									
i) Individual shareholders holding nominal share capital up-to ₹ 1 lakh	84,99,998	20,22,671	1,05,22,669	17.719	89,95,100	18,76,917	1,08,72,017	18.307	0.588
ii) Individual shareholders holding nominal share capital in excess of ₹ 1 lakh	64,96,775	58,320	65,55,095	11.038	65,72,807	58,320	66,31,127	11.166	0.128
c) Others									
i) IEPF	2,32,837	Nil	2,32,837	0.392	2,56,495	Nil	2,56,495	0.432	0.040
ii) Trusts	3,300	Nil	3,300	0.006	3,300	Nil	3,300	0.006	Nil
iii) NRIs	2,90,681	16,100	3,06,781	0.517	3,25,135	15,200	3,40,335	0.573	0.056
iv) Clearing Members	3,50,346	Nil	3,50,346	0.590	1,90,576	Nil	1,90,576	0.321	(0.269)
v) Hindu Undivided Families	4,96,238	900	4,97,138	0.837	6,49,613	900	6,50,513	1.095	0.258
<b>Sub-total (B)(2):-</b>	<b>2,21,97,547</b>	<b>21,22,301</b>	<b>2,43,19,848</b>	<b>40.952</b>	<b>2,23,44,251</b>	<b>19,75,647</b>	<b>2,43,19,898</b>	<b>40.952</b>	<b>Negligible</b>
Total Public Shareholding (B)=(B)(1)+ (B)(2)	2,22,00,797	21,27,101	2,43,27,898	40.966	2,23,47,451	19,80,447	2,43,27,898	40.966	Negligible
C. Shares held by Custodian for GDRs & ADRs	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
<b>Grand Total (A+B+C)</b>	<b>5,72,58,727</b>	<b>21,27,101</b>	<b>5,93,85,828</b>	<b>100.000</b>	<b>5,74,05,381</b>	<b>19,80,447</b>	<b>5,93,85,828</b>	<b>100.000</b>	<b>Nil</b>

(ii) **Shareholding of Promoters**

S. No.	Shareholder's Name	Shareholding at the beginning of the year			Shareholding at the end of the year			% change in shareholding during the year
		No. of Shares	% of total Shares of the company	% of Shares Pledged/ encumbered to total shares	No. of Shares	% of total Shares of the company	% of Shares Pledged/ encumbered to total shares	
1.	Deepak Ansal	6672870	11.237	5.825	6672870	11.237	5.825	Nil
2.	Kushagr Ansal	3061368	5.155	3.311	3061368	5.155	3.311	Nil
3.	Karun Ansal	3061368	5.155	3.082	3061368	5.155	3.082	Nil
4.	Divya Ansal	2969186	5.000	2.794	2969186	5.000	2.794	Nil
5.	Deepak Ansal (HUF)	320700	0.540	0.027	320700	0.540	0.027	Nil
6.	Global Consultants & Designers Pvt. Ltd.	4549362	7.661	7.661	4549362	7.661	7.661	Nil
7.	Snow White Cable Network Pvt. Ltd.	3211905	5.409	5.409	3211905	5.409	5.409	Nil
8.	Sungrace Security Services Pvt. Ltd.	2987424	5.030	5.030	2987424	5.030	5.030	Nil
9.	Akash Deep Portfolio Pvt. Ltd.	4294710	7.232	7.232	4294710	7.232	7.232	Nil
10.	Glorious Properties Pvt. Ltd.	3929037	6.616	6.616	3929037	6.616	6.616	Nil
<b>Total</b>		<b>35057930</b>	<b>59.034</b>	<b>46.987</b>	<b>35057930</b>	<b>59.034</b>	<b>46.987</b>	<b>Nil</b>



(iii) Change in Promoters' Shareholding (please specify, if there is no change)

S. No.	Shareholder's Name	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
1.	<b>Divya Ansal</b> Shareholding at the beginning of the year Transaction (Purchase/ Sale) At the End of the year	2969186 Nil	5.000 Nil	2969186	5.000
2.	<b>Kushagr Ansal</b> Shareholding at the beginning of the year Transaction (Purchase/Sale) At the End of the year	3061368 Nil	5.155 Nil	3061368	5.155
3.	<b>Deepak Ansal</b> Shareholding at the beginning of the year Transaction (Purchase/Sale) At the End of the year	6672870 Nil	11.237 Nil	6672870	11.237
4.	<b>Karun Ansal</b> Shareholding at the beginning of the year Transaction (Purchase/Sale) At the End of the year	3061368 Nil	5.155 Nil	3061368	5.155
5.	<b>Deepak Ansal (HUF)</b> Shareholding at the beginning of the year Transaction (Purchase/Sale) At the End of the year	320700 Nil	0.540 Nil	320700	0.540
6.	<b>Global Consultants &amp; Designers Private Limited</b> Shareholding at the beginning of the year Transaction (Purchase/Sale) At the End of the year	4549362 Nil	7.661 Nil	4549362	7.661
7.	<b>Snow White Cable Network Private Limited</b> Shareholding at the beginning of the year Transaction(Purchase/Sale) At the End of the year	3211905 Nil	5.409 Nil	3211905	5.409
8.	<b>Sungrace Security Services Private Limited</b> Shareholding at the beginning of the year Transaction (Purchase/Sale) At the End of the year	2987424 Nil	5.030 Nil	2987424	5.030
9.	<b>Akash Deep Portfolios Pvt. Ltd.</b> Shareholding at the beginning of the year Transaction(Purchase/Sale) At the End of the year	4294710 Nil	7.232 Nil	4294710	7.232
10.	<b>Glorious Properties Pvt. Ltd.</b> Shareholding at the beginning of the year Transaction(Purchase/Sale) At the End of the year	3929037 Nil	6.616 Nil	3929037	6.616

(iv) Shareholding Pattern of top ten Shareholders (other than Directors, Promoters and Holders of GDRs and ADRs):

S. No.	For Each of the Top 10 Shareholders	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
1.	Sunil Kumar Jain At the end of the year	1682500	2.83	1682500	2.83
2.	Namo Sidhi International Limited At the end of the year	1601988	2.70	1601988	2.70
3.	Beach Financial Services Private Limited At the end of the year	1462274	2.46	1462274	2.46
4.	Delta Colonizers Limited At the end of the year	995550	1.68	995550	1.68
5.	Damji Ravji Maru Shares sold during the FY 2018-19 At the end of the year	733767 (83301)	1.24 (0.14)	650466	1.10
6.	Pushpa Damji Maru Shares sold during the FY 2018-19 At the end of the year	536393 (61707)	0.90 (0.10)	474686	0.80

7.	Kanishka Jain Shares purchased during the FY 2018-19 At the end of the year	319679 5000	0.54 0.01	324679	0.55
8.	Sunrise Management and Estates Private Limited At the end of the year	316331	0.53	316331	0.53
9.	M. G. Chemoil Private Limited At the end of the year	259662	0.44	259662	0.44
10.	Rajeev Aggarwal Shares Purchased during the FY 2018-19 Shares sold during the FY 2018-19 At the end of the year	106523 57170 (26993)	0.18 0.10 (0.05)	163693 136700	0.28 0.23

(v) **Shareholding of Directors and Key Managerial Personnel:**

S. No.	For Each of the Directors and KMP	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of Shares	% of Total Shares of the Company	No. of Shares	% of Total Shares of the Company
1.	Mr. Deepak Ansal Chairman and Managing Director	6672870	11.237	6672870	11.237
2.	Mr. Kushagr Ansal Whole Time Director & Chief Executive Officer	3061368	5.155	3061368	5.155
3.	Mrs. Divya Ansal (Non-Executive Director)	2969186	5.00	2969186	5.00
4.	Mr. Tarun Kathuria Chief Financial Officer	Nil	Nil	Nil	Nil
5.	Mr. Som Nath Grover Additional V.P. & Company Secretary	Nil	Nil	Nil	Nil

V. **INDEBTEDNESS**

**Indebtedness of the Company including interest outstanding/accrued but not due for payment (Amount in ₹)**

	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
Indebtedness at the beginning of the financial year				
i) Principal Amount	4,85,62,67,861	1,02,39,83,053	45,18,14,500	6,33,20,65,415
ii) Interest due but not paid	4,32,33,512	NIL	1,45,26,917	5,77,60,429
iii) Interest accrued but not due	2,02,42,876	21,34,17,100	2,27,09,481	25,63,69,457
<b>Total (i+ii+iii)</b>	<b>4,91,97,44,249</b>	<b>1,23,74,00,153</b>	<b>48,90,50,898</b>	<b>6,64,61,95,300</b>
Change in Indebtedness during the financial year				
· Addition	-	51,59,70,226	-	51,59,70,226
· Reduction	(10,39,13,391)		(16,95,81,088)	(27,34,94,479)
Indebtedness at the end of the financial year				
i) Principal Amount	4,66,55,33,070	1,43,29,03,066	30,02,55,131	6,39,86,91,267
ii) Interest due but not paid	14,08,03,492	13,06,912	1,57,60,948	15,78,71,352
iii) Interest accrued but not due	94,94,296	31,91,60,401	34,53,731	33,21,08,428
<b>Total (i+ii+iii)</b>	<b>4,81,58,30,858</b>	<b>1,75,33,70,379</b>	<b>31,94,69,810</b>	<b>6,88,86,71,047</b>

VI. **REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL**

A. **REMUNERATION TO MANAGING DIRECTOR, WHOLE-TIME DIRECTORS AND/OR MANAGER:**

S. No.	Particulars of Remuneration	Name of MD/WTD/ Manager		Total Amount
		Mr. Deepak Ansal, Chairman & Managing Director*	Mr. Kushagr Ansal, Whole-Time Director & CEO	
1.	Gross salary (a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961 (b) Value of perquisites u/s 17(2) of Income-tax Act, 1961 (c) Profits in lieu of salary under section 17(3) of Income tax Act, 1961	₹12,00,000 ₹14,53,660 Nil	₹12,00,000 ₹3,36,508 Nil	₹24,00,000 ₹17,90,168 Nil
2.	Stock Option	Nil	Nil	Nil
3.	Sweat Equity	Nil	Nil	Nil
4.	Commission - as % of profit - Others, specify...	Nil Nil	Nil Nil	Nil Nil
5.	Others, please specify	Nil	Nil	Nil
	<b>Total (A)</b>	<b>₹ 26,53,660</b>	<b>₹ 15,36,508</b>	<b>₹ 41,90,168</b>
	Ceiling as per the Act	₹2,40,00,000	₹2,40,00,000	₹4,80,00,000

\* Mr. Deepak Ansal, Chairman & Managing Director of the Company was paid remuneration in accordance with the terms of the Special Resolution passed by the Shareholders of the Company at their Annual General Meeting held on 28.09.2018 but before the approval of the Secured Creditors as required by 3rd proviso to Section 197(1) read with Clause B(ii) of Section II of Part II of Schedule V of the Companies Act, 2013. Hence the amount paid to him is refundable to the Company within a period of 2 years from receipt of such monies, i.e. by the month of May, 2020 as per the requirements of Section 197(9) of the Companies Act, 2013. The remuneration till the time refunded, shall be held by him in trust for the Company.

**B. REMUNERATION TO OTHER DIRECTORS:**

S. No.	Particulars of Remuneration	Name of Directors				Total Amount
		Mr. Surrinder Lal Kapur	Mr. Maharaj Kishen Trisal	Mr. Ashok Khanna	Mrs. Divya Ansal	
1.	Independent Directors					
	· Fee for attending board /committee meetings	₹3,60,000	₹1,60,000	₹3,60,000	Nil	₹8,80,000
	· Commission	Nil	Nil	Nil	Nil	Nil
	· Others, please specify	Nil	Nil	Nil	Nil	Nil
	Total (1)	₹3,60,000	₹1,60,000	₹3,60,000	Nil	₹8,80,000
2.	Other Non-Executive Directors					
	· Fee for attending board /committee meetings	Nil	Nil	Nil	₹1,20,000	₹1,20,000
	· Commission	Nil	Nil	Nil	Nil	Nil
	· Others, please specify	Nil	Nil	Nil	Nil	Nil
	Total (2)	Nil	Nil	Nil	₹1,20,000	₹1,20,000
	<b>Total (B)=(1+2)</b>	<b>₹3,60,000</b>	<b>₹1,60,000</b>	<b>₹3,60,000</b>	<b>₹1,20,000</b>	<b>₹10,00,000</b>
	Total Managerial Remuneration			₹42,00,168		
	Overall Ceiling as per the Act			₹4,90,00,000		

**C. REMUNERATION TO KEY MANAGERIAL PERSONNEL OTHER THAN MD/MANAGER/WTD**

S. No.	Particulars of Remuneration	Key Managerial Personnel			Total
		Mr. Sanjay Mehta, CFO*	Mr. Tarun Kathuria, CFO*	Mr. Som Nath Grover, Company Secretary	
1.	Gross salary				
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961	₹5,72,366	₹32,30,268	₹25,20,096	₹63,22,730
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961	₹3,600	₹21,600	₹258	₹25,458
	(c) Profits in lieu of salary under section 17(3) of Income-tax Act, 1961	Nil	Nil	Nil	Nil
2.	Stock Option	Nil	Nil	Nil	Nil
3.	Sweat Equity	Nil	Nil	Nil	Nil
4.	Commission - as % of profit	Nil	Nil	Nil	Nil
	- Others, specify...				
5.	Others, please specify	Nil	Nil	Nil	Nil
	<b>Total</b>	<b>₹5,75,966</b>	<b>₹32,51,868</b>	<b>₹25,20,354</b>	<b>₹63,48,188</b>

\*Mr. Sanjay Mehta had resigned from the post of Chief Financial Officer of the Company w.e.f. 29.05.2018 and thereafter Mr. Tarun Kathuria, who was then holding the post of Sr. V.P. (Finance), was re-designated as the Chief Financial Officer of the Company with effect from the same date. Hence, the remuneration of Mr. Tarun Kathuria reflects for the whole Financial Year and that of Mr. Sanjay Mehta reflects for two months i.e. 1st April, 2018 to 29th May, 2018.

**VII. PENALTIES / PUNISHMENT/ COMPOUNDING OF OFFENCES:**

Type	Section of the Companies Act	Brief Description	Details of Penalty / Punishment/ Compounding fees imposed	Authority [RD / NCLT / COURT]	Appeal made, if any (give Details)
<b>A. COMPANY</b>					
Penalty					
Punishment					
Compounding					
<b>B. DIRECTORS</b>					
Penalty					
Punishment					
Compounding					
<b>C. OTHER OFFICERS IN DEFAULT</b>					
Penalty					
Punishment					
Compounding					

**Not Applicable**

For and on behalf of the Board of Directors  
Sd/-

Place : New Delhi  
Dated : 29<sup>th</sup> May, 2019

(Deepak Ansal)  
Chairman & Managing Director  
DIN: 00047971

## ANNEXURE IV TO DIRECTORS' REPORT

### Form No. AOC-2

[Pursuant to clause (h) of sub-section (3) of section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014]

**Form for disclosure of particulars of contracts/arrangements entered into by the company with related parties referred to in sub-section (1) of section 188 of the Companies Act, 2013 including certain arm's length transactions under third proviso thereto**

1. Details of contracts or arrangements or transactions not at Arm's length basis entered into by the Company during the period from 01.04.2018 to 31.03.2019: NIL  
2. Details of contracts or arrangements or transactions at arm's length basis entered into by the Company during the period from 01.04.2018 to 31.03.2019:

S. No	Particulars	Details		
a)	Name (s) of the related party	Mr. Deepak Ansal, Chairman & Managing Director	Mrs. Divya Ansal, Non-Executive Director	Mrs. Megha Ansal
b)	Nature of relationship	Husband of Mrs. Divya Ansal, Non-Executive Director and Father of Mr. Kushagr Ansal, Whole-Time Director & CEO.	Wife of Mr. Deepak Ansal, Chairman & Managing Director and Mother of Mr. Kushagr Ansal, Whole-time Director and CEO.	Daughter-in-law of Mr. Deepak Ansal, Chairman & Managing Director and Wife of Mr. Kushagr Ansal, Whole-Time Director and CEO.
c)	Nature of contracts/ arrangements/ transactions	Renewal of Leave and License Agreement of the premises taken by the Company bearing Flat No. 701 situated at ASCOT, Co-operative Housing Society Ltd., C-27, Shastri Nagar, Lokhandwala Complex, Andheri (W), Mumbai – 400053.	Renewal of Lease of the premises taken by the Company bearing Flat No. B-Basement, situated at 6, Dr. APJ Abdul Kalam Road, New Delhi – 110001.	Re-appointment as Part-time Advisor (Business Strategy) in the Company.
d)	Duration of contracts / arrangements/ transactions	3 years w.e.f. 01.10.2018*	For a period of 3 years commencing w.e.f. 01.10.2018.	3 years w.e.f. 01.10.2018
e)	Salient terms of the contracts or arrangements or transactions including the value, if any:	Monthly rent of ₹ 68,800/- (Rupees Sixty Eight Thousand Eight Hundred Only)	Monthly rent of ₹ 1,80,000/- (Rupees One Lakh Eighty Thousand only)	Remuneration of ₹ 1,59,720/- (Rupees One Lakh Fifty Nine Thousand Seven Hundred Twenty Only) per month.
f)	Date(s) of approval by the Board, if any	09.08.2018	09.08.2018	09.08.2018
g)	Date(s) of Shareholders approval, if any	NA	NA	NA
h)	Amt. paid as advances, if any:	NA	NA	NA

\* The Leave and License agreement was terminated w.e.f. 01.12.2018.

For and on behalf of the Board of Directors

Place : New Delhi  
Dated : 29<sup>th</sup> May, 2019

Sd/-  
**(Deepak Ansal)**  
Chairman & Managing Director  
DIN: 00047971

## ANNEXURE V TO DIRECTORS' REPORT

**Statement of Disclosure of Remuneration under Section 197(12) of Companies Act, 2013 and Rule 5(1) of Companies (Appointment and Remuneration of Managerial Personnel) Rules 2014.**

Particulars	Details
The ratio of the remuneration of each director to the median* remuneration of the employees for the Financial Year 2018-2019	Mr. Kushagr Ansal, Whole-time Director & CEO: 4.21 Times Mr. Deepak Ansal, Chairman & Managing Director: 5.98 Times
The percentage increase in remuneration of each director, Chief Financial Officer, Chief Executive Officer, Company Secretary or Manager, in the Financial Year 2018-19	Increment Percentage CMD@ : (13.10%) WTD & CEO : 18.41% CFO^ : 1.57% CS : (2.64%)
The percentage increase in the median remuneration of employees in the Financial Year 2018-19	(1.47%)
The number of permanent employees on the rolls of Company as on 31.03.2019	298
Average percentile increase already made in the salaries of employees other than the managerial personnel in the financial year 2018-19 and its comparison with the percentile increase in the managerial remuneration in the financial year 2018-19 and justification thereof and point out if there are any exceptional circumstances for increase in the managerial remuneration	Nil

\* the expression "median" means the numerical value separating the higher half of a population from the lower half and the median of a finite list of numbers may be found by arranging all the observations from lowest value to highest value and picking up the middle one. In case of even observations, the median shall be the average of the two middle values.

@ Mr. Deepak Ansal, Chairman & Managing Director of the Company was paid remuneration in accordance with the terms of the Special Resolution passed by the Shareholders of the Company at their Annual General Meeting held on 28.09.2018 but before the approval of the Secured Creditors as required by 3rd proviso to Section 197(1) read with Clause B(ii) of Section II of Part II of Schedule V of the Companies Act, 2013. Hence the amount paid to him is refundable to the Company within a period of 2 years from receipt of such monies, i.e. by the month of May, 2020 as per the requirements of Section 197(9) of the Companies Act, 2013. The remuneration till the time refunded, shall be held by him in trust for the Company.

^ Mr. Sanjay Mehta had resigned from the designation of Chief Financial Officer of the Company w.e.f. 29.05.2018 and thereafter Mr. Tarun Kathuria, who was then holding the post of Sr. V.P. (Finance), was re-designated as the Chief Financial Officer of the Company with effect from the same date. Therefore, the percentage increase in remuneration of CFO is calculated taking into consideration the remuneration paid to Mr. Tarun Kathuria during the financial years 2017-18 and 2018-19.

## ANNEXURE VI TO DIRECTORS' REPORT

**Information as per Rule 5(2) and (3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 and forming part of Directors' Report for the year ended on 31st March 2019**

### A. Employed for the whole financial year

Name of the Employee	Designation	Nature of Employment	Qualification	Gross Remuneration (Rs.₹)	Experience (yrs.)	Date of Commencement of employment (years)	Age (years)	Last Employment and position	Relationship with director	% of equity shares held by the employee in the Company as on 31.03.2019
Mr. Tarun Kathuria	Chief Financial Officer	Permanent	B.Com (H), FCA	35,49,756	30	01.04.1997	53	Dy. Finance Controller with Som Dutt Finance Ltd.	N.A.	Nil
Mr. Som Nath Grover	Addl. V.P. & Company Secretary	Permanent	B.Com (H), LLB, CWA, FCS	27,29,761	29	25.10.2013	52	Company Secretary with Hythro Power Corporation Ltd.	N.A.	Nil
Mr. Sudarshan Singh Kaushik	V. P. (Taxation)	Permanent	M.Com, LLB, FCA	26,88,408	34	06.08.2007	57	D.G.M.(Taxation) with Angelique International Ltd., New Delhi	N.A.	Nil
Mr. Vijay Mahajan	Addl. V. P. (Marketing)	Permanent	B.Com(H), FCA	25,96,416	26	04.04.2007	52	Finance Manager with Malsons Trading Co. , Dubai	N.A.	Nil
Mr. Sanjay Mehta	Sr. V. P. (Finance & Accounts)	Permanent	B.Com (H), FCA	22,70,216	36	14.06.1986	60	Manager (A/cs), Brother Group Ltd., Doha, Qatar	N.A.	Nil
Mr. Vipin Mehta	Addl. V.P. (Marketing)	Permanent	B.Com, PGDM	22,61,023	22	02.08.2004	44	Manager – Advertising with the Franchising World	N.A.	Nil
Mr. Sabu Thomas	V.P. (HR & Admin)	Permanent	B.Com, PGDM	21,14,496	29	01.08.2005	52	Associate Director (BD) with Hyatt Regency	N.A.	Nil
Mr. Deepak Ansal	Chairman and Managing Director	Contractual	B.Sc. Engg. (Civil)	*19,75,447	41	01.04.1990	66	Whole-time Director, Ansal Properties & Industries Ltd.	Husband of Mrs. Divya Ansal, Non-Executive Director and Father of Mr. Kushagr Ansal, WTD & CEO	11.237
Ms. Ranjita Krishna	Sr. G.M. (Marketing)	Permanent	MBA (Marketing)	19,69,898	27	27.12.2006	52	Sr. Brand Manager with DLF Retail Developers Limited	N.A.	Nil
Mr. Aditya Kumar Gupta	Sr. G.M. (Services)	Permanent	B.E. (Elect.)	18,93,468	25	21.06.2010	46	Vice President with Amber Electrotech Limited	N.A.	Nil

\* Mr. Deepak Ansal, Chairman & Managing Director of the Company was paid remuneration in accordance with the terms of the Special Resolution passed by the Shareholders of the Company at their Annual General Meeting held on 28.09.2018 but before the approval of the Secured Creditors as required by 3rd proviso to Section 197(1) read with Clause B(ii) of Section II of Part II of Schedule V of the Companies Act, 2013. Hence the amount paid to him is refundable to the Company within a period of 2 years from receipt of such monies, i.e. by the month of May, 2020 as per the requirements of Section 197(9) of the Companies Act, 2013. The remuneration till the time refunded, shall be held by him in trust for the Company.

### B. Employed for the part of financial year

NIL
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# REPORT ON CORPORATE GOVERNANCE

## 1. COMPANY'S PHILOSOPHY ON CORPORATE GOVERNANCE

Corporate governance is a set of systems and practices to ensure that the affairs of the Company are being managed in a way which ensures accountability, transparency, fairness in all its transactions in the widest sense.

At Ansal Housing, the philosophy of Corporate Governance focuses on creating and sustaining a deep relationship of trust and transparency with all stakeholders. We follow ethical business standards in all our operations. We consider stakeholders as partners in our journey forward and we are committed to ensure their wellbeing, despite business challenges and economic volatilities. Our governance conforms to global standards through continuous evaluation and benchmarking. It is based on the following broad tenets whereby the Company:

- Adopts transparent procedures and practices and arrives at decisions based on adequate information.
- Ensures complete and timely disclosure of relevant financial and operational information to enable the Board to play

an effective role in guiding strategies.

- Endeavours to build a long term relationship of trust with all the stakeholders by maintaining transparency and periodical disclosures.
- Believes in maintenance of high standards of quality and ethical conduct in its operations.
- Ensures that the Corporate Governance Standards go beyond the Law and satisfy the spirit of Law, not just the letter of the Law.

Corporate Governance is an ongoing process in your Company and there is a continuous strive to improve upon its practices in line with the changing demands of the business environment. These governance structures and systems are the foundation that provide adequate empowerment across the organization helping leverage opportunities for rapid sustainable growth of the Company. The Company's essential character revolves around values based on transparency, integrity, professionalism and accountability.

The Company firmly believes that good Corporate Governance stems from the

management's ideas and thoughts, which cannot be regulated by legislation alone. The Company not only ensures compliance with various statutory and regulatory requirements applicable to it, but also goes beyond to ensure exemplary Corporate Governance.

Your Company's policy with regard to Corporate Governance is an integral part of Management and in its pursuit of excellence, growth and value creation, it continuously endeavors to leverage resources to translate opportunities into reality.

## 2. BOARD OF DIRECTORS

### a) Composition of the Board

The Company has an optimal combination of Executive and Non-Executive Directors and is in conformity with the provisions of the Companies Act, 2013 ("the Act") and Regulation 17 of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 ("Listing Regulations"). As of 31st March, 2019 the Board of Directors consisted of six Directors out of whom two were Executive Directors and four were Non-Executive Directors, of which three are Independent Directors.

### b) Number of Board Meetings

Sl. No.	Dates of Board Meetings	Total Strength of the Board as on the date of meeting	No. of Directors Present
1.	29.05.2018	6	4
2.	09.08.2018	6	5
3.	14.11.2018	6	5
4.	13.02.2019	6	6

### c) Directors' attendance record and details of Directorships/Committee Positions held

The composition and category of Board of Directors, their attendance at Board Meetings during the Financial Year 2018-19 and last Annual General Meeting and their other Directorships/ Committee Memberships in other Companies are as follows:

As on 31<sup>st</sup> March, 2019

Sl. No.	Name of the Director	Category	Number of Board Meetings held during the Financial Year 2018-19	Number of Board Meetings attended during the Financial Year 2018-19	Whether attended last AGM (held on September 28, 2018)	Directorships / Chairmanship held in other Companies'		Committee Memberships / Chairmanship held in other Companies*		Name and Category of Directorship in other listed entity
						As Director	As Chairman	As Member	As Chairman	
1.	Mr. Deepak Ansal#	P-E CMD	4	4	Yes	1	-	-	-	-
2.	Mr. Kushagr Ansal#	P-E WTD & CEO	4	3	Yes	-	-	-	-	-
3.	Mr. Surrinder Lal Kapur	I-NED	4	4	Yes	1	1	-	-	-
4.	Mr. Ashok Khanna	I-NED	4	4	Yes	3	-	-	-	-
5.	Mr. Maharaj Kishen Trisal	I-NED	4	3	Yes	1	-	-	-	-
6.	Mrs. Divya Ansal@#	NI-NED	4	3	No	-	-	-	-	-

**Note:**

- i. Where a Director is also a Chairman in other Companies, he has been included in both 'As Director' and 'As Chairman.'
- ii. None of the Directors on the Board is a Member of more than 10 Committees and Chairman of more than 5 Committees across all Companies in which he is a Director.

P-E CMD Promoter & Executive Chairman and Managing Director

P-E WTD Promoter & Executive Whole-time Director & Chief Executive Officer

I- NED Independent & Non-Executive Director

NI- NED Non Independent & Non-Executive Director

- \* Excludes Directorships/Chairmanships held in Private Limited Companies, Foreign Companies, Companies U/s 8 of the Companies Act, 2013 and Memberships/Chairmanships of Managing Committees of various Chambers/ Institutions.

- % Memberships/Chairmanships of Audit Committee, Stakeholders' Relationship Committee of Listed Entities alone have been considered.

- # No Director is related to any other Director on the Board, except Mr. Kushagr Ansal, Whole-time Director & CEO who is the son of Mr. Deepak Ansal, Chairman & Managing Director and Mrs. Divya Ansal, Non-Executive Director of the Company.

- @ Mrs. Divya Ansal had resigned from the position of Non-Independent Non-Executive Director w.e.f. 9<sup>th</sup> April, 2019.

- d) **Details of Shares of the Company held by the Directors as on 31<sup>st</sup> March, 2019**

Name of Director	No. of Shares
Mr. Deepak Ansal	6672870
M/s Deepak Ansal & Sons (HUF)	320700
Mrs. Divya Ansal	2969186
Mr. Kushagr Ansal	3061368

- e) **Independent Directors**

As per the provisions of the Companies Act, 2013, Independent Directors have been appointed for a period of five years and shall not be liable to retire by rotation. At the 34<sup>th</sup> Annual General Meeting of the Company held on 28<sup>th</sup> September, 2018, the members had re-appointed all the three existing Independent directors of the Company viz. Mr. Surrinder Lal Kapur, Mr. Ashok Khanna and Mr. Maharaj Kishen Trisal as Independent Directors for a second term of 5 (five) consecutive years on the

Board of the Company effective from 1<sup>st</sup> April, 2019 to 31<sup>st</sup> March, 2024. All the Independent Directors have confirmed that they meet the criteria as mentioned under Regulation 16(1)(b) of the Listing Regulations read with Section 149(6) of the Companies Act, 2013. The Company has issued a formal letter of appointment to the Independent Directors in the manner as provided in the Act. The detailed terms and conditions of the appointment of Independent Directors are available on the Company's website i.e. <http://www.ansals.com/pdfs/terms-and-conditions-appointment-5apr19.pdf> The Board of Directors, based on the declaration(s) received from the Independent Directors, have verified the veracity of such disclosures and confirm that the Independent Directors fulfill the conditions of independence specified in the Listing Regulations and are independent of the management of the Company.

Based on intimations/disclosures received from the Directors periodically, none of the Directors of the Company hold memberships/Chairmanships more than the prescribed limits.

- f) **Meeting of Independent Directors**

During the year, one meeting of the Independent Directors was held on 28<sup>th</sup> September, 2018. The Independent Directors, inter-alia, reviewed the performance of non-independent directors, Chairman of the Company and the Board as a whole. All the Independent Directors were present in the meeting.

- g) **Familiarization Programme**

As required by the Listing Regulations and the provisions of the Act, the Board has framed a Familiarization Program for the Independent Directors of the Company to provide them an opportunity to familiarize with the Company, its management and its operations so as to gain a clear understanding of their roles and responsibilities and contribute significantly towards the growth of the Company. They have full opportunity to interact with senior management personnel and are provided all the documents required and sought by them for enabling them to have a good understanding of the Company, its various operations and the industry of which it is a part. The initiatives undertaken by the Company in this respect have been disclosed on the website of the Company at [www.ansals.com](http://www.ansals.com) and weblink thereto is <http://www.ansals.com/pdfs/>

Familiarization-Programme-2018-19.pdf.

- h) **Matrix setting out the skills/ expertise/ competence of the Board of Directors**

The Company recognises the importance of having a board comprising directors who have a range of experiences, capabilities and diverse points of view. This helps the Company create an effective and well-rounded board.

The following is the list of core skills/ expertise/competencies identified by the Board of Directors as required in the context of the Company's aforesaid business(es) for it to function effectively and those available with the Board as a whole.

**Leadership:** Extended leadership experience for a significant enterprise, resulting in a practical understanding of organisations, processes, strategic planning and risk management. Develops talent and long term growth.

**Finance:** Management of finance function of enterprise, resulting in proficiency in complex financial management, capital allocation, treasury and financial reporting process.

**General management/Governance:** Strategic thinking, decision making and protect interest of all stakeholders.

**Sales and Marketing:** Experience to grow sales and develop strategies for marketing, brand building & awareness of the brand and help enhancing the equity and maximum customer satisfaction.

Technical skills and professional skills and knowledge including legal and regulatory aspects.

### 3. BOARD COMMITTEES

As on 31<sup>st</sup> March, 2019, the Board had five committees viz. Audit Committee, Committee of the Board, Stakeholders' Relationship Committee, Corporate Social Responsibility Committee and Nomination and Remuneration Committee. The composition of all the committees of the Board has been in accordance with the Act and Listing Regulations. Most of the committees consisted of Independent Directors.

The Board is responsible for constituting, assigning, co-opting and fixing terms of service of the committee members.

The Chairperson of the Board, in consultation with the Company Secretary and the Committee Chairperson, determines the frequency and duration of the committee meetings. Recommendations of the committees are submitted to the full Board for perusal/approval, as the case may be.

**a) AUDIT COMMITTEE**

The Company has set up an Audit Committee at the Board level on 30th January, 2001, which was reconstituted with enhanced powers on 28th day of May, 2014. The Composition of the Audit Committee is in line with the provisions of Section 177 of the Companies Act, 2013 read with Regulation 18 of Listing Regulations. The Committee consists of three Directors, two of whom are Independent Directors. All the members of the Audit Committee are eminent professionals and carry experience and expertise across a wide spectrum of functional areas such as Finance and corporate strategy.

The composition and the attendance of members at the meetings held during financial year 2018-19, are given below:

Sl. No.	Name of the Committee Member	Category	Position	No. of meeting held during tenure	No. of meeting attended
1.	Mr. Surrinder Lal Kapur	Non-Executive & Independent Director	Chairman	4	4
2.	Mr. Ashok Khanna	Non-Executive & Independent Director	Member	4	4
3.	Mr. Kushagr Ansal	Whole-time Director-Executive	Member	4	4

Mr. Surrinder Lal Kapur acts as the Chairman of the Committee and the Company Secretary acts as the Secretary to the Audit Committee. The Chairman of the Committee was present at the last Annual General Meeting held on 28th September, 2018.

Four meetings of the Audit Committee were held during the financial year 2018-19 i.e. on 29th May, 2018, 09th August, 2018, 14th November, 2018 and 13th February, 2019 and the gap between any two consecutive meetings did not exceed one hundred and twenty days. The necessary quorum was present at all the meetings. Minutes of each of the meetings of the Audit Committee were placed before the Board of Directors in its meeting held after each Audit Committee meeting.

**Broad terms of reference of Audit Committee are as follows:-**

The terms of reference of the Audit Committee are in conformity with the requirements of Listing Regulations and Section 177(4) of the Act. Further, the Audit Committee has powers which are in line with the Listing Regulations. The terms of reference of the Audit Committee as approved by the Board and amended from time to time, includes the following:

1. Oversight of the company's financial reporting process and the disclosure of its financial information to ensure that the financial statement is correct, sufficient and credible;
2. Recommendation for appointment, remuneration and terms of appointment of auditors of the company;
3. Approval of payment to statutory auditors for any other services rendered by the statutory auditors;
4. Reviewing, with the management, the annual financial statements and auditors' report thereon before submission to the Board for approval, with particular reference to:
  - (a) Matters required to be included in the Director's Responsibility Statement forming part of the Board's report in terms of clause (c) of sub-section 3 of section 134 of the Companies Act, 2013;

- (b) Changes, if any, in accounting policies and practices and reasons for the same;
  - (c) Major accounting entries involving estimates based on the exercise of judgment by management;
  - (d) Significant adjustments made in the financial statements arising out of audit findings;
  - (e) Compliance with listing and other legal requirements relating to financial statements;
  - (f) Disclosure of any related party transactions; and
  - (g) Qualifications in the draft audit report.
5. Reviewing, with the management, the quarterly financial statements before submission to the Board for approval;
  6. Reviewing, with the management, the statement of uses/application of funds raised through an issue (public issue, rights issue, preferential issue, etc.), the statement of funds utilized for purposes other than those stated in the offer document/prospectus/notice and the report submitted by the monitoring agency monitoring the utilization of proceeds of a public or rights issue, and making appropriate recommendations to the Board to take up steps in this matter;
  7. Review and monitor the auditor's independence and performance, and effectiveness of audit process;
  8. Approval or any subsequent modification of transactions of the company with related parties;
  9. Scrutiny of inter-corporate loans and investments;
  10. Valuation of undertakings or assets of the company, wherever it is necessary;
  11. Evaluation of internal financial controls and risk management systems;
  12. Reviewing, with the management, performance of statutory and internal auditors, adequacy of the internal control systems;
  13. Reviewing the adequacy of internal audit

function, if any, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit;

14. Discussion with internal auditors of any significant findings and follow up there on;
15. Reviewing the findings of any internal investigations by the internal auditors into matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the board;
16. Discussion with statutory auditors before the audit commences, about the nature and scope of audit as well as post-audit discussion to ascertain any area of concern;
17. To look into the reasons for substantial defaults in the payment to the depositors, debenture holders, shareholders (in case of non-payment of declared dividends) and creditors;
18. To review the functioning of the Whistle Blower Mechanism;
19. Approval of appointment of CFO (i.e., the whole-time Finance Director or any other person heading the finance function or discharging that function) after assessing the qualifications, experience and background, etc. of the candidate;
20. To review the utilization of loans and/ or advances from/investment by the holding company in the subsidiary exceeding rupees 100 crore or 10% of the asset size of the subsidiary, whichever is lower including existing loans / advances / investments;
21. Reviewing the compliance with the provisions of the SEBI (Prohibition of Insider Trading) Regulations, as may be amended from time to time, at least once in a financial year and shall verify that the systems for internal control are adequate and are operating effectively;
22. Carrying out any other functions as specified in the terms of reference, as amended from time to time.

Besides the above, the role of the Audit Committee includes mandatory review of the following information, wherever applicable:

1. Management discussion and analysis of financial condition and results of operations;
2. Statement of significant related party transactions as submitted by Management;
3. Management letters/letters of internal control weaknesses issued by the statutory auditors, if any;
4. Internal audit reports relating to internal control weaknesses; and
5. The appointment, removal and terms of

remuneration of the Chief Internal Auditor.  
6. Statement of deviations:

- a. Quarterly statements of deviation(s) including report of monitoring agency, if applicable, submitted to the stock exchange(s) in terms of Regulation 32(1) of the SEBI Listing Regulations.
- b. Annual statement of funds utilized for purposes other than those stated in the offer document/prospectus/ notice in terms of Regulation 32(7) of the SEBI Listing Regulations.

**b) COMMITTEE OF THE BOARD**

To cater to various day-to-day requirements

and to facilitate seamless operations, the Company has formed a functional Committee known as the Committee of Board of Directors. The Committee of the Board was initially constituted on 30th May, 1997 in pursuance of the Articles of Association of the Company with specific powers to look after the business delegated to it which falls between two Board Meetings which being emergent, cannot be postponed. The Committee met one time during the Financial Year 2018-19 i.e. on 20th July, 2018. The composition and the attendance of members at the meeting held during the year are given below:

Sl. No.	Name of the Member	Category	Position	No. of meeting held during tenure	No. of meeting attended
1.	Mr. Deepak Ansal	Executive-Chairman & Managing Director	Chairman	1	1
2.	Mr. Maharaj Kishen Trisal	Non-Executive & Independent Director	Member	1	0
3.	Mr. Kushagr Ansal	Executive-Whole-Time Director & CEO	Member	1	1

**c) STAKEHOLDERS' RELATIONSHIP COMMITTEE**

In compliance with the Regulation 20 of the Listing Regulations and the provisions of Section 178 of the Companies Act, 2013 read with the Rules issued thereunder, the Company has constituted a Stakeholders' Relationship Committee.

As on 31st March, 2019 the committee comprised of the following members:

Sl. No.	Name of the member	Category	Position
1.	Mr. Ashok Khanna	Non-Executive & Independent Director	Chairman
2.	Mr. Deepak Ansal	Executive-Chairman & Managing Director	Member

Mr. Ashok Khanna acts as the Chairman and the Company Secretary of the Company acts as the Secretary of the Committee.

With effect from 1st April, 2019, Mr. Kushagr Ansal was appointed as a member of the Committee.

**Broad terms of reference of Stakeholders' Relationship Committee are as follows:-**  
The terms of reference of the Stakeholders Relationship Committee, as approved by the Board and amended from time to time, includes the following:

1. Resolving the grievances of the security holders of the listed entity including complaints related to transfer/transmission of shares, non-receipt of annual report, non-receipt of declared dividends, issue of new/duplicate certificates, general meetings etc;
2. Review of measures taken for effective exercise of voting rights by shareholders;
3. Review of adherence to the service

standards adopted by the listed entity in respect of various services being rendered by the Registrar & Share Transfer Agent; and

4. Review of the various measures and initiatives taken by the listed entity for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants/ annual reports/ statutory notices by the shareholders of the company.

No meeting of this Committee was held during the Financial Year 2018-19 as the grievances of the Shareholders were taken-up on regular basis in the meetings of the Board of Directors and the physical Transfer of Shares had also been approved by the Committee of Senior Executives appointed for the purpose on every fortnight basis.

In order to process, execute and endorse the routine physical Share Transfers received by the Company once every fortnight the following officers of the Company were authorized by the Board of Directors in its meeting held on 29th May, 2017:-

1. Mr. Sanjay Mehta : Sr. VP (Finance)
2. Mr. Tarun Kathuria : Chief Financial Officer
3. Mr. Som Nath Grover : Addl. VP & Company Secretary

However, there has been condition on the delegated authority that not more than 5000 equity shares will be cleared for transfer by the officers to one single transferee outstanding at any point of time and that all transfers over this figure of 5000 equity shares in one folio would be put up before the Stakeholders' Relationship Committee.

Twenty Three (23) Meetings of Senior Executives to process the Share Transfers of the Company were held during the financial year 2018-19.

The Share Department of the Company and the Registrar and Share Transfer

Agent, M/s. Link Intime India Pvt. Ltd. attend to all grievances of the shareholders and investors received directly or through SEBI, Stock Exchanges, Ministry of Corporate Affairs and Registrar of Companies etc.

The total number of complaints received and resolved to the satisfaction of Investors during the financial year 2018-19 are as follows:

Particulars	Re-ceived	Re-solved	Pending
Non-receipt of Share Certificates after transfer	Nil	Nil	Nil
Non-receipt of Dividend	Nil	Nil	Nil
Non-receipt of Rejected Demat Shares	Nil	Nil	Nil
Non-receipt of Share Certificates after endorsement of Call Money	Nil	Nil	Nil
Non-receipt of Bonus Shares	Nil	Nil	Nil
Non-receipt of Annual Report	Nil	Nil	Nil
Non-compliance of Companies Act/ Rules	Nil	Nil	Nil
<b>Total</b>	<b>Nil</b>	<b>Nil</b>	<b>Nil</b>

The Executive Committee reports to the Board/Stakeholders' Relationship Committee on the share transfers and redressal of the grievances of the shareholders

**d) CORPORATE SOCIAL RESPONSIBILITY COMMITTEE**

The Board of the Company has constituted a Corporate Social Responsibility (CSR) Committee on 28th May, 2014

pursuant to the provisions of Section 135 of the Companies Act, 2013 read with the Companies (Corporate Social Responsibility Policy) Rules, 2014. The Committee consists of four Directors, three of whom are Independent Directors.

The composition and the attendance of members at the meetings held during financial year 2018-19, are given below:

Sl. No.	Name of the member	Category	Position	No. of meetings held	No. of meetings attended
1.	Mr. Ashok Khanna	Non-Executive & Independent Director	Chairman	0	0
2.	Mr. Surrinder Lal Kapur	Non-Executive & Independent Director	Member	0	0
3.	Mr. Maharaj Kishen Trisal	Non-Executive & Independent Director	Member	0	0
4.	Mr. Kushagr Ansal	Whole-time Director-Executive	Member	0	0

Mr. Ashok Khanna acts as the Chairman and the Company Secretary acts as the Secretary to the Committee.

No meeting of the CSR Committee took place during the financial year 2018-19.

**Broad terms of reference of CSR Committee are as follow:-**

- To formulate and recommend to the Board, a Corporate Social Responsibility Policy which shall indicate the activities to be undertaken by the Company as specified in Schedule VII of the Companies Act, 2013;
- To recommend the amount of expenditure to be incurred on each CSR activity;
- To monitor the Corporate Social Responsibility Policy of the company from time to time; and
- Such other functions as the Board may delegate from time to time.

**e) NOMINATION AND REMUNERATION COMMITTEE**

The "Nomination and Remuneration Committee" (NRC) was reconstituted by the Board of Directors of the Company on 28th May, 2014 pursuant to the provisions of the Companies Act, 2013 and the erstwhile Listing Agreement.

The composition and the attendance of members at the meetings held during financial year 2018-19, are given below:

Sl. No.	Name of the member	Category	Position	No. of meetings held	No. of meetings attended
1.	Mr. Surrinder Lal Kapur	Non-Executive & Independent Director	Chairman	0	0
2.	Mr. Deepak Ansal	Executive-Chairman & Managing Director	Member	0	0
3.	Mr. Ashok Khanna	Non-Executive & Independent Director	Member	0	0
4.	Mr. Maharaj Kishen Trisal	Non-Executive & Independent Director	Member	0	0

Mr. Surrinder Lal Kapur acts as the Chairman of Nomination and Remuneration Committee.

No meeting of the Nomination & Remuneration Committee took place during the Financial Year 2018-19.

**Broad terms of reference of Nomination & Remuneration Committee:**

The terms of reference of the Nomination and Remuneration Committee (NRC) are wide enough to cover the matters specified under Part D Schedule II with reference to Regulation 19(4) of the Listing Regulations as well as under the provisions of Section 177 of the Act, which are as under:

- Formulation of the criteria for determining qualifications, positive attributes and independence of a Director and recommend to the Board of Directors a policy relating to, the remuneration of the Directors, Key Managerial Personnel and other employees;
- Formulation of criteria for evaluation of performance of Independent Directors and the Board of Directors;
- Devising a policy on diversity of Board of Directors;
- Identifying persons who are qualified to become Directors and who may be appointed in senior management in accordance with the criteria laid down and recommend to the Board of Directors their appointment and removal;

- whether to extend or continue the term of appointment of the Independent Director, on the basis of the Report of performance evaluation of Independent Directors.

- Recommend to the Board, all remuneration, in whatever form, payable to the senior management of the Company.

**Remuneration Policy for Directors**

In terms of the provisions of Section 178 of the Act, the Nomination and Remuneration Committee is responsible for formulating the criteria for determining qualification, positive attributes and independence of a Director. The Nomination and Remuneration Committee is also responsible for recommending to the Board a policy relating to the remuneration of the Directors, Key Managerial Personnel and senior management.

An extract of the Policy covering remuneration for the Directors, Key Managerial Personnel (KMP) and other employees is reproduced below:

- The terms of employment and remuneration of MD, WTD, KMPs and SMPs shall be competitive in order to ensure that the Company can attract and retain competent talent.
- The remuneration policy shall ensure that:
  - The level and composition of remuneration is reasonable and sufficient to attract, retain and motivate directors of the quality required to run the

Company successfully;

- Relationship of remuneration to performance is clear and meets appropriate performance benchmarks; and
- Remuneration to directors, key managerial personnel and senior management involves a balance between fixed and incentive pay reflecting short and long – term performance objectives appropriate to the working of the Company and its goals

**Performance Evaluation Criteria**

Pursuant to the provisions of the Companies Act, 2013 and Regulation 17(10) of the Listing Regulations, the Nomination & Remuneration Committee under the guidance of the Board formulated the criteria and framework for the performance evaluation of every Director on the Board, including Executive and Independent Directors, Chairman of the Company and the Committees of the Board which was approved by the Board of Directors of the Company on 27th May, 2015. A structured questionnaire was prepared after taking into consideration inputs received from the Directors, covering various aspects of the Board's functioning such as adequacy of the composition of the Board and its Committee, Board Culture, execution and performance of specific duties, obligations and governance.



#### 4. REMUNERATION OF DIRECTORS

##### a) Remuneration paid to Executive Directors of the Company for the Financial Year 2018-19

The remuneration of the Executive Directors is determined on the recommendation of the Nomination and Remuneration Committee and approved by the Board of Directors and Shareholders. Any change in remuneration is also effected in the same manner and/or in line with the applicable statutory approvals.

The details of remuneration (calculated in accordance with Section 197, 198 read with Schedule V of the Companies Act, 2013) for Financial Year 2018-19 are summarized below:

Name of the Director	Designation	Basic Salary (₹)	Allowances & Perquisites	Commission (₹)	Contribution to Provident Fund, Gratuity, Superannuation Fund and other benefits (₹)	Total (₹)
Mr. Deepak Ansal#	Chairman and Managing Director	12,00,000	Nil	Nil	7,75,447*	19,75,447
Mr. Kushagr Ansal	Whole-time Director & CEO	12,00,000	Nil	Nil	1,91,712*	13,91,712

\*Net of reversal of Leave Encashment benefit on actuarial valuation of Rs. 5,84,958/- for Mr. Deepak Ansal and Rs. 2,00,477/- for Mr. Kushagr Ansal.

#Mr. Deepak Ansal, Chairman & Managing Director of the Company was paid remuneration in accordance with the terms of the Special Resolution passed by the Shareholders of the Company at their Annual General Meeting held on 28.09.2018 but before the approval of the Secured Creditors as required by 3rd proviso to Section 197(1) read with clause B(ii) of Section II of Part II of Schedule V of the Companies Act, 2013. Hence the amount paid to him is refundable to the Company within a period of 2 years from receipt of such monies, i.e. by the month of May, 2020 as per the requirements of Section 197(9) of the Companies Act, 2013. The remuneration till the time refunded, shall be held by him in trust for the Company.

##### b) Sitting Fee to Non-Executive Directors for the meetings of the Board of Directors and Committee of Directors

The Company has been paying a sitting fee @ ₹ 40,000/- for attending each Board Meeting and meetings of the Committees of the Board to all directors other than Chairman and Managing Director and Whole-time Director. The sitting fee paid to the Non-Executive Directors for attending the meetings of Board of Directors and the meetings of the Committees of the Board for the year ended 31st March, 2019 is as follows:

Name of the Director	Amount of Sitting Fee paid (₹)
Mr. Ashok Khanna	3,60,000
Mr. S.L. Kapur	3,60,000
Mr. Maharaj Kishen Trisal	1,60,000
Mrs. Divya Ansal	1,20,000
<b>Total</b>	<b>10,00,000</b>

##### c) Commission paid to Non-executive Directors for the Financial Year 2018-19.

The Shareholders in their Annual General Meeting held on 28th September, 2018 had approved the payment of Commission to all Non-Executive Directors of the Company for a period of 3 years starting from 2018-19 and until Financial Year 2020-21, subject to the condition that the commission payment to each individual Non-Executive Director shall not exceed to ₹ 2,50,000/- per annum and aggregate commission to all Non-executive Directors shall not exceed the limit prescribed in the Companies Act, 2013.

However, due to loss incurred during the year 2018-2019, no commission has been paid/ provided during the year.

#### 5. General Body Meetings

##### a) Particulars of last three Annual General Meetings:

Financial Year	Day	Date	Time	Venue
2017-18	Friday	28.09.2018	11.00 A.M.	Sri Sathya Sai International Centre and School, Pragati Vihar, Lodhi Road, New Delhi-110 003
2016-17	Monday	28.08.2017	11.00 A.M.	Sri Sathya Sai International Centre and School, Pragati Vihar, Lodhi Road, New Delhi-110 003
2015-16	Monday	26.09.2016	11.00 A.M.	Sri Sathya Sai International Centre and School, Pragati Vihar, Lodhi Road, New Delhi-110 003

##### b) The details of Special Resolutions passed in the last three AGMs are as under:

AGM	Date of AGM	Particulars of Special Resolution passed
34 <sup>th</sup>	28.09.2018	1. Appointment of Mr. Deepak Ansal (DIN: 00047971) as Chairman and Managing Director of the Company for a further period of 3 (three) years from 1st April, 2018 till 31st March, 2021. 2. Re-appointment Mr. Surrinder Lal Kapur (having DIN: 00033312) as Non-Executive Independent Director of the Company, for a second term of 5 (five) consecutive years with effect from 1st April, 2019 to 31st March, 2024. 3. Re-appointment Mr. Ashok Khanna (DIN: 01510677), as Non-Executive Independent Director of the Company, for a second term of 5 (five) consecutive years with effect from 1st April, 2019 to 31st March, 2024. 4. Re-appointment Mr. Maharaj Kishen Trisal (having DIN: 00059545) as Non-Executive Independent Director of the Company, for a second term of 5 (five) consecutive years with effect from 1st April, 2019 to 31st March, 2024. 5. To alter the name of Company from "Ansal Housing & Construction Limited" to "Ansal Housing Limited"
33 <sup>rd</sup>	28.08.2017	No Special Resolution passed
32 <sup>nd</sup>	26.09.2016	No Special Resolution passed

**c) No Extra-Ordinary General Meeting was held during the year 2018-19.**

**d) Postal Ballot:**

There was no matter, required to be dealt by the Company, by passing a resolution through postal ballot as per the provisions of Section 110 of the Companies Act, 2013 read with the Companies (Management and Administration) Rules, 2014, during the Financial Year 2018-19.

**6. Means of Communication**

a)	Half Yearly report sent to each household of shareholders	Half-yearly report has not been sent to the households of Shareholders as the results of the Company were published in the Newspapers.
b)	Quarterly results (i) Newspaper wherein Quarterly results were published	Business Standard (E) 10.08.2018 Business Standard (H) 10.08.2018 Business Standard (E) 15.11.2018 Business Standard (H) 15.11.2018 Business Standard (E) 14.02.2019 Business Standard (H) 14.02.2019
	(ii) Website whereat Quarterly results were displayed	Website of the Company viz. <a href="http://www.ansals.com">www.ansals.com</a> The results are also displayed at the websites of the stock exchanges viz. <a href="http://www.bseindia.com">www.bseindia.com</a> and <a href="http://www.nseindia.com">www.nseindia.com</a> .
c)	Whether the website also displays official news releases, investors/analysts and presentations to institutional investors	Yes, the Company's official news releases, presentations to Institutional Investors / investors/ analysts are displayed on Company's Website i.e. <a href="http://www.ansals.com">www.ansals.com</a>
d)	Newspaper wherein Audited Financial Results are published	Business Standard (E) Business Standard (H)
e)	Whether Management Discussion and Analysis is a part of Annual Report.	Yes

**7. General Shareholders Information:**

**i. 35<sup>th</sup> Annual General Meeting**

<b>Date:</b> Friday, 27 <sup>th</sup> September, 2019
<b>Time:</b> 3.30 P.M.
<b>Venue:</b> Sri Sathya Sai International Centre & School, Pragati Vihar, Lodhi Road, New Delhi -110003

**ii. Financial Calender  
(Tentative Schedule, subject to change)**

Financial year:	1 <sup>st</sup> April to 31 <sup>st</sup> March
Results for the quarter ending:	
June, 2019	on or before 14th August, 2019
September, 2019	on or before 14th November, 2019
December, 2019	on or before 14th February, 2020
March, 2020	on or before 30th May, 2020

**iii. Book Closure**

Saturday, 21<sup>st</sup> September, 2019 to Friday, 27<sup>th</sup> September, 2019 (both days inclusive).

**iv. Dividend Payment Date**

The Board has not recommended any dividend for the financial year ended 31<sup>st</sup> March 2019.

**v. Listing Information**

The Company's equity shares are listed on BSE Limited and the National Stock Exchange of India Limited.

Name of Stock Exchange	Address	Stock/ Scrip code
BSE Limited	Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001	507828
National Stock Exchange of India Limited	"Exchange Plaza", Plot No. C-1, G Block, Bandra-Kurla Complex, Bandra (E) Mumbai :- 400 051	ANSALHSG

The ISIN No. of the Company's equity shares is INE880B01015. Listing Fees for the year 2019-20 has been paid to the BSE Ltd. and National Stock Exchange of India Ltd. where Company's shares are listed

**vi. Stock Market Data**

The monthly high and low quotations and volume of shares traded on BSE and NSE during the Financial Year 2018-19 were as follows:

Month	BSE			NSE		
	High (₹)	Low (₹)	Volume (Nos.)	High (₹)	Low (₹)	Volume (Nos.)
April 2018	22.45	19.85	178850	22.4	19.8	1111826
May 2018	21.25	15.35	237501	21.35	15.35	917671
June 2018	19.20	13.25	314443	19.25	12.2	1788448
July 2018	17.45	13.25	158442	16.4	13.2	471560
August 2018	17.40	13.25	146700	16.95	14.25	708218
September 2018	15.40	10.75	180426	15.3	10.75	622158
October 2018	13.06	9.25	181320	12.1	9.2	732684
November 2018	11.39	9.75	39383	12.95	9.5	321840
December 2018	12.14	9.11	127464	13.35	9.2	943632
January 2019	17.55	10.36	1365427	17.75	10.55	7884750
February 2019	16.97	9.93	1791200	16.85	9.9	8563856
March 2019	13.75	11.72	165577	13.95	11.65	787233

Sources: BSE and NSE websites



**vii. Registrar and Share Transfer Agent**

All the work related to share registry, both in physical and electronic form, is handled by the Company's Registrar and Transfer Agent whose details are given below:

M/s Link Intime India Pvt. Ltd.

Noble Heights, 1st Floor, Plot NH-2, C-1 Block, LSC, Near Savitri Market, Janakpuri, New Delhi-110 058

Tel.: 011-41410592-94, fax : 011-41410591

E-mail: delhi@linkintime.co.in

Website : www.linkintime.co.in

**viii. Share Transfer System**

Transfer of shares in physical form is processed within 15 days from the date of receipt, provided the documents complete in all respects are received by the Registrar & Share Transfer Agent of the Company. However, keeping in view the convenience of shareholders, documents relating to shares will continue to be received by the Company at its Registered Office at 606, 6th Floor, Indra Prakash, 21, Barakhamba Road, New Delhi - 110 001 also. Pursuant to Regulation 40(9) of the Listing Regulations, the Company obtains certificate from a practicing Company Secretary on a half yearly basis to the effect that all the transfers are completed within the statutory stipulated period. A copy of the certificate so received is submitted to both the Stock Exchanges, where the shares of the company are listed.

The Share Transfer Committee of the Company generally meets for approving share transfers. There were no share transfers pending as on 31st March, 2019. The Committee met 23 times during the financial year.

The Share Transfer Committee comprises the following:

Mr. Tarun Kathuria (Chief Financial Officer)	Member
Mr. Sanjay Mehta Sr. V.P. (Finance)	Member
Mr. Som Nath Grover (Addl. V.P. & Company Secretary)	Member

**ix. Distribution of Shareholding**

The distribution of Shareholding as on 31st March, 2019 was as under:

Shareholding (No. of Shares)		Shareholders			
From	To	Number	% to total	Amount (₹)	% to total
1	500	16432	72.7466	2621713	4.4147
501	1000	3198	14.158	2407911	4.0547
1001	2000	1645	7.2826	2447522	4.1214
2001	3000	571	2.5279	1476132	2.4857
3001	4000	176	0.7792	631117	1.0627
4001	5000	142	0.6287	665272	1.1203
5001	10000	236	1.0448	1639175	2.7602
10001	& above	188	0.8323	47496986	79.9803
	<b>Total</b>	<b>22588</b>	<b>100.0000</b>	<b>59385828</b>	<b>100.0000</b>

**x. Dematerialisation of shares and liquidity**

The shares of the Company are compulsorily tradable in dematerialized mode. The Company has signed agreements with both the Depositories i.e. National Securities Depository Limited (NSDL) and Central Depositories Service (India) Limited (CDSL).

As on 31st March, 2019, 96.665% of Company's shares were held in dematerialized form and the rest in physical form. Shares held in demat and physical mode as on 31st March, 2019 are as follows:

Description	No. of Shares	% of Equity
<b>DEMAT</b>	<b>57405381</b>	<b>96.665</b>
NSDL	50988627	85.860
CDSL	6416754	10.805
<b>PHYSICAL</b>	<b>1980447</b>	<b>3.335</b>
<b>TOTAL</b>	<b>59385828</b>	<b>100.00</b>

**xi. Investor correspondence**

All enquiries, clarifications and correspondence should be addressed to the Compliance Officer at the following address:

Compliance Officer : Mr. S.N. Grover,  
Addl. V.P. & Company Secretary  
Ansal Housing Ltd., 02nd Floor, Ansal Plaza Mall, Sector-1, Vaishali, Ghaziabad, Uttar Pradesh-201010  
Telephone No.-0120-3854389 E-mail: sn.grover@ansals.com

**xii. Shareholding Pattern as on 31<sup>st</sup> March, 2019**

S. No.	Category	No. of Shares held	% of Shareholding
<b>1.</b>	<b>Promoter &amp; Promoter Group</b>		
	I. Individuals/ HUF	16085492	27.09
	II. Bodies Corporate	18972438	31.95
	<b>Total Shareholding of Promoter &amp; Promoter Group (A)</b>	<b>35057930</b>	<b>59.04</b>
<b>2.</b>	<b>Public Shareholding</b>		
	I. Mutual Funds/UTI	5000	0.01
	II. Banks, Financial Institutions, Insurance Companies	3000	0.01
	III. Non-Institutions Individuals	17503144	29.48
	IV. NBFCs registered with RBI	5848	0.01
	V. Others:		
	Trusts	3300	
	Clearing Members	190576	
	HUF	650513	
	IEPF	256495	
	NRI, OBCs and FII	340368	
	Bodies Corporate	5369654	
	<b>Total Public Shareholding (B)</b>	<b>24327898</b>	<b>40.966</b>
	<b>Total (A)+(B)</b>	<b>59385828</b>	<b>100.000</b>

**8. Credit Ratings and any revisions thereto for debt instruments or any fixed deposit programme or any scheme or proposal involving mobilization of funds, whether in India or abroad:**

As on 31st March, 2019, the Company was rated by ICRA and rating was as under :

Instrument Type	Rating/Outlook	Rating Action	Credit rating agency
Long Term (Fund Based)	[ICRA]D	Assigned	ICRA
Short Term (Non Fund Based)	[ICRA]D	Assigned	

**9. Other Useful Information for Shareholders**

i. Equity Shares of the Company are under compulsory demat trading by all investors w.e.f. 30th October, 2000. Considering the advantage

of scripless trading, shareholders are requested to consider dematerialization of their shareholding so as to avoid inconvenience in future.

- ii. The Ministry of Corporate Affairs has taken a "Green Initiative in the Corporate Governance" by allowing paperless compliance by the companies and has issued circulars stating that service of notice/ documents including Annual Report can be sent by e-mail to its members. To support this green initiative of the Government in full measure, members who have not registered their e-mail addresses so far are requested to register their e-mail addresses in respect of electronic holdings with the Depository through their concerned Depository Participants. Members who hold shares in physical form are requested to register their email ID with the Company by sending their requests at [sect@ansals.com](mailto:sect@ansals.com).
- iii. For expeditious disposal of the matters concerning shares and debentures etc., members are requested to address all letters directly to the Share Department of the Company situated at the Registered Office of the Company at New Delhi, quoting reference of their folio numbers and/or Client ID and DP ID, e-mail ID, Telephone/Fax Number for prompt reply to their communication. Other queries may be sent at [sect@ansals.com](mailto:sect@ansals.com) or faxed at 011-43577420. The Investor Grievances in the nature of the complaint may be sent to the Company Secretary at following address:  
Ansal Housing Limited  
02nd Floor, Ansal Plaza Mall, Sector-1, Vaishali, Ghaziabad, U.P.-201010  
With a view to facilitate speedy communication, shareholders may furnish their e-mail ID to the Share Department of the Company.
- iv. Members holding shares in physical form are requested to notify to the Company the change, if any, in their addresses and bank details.
- v. Beneficial owners of shares are requested to send their instructions regarding change of address, bank details, nomination, power of attorney etc. directly to their DP as the same are maintained by the DPs.
- vi. Section 72 of the Companies Act, 2013 extends nomination facility to individuals holding shares in physical form in companies. Members, in particular those holding shares in single name, may avail of the above facility by furnishing the particulars of their nomination in the prescribed nomination form.
- vii. All the requests for dematerialization and rematerialization of shares are received by our Registrar and Transfer Agent M/s. Link Intime India Pvt. Ltd., Noble Heights, 1st Floor, Plot NH-2, C-1 Block, LSC, Near

Savitri Market, Janakpuri, New Delhi – 110058 through the respective Depository Participant or the clients directly and are dematerialized/rematerialized within a stipulated period of 21 days.

#### 10. Other Disclosures

##### a) **Materially significant related party transactions**

All transactions entered into during the financial year 2018-19 with related parties as defined under the Companies Act, 2013, SEBI Listing Regulations were in the ordinary course of business and on arm's length basis and do not attract the provisions of Section 188 of the Companies Act, 2013. There were no materially significant related party transactions that may have potential conflict with the interests of the Company at large. The Board has approved a policy for related party transactions which has been uploaded on the Company's website. All the related party transactions during the year 2018-19 have been approved by the Audit Committee, wherever required. The related party transactions for the financial year ended 31st March, 2019 are specifically disclosed in the Notes to the annual accounts for the financial year 2018-19.

As required under Regulation 23 of Listing Regulations, the Company has formulated a Related Party Transactions Policy which was revised and adopted on 13th February, 2019 and is available on the website of the Company at <http://www.ansals.com/pdfs/policy-on-related-party-transactions.pdf>.

##### b) **Details of non-compliance**

There have been no instances of non-compliance by the Company and no penalties and / or strictures have been imposed by Stock Exchanges or SEBI or any statutory authority on any matter related to capital markets during the last three years.

##### c) **Whistle Blower Policy/Vigil Mechanism**

In line with Regulation 22 of the SEBI Listing Regulations and Section 177 of the Companies Act, 2013, Whistle Blower Policy/Vigil Mechanism has been formulated for directors or stakeholders, including individual employees and their representative bodies, to freely communicate their concerns about illegal or unethical practices, actual or suspected fraud or violation of the Code of Conduct by the Directors or Senior Management Personnel. Further, it is affirmed that no person has been denied access to the Audit Committee in this respect.

The abovesaid Whistle-Blower Policy was suitably amended on 13th February, 2019 to include reporting of instances relating to leak of Unpublished Price Sensitive Information (UPSI) and has been placed on the Company's website

and can be accessed at the following link: <http://www.ansals.com/pdfs/whistle-blower-policy-apr19.pdf>.

##### d) **Insider Trading**

In compliance with the Listing Regulations on prevention of insider trading, the Company has established systems and procedures to prohibit insider trading activity and has formulated a code on insider trading for designated persons, who may have access to the Company's price sensitive information. The Code lays down procedures to be followed and disclosures to be made, while trading in the Company's shares.

SEBI notified several amendments to SEBI Insider Trading Regulations pursuant to SEBI (Prohibition of Insider Trading) (Amendment) Regulations, 2018 which were effective from 1st April, 2019. In accordance with the said amendments to the SEBI Insider Trading Regulations, it was, inter alia, required to amend/ formulate the following:

- a) Code of Conduct for Prevention of Insider Trading.
- b) Code of Practices and Procedures for Fair Disclosure of Unpublished Price Sensitive Information.
- c) Formulate a Policy and Procedures for inquiry in case of leak of Unpublished Price Sensitive Information.
- d) Whistle Blower Policy to enable reporting in case of leak of UPSI

The Board of Directors at their meeting held on 13th February 2019, approved formulation/amendments to the aforesaid.

##### e) **Compliance with mandatory requirements and adoption of non-mandatory requirements**

The Company has duly complied with all the mandatory Corporate Governance requirements including the Corporate Governance requirements specified under Regulation 17 to 27 and clauses (b) to (i) of sub-regulations (2) of Regulation 46 of Listing Regulations. The Certificate from M/s. Anjani Kumar & Associates, Company Secretaries, confirming compliance with the conditions of Corporate Governance is annexed as **Annexure-A** to this Report. In addition to the above the Company has complied with the following non-mandatory requirements:

1. **Non-Executive Chairman's Office:**  
The Chairman of your Company holds the position of the Executive Chairman and hence this provision is not applicable.
2. The Company has a Nomination and Remuneration Committee and the details of the same are provided in this Report under the section "Board Committees".



3. Shareholder Rights: The quarterly, half-yearly and annual financial results of the Company are published in the newspapers on an all India basis and are also posted on the Company's website. Significant events are also posted on the website of the Company viz. [www.ansals.com](http://www.ansals.com). The Complete Annual Report is sent to every shareholder of the Company and is also made available on the website of the Company.
4. Audit Qualifications: It is always the Company's endeavor to present unqualified financial statements.
5. Training of Board Members: The Board of Directors of the Company are briefed, on a regular basis by the Chairman & Managing Director and Whole-time Director with the developments and performance of the Company and the real estate sector as a whole so as to enable them to understand and monitor the working of your Company in an effective manner. They are also nominated for attending the seminars and training programs conducted by professional bodies on the subjects of law, business and industry.
6. The Company has appointed an external agency to carry out internal audit work and the Internal Auditors directly report to the Audit Committee.

#### 11. Code of Conduct for Board Members and Senior Management Personnel

In compliance with Regulation 17 of the Listing Regulations and the Companies Act, 2013, the Company has framed and adopted a Code of Conduct for all Directors and Senior Management Personnel. The Code is available on the Company's website at <http://www.ansals.com/pdfs/Code-of-conduct-for-board-membres-and-senior-management19.pdf>. The Code is applicable to all Board Members and Senior Management Personnel. The Code is circulated to all Board Members and Senior Management Personnel and its compliance is affirmed by the Chief Executive Officer of the Company annually.

A declaration signed by Mr. Kushagr Ansal, Whole-time Director & Chief Executive Officer, regarding affirmation of compliance with the Code of Conduct by Board Members

and Senior Management for the financial year ended 31st March, 2019 is annexed as **Annexure-B** to this report.

#### 12. Details of preferential allotment or qualified institutional placement as specified under Regulation 32 (7A) of the Listing Regulations

The Company has not raised funds through preferential allotment or qualified institutional placement during the financial year 2018-19.

#### 13. Total fees paid to Statutory Auditors

Total fees of ₹18,24,500/- (Rupees Eighteen Lakhs Twenty Four Thousand and Five Hundred) for financial year 2018-19, for all services, was paid by the Company and its subsidiaries, on a consolidated basis, to the statutory auditors and all entities in the network firm/network entity of which the statutory auditors are a part.

#### 14. Certificate from Practicing Company Secretary

Certificate as required under Part C of Schedule V of Listing Regulations, received from Mr. Anjani Kumar (CP No. 8830), Proprietor of M/s. Anjani Kumar & Associates, Practicing Company Secretaries, that none of the Directors on the Board of the Company have been debarred or disqualified from being appointed or continuing as directors of the Company by the Securities and Exchange Board of India/ Ministry of Corporate Affairs or any such statutory authority and has been annexed as **Annexure C** to this report.

#### 15. Certificate from Chief Executive Officer and Chief Financial Officer

Certificate from Mr. Kushagr Ansal, Whole-Time Director & Chief Executive Officer and Mr. Tarun Kathuria, Chief Financial Officer, in terms of Regulation 17 (8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 for the Financial Year ended 31st March, 2019 was placed before the Board of Directors of the Company in its meeting held on 29th May, 2019.

#### 16. Recommendations of Committees of the Board

There were no instances during the financial year 2018-19, wherein the Board had not accepted recommendations made by any committee of the Board.

#### 17. Subsidiary Companies

The Company monitors the performance of Subsidiary Companies, inter-alia, by the following means:

- i. Financial Statements, in particular the investments made by the Unlisted Subsidiary Companies, are reviewed by the Audit Committee of the Company.
- ii. Minutes of the Board Meetings of the Unlisted Subsidiary Companies are placed at the Board Meetings of the Company periodically.
- iii. A statement containing significant transactions and arrangements entered into by unlisted subsidiary companies is placed before the Board.

During the year under review, Geo Connect Limited has become unlisted material subsidiary of the Company in terms of Regulation 16(c) and 24 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In pursuance of the above requirement, Mr. Maharaj Kishen Trisal, Independent Director of the Company nominated as a Director of Geo Connect Limited w.e.f. 6th October, 2018.

The Board of Directors have formulated a Policy for determining 'material subsidiaries' pursuant to the provisions of the Listing Regulations. The same was suitably modified on 09th August, 2018 to bring it in line with the recent amendments to Listing Regulations and has been uploaded and can be accessed on the Company's website at the following link: <http://www.ansals.com/pdfs/Material-Subsidiary-Policy.pdf>.

#### 18. Unclaimed Dividend

Unclaimed dividends for the years prior to and including the Financial Year 2010-11 have been transferred to the Investor Education and Protection Fund (IEPF) established by the Central Government as applicable.

The dividends for the under noted years, if remain unclaimed for 7 years, will be statutorily transferred by the Company to IEPF in accordance with the schedule given below. Communication has been sent by the Company to the concerned shareholders advising them to write to the Company in respect of their unclaimed dividend. Attention is drawn that the unclaimed dividend for the financial year 2011-2012 is due for transfer to IEPF on 03rd November, 2019. Once unclaimed dividend is transferred to IEPF, no claim shall lie against the Company in respect thereof.

Financial Year	Dividend Identification No.	Date of Declaration of Dividend	Total Dividend	Unclaimed Dividend as on 31.03.2019	To be transferred to IEPF latest by
2011-2012	21 <sup>st</sup>	26.09.2012	1,97,95,705	5,88,480	03.11.2019
2012-2013	22 <sup>nd</sup>	24.09.2013	4,75,08,662	13,47,300	31.10.2020
2013-2014	23 <sup>rd</sup>	25.09.2014	4,75,08,662	13,07,568	01.11.2021
2014-2015	24 <sup>th</sup>	30.09.2015	4,75,08,662	14,53,828	05.11.2022
2015-2016	25 <sup>th</sup>	26.09.2016	3,56,31,497	11,38,908	02.11.2023

Date : 29<sup>th</sup> May, 2019

Place : New Delhi

Sd/-

**Deepak Ansal**

Chairman & Managing Director  
DIN : 00047971

**ANNEXURE A TO CORPORATE GOVERNANCE REPORT**  
**AUDITORS' CERTIFICATE ON CORPORATE GOVERNANCE**

To  
The Members of  
Ansal Housing Limited

We have examined the details of compliance of conditions of Corporate Governance by "Ansal Housing Limited" ("the Company") for the Financial Year ended 31st March, 2019 as stipulated in Regulations 17 to 27, clause (b) to (i) of Regulation 46 (2) and paragraphs C, D and E of Schedule V of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations').

**Management's Responsibility**

The compliance of the Conditions of the Corporate Governance is the responsibility of the Management of the Company including the preparation and maintenance of all relevant supporting records and documents.

**Auditors' Responsibility**

Our examination was limited to a review of the procedures and implementation thereof adopted by the Company for ensuring the compliance of the conditions of Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

Pursuant to the requirements of the Listing Regulations, it is our responsibility to provide a reasonable assurance whether the Company has complied with the conditions of Corporate Governance as stipulated in Listing Regulations for the Financial Year ended 31st March, 2019.

**Opinion**

In our opinion and to the best of our information and according to explanations given to us, we certify that the Company has complied with the conditions of the Corporate Governance as stipulated in the abovementioned Listing Regulations.

We further state that such compliance certificate is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the management has conducted the affairs of the Company.

**For Anjani Kumar & Associates**  
Company Secretaries

Place : Vaishali, Ghaziabad  
Date : 29.05.2019

**Anjani Kumar**  
M. No. 9083 C.P No. 8830

**ANNEXURE B TO THE CORPORATE GOVERNANCE REPORT**  
**DECLARATION REGARDING CODE OF CONDUCT**

I hereby confirm that the members of the Board of Directors and Senior Management Personnel have affirmed compliance with the Code of Conduct of Board of Directors and Senior Management in respect of the Financial Year 2018-2019.

Place : New Delhi  
Dated : 29.05.2019

Sd/-  
**(Kushagr Ansal)**  
Whole-time Director & CEO

**ANNEXURE C TO THE CORPORATE GOVERNANCE REPORT**  
**CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS**  
**[Pursuant to Schedule V of SEBI (Listing Obligations And Disclosure Requirements) Regulations, 2015]**

To,  
The Members of  
Ansal Housing Limited

Based on the disclosures/declarations received from Directors appointed on the Board of Ansal Housing Limited ("Company") as on 31st March, 2019, we hereby certify that as on 31st March, 2019, none of the Directors on the Board of Company have been debarred or disqualified from being appointed or continuing as director of the Company by Securities and Exchange Board of India, Ministry of Corporate Affairs or any such statutory authority.

**For Anjani Kumar & Associates**  
Company Secretaries

Place : Vaishali, Ghaziabad  
Date : 29.05.2019

**Anjani Kumar**  
M. No. 9083 C.P No. 8830

## Independent Auditors' Report

To,  
The Members of Ansal Housing Limited  
(Formerly known as Ansal Housing and Construction Limited)  
**Report on the Audit of the Standalone Financial Statements**

### Opinion

We have audited the accompanying standalone financial statements of Ansal Housing Limited (formerly known as Ansal Housing and Construction Limited) ("the Company"), which comprise the Balance Sheet as at 31st March 2019, and the Statement of Profit and Loss, (including Other Comprehensive Income), Statement of Changes in Equity and the Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred as "Standalone Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs (financial position) of the Company as at March 31, 2019, and its loss (financial performance including other comprehensive income), changes in equity and its cash flows for the year ended on that date.

### Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the standalone financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the

audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Emphasis of Matter

- Attention is invited to Note 42 to the standalone financial statements regarding company's investment of Rs. 491.67 lakh in a wholly owned subsidiary company in Sri Lanka by way of equity shares. The subsidiary company had filed an arbitration claim against the Board of Investment of Sri Lanka (BOI) which has been withdrawn during the year and company gone for settlement. The BOI has terminated the agreements for development of integrated township in Sri Lanka between the subsidiary and the BOI. During the year, the management of the subsidiary company has written off all assets. Now the subsidiary company does not have enough assets to redeem the said investment but management of the company is of the opinion that they will be able to redeem the said investment through the settlement and write down of Investment is not required at this stage.
- We draw attention to Note 1.19 & 33 to the standalone financial statements which describe the uncertainty relating to the outcome of certain matters pending in litigation with Courts/Appellate Authorities, pending the final outcome of the aforesaid matters, which is presently unascertainable, no adjustments have been made in these standalone financial statements.

Our opinion is not modified in respect of these matters.

### Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements of the current period. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

We have determined the matters described below to be the key audit matters to be communicated in our report.

The key audit matter	How our audit addressed the key audit matter
<b>Adoption of Ind AS 115 – Revenue from Contracts with Customers</b>	
As described in Note 1.4 to the standalone financial statements, the Company has adopted Ind AS 115, Revenue from Contracts with Customers ('Ind AS 115') which is the new revenue accounting standard. The application and transition to this accounting standard is complex and is an area of focus in the audit.	Our audit procedures on adoption of Ind AS 115, Revenue from contracts with Customers ('Ind AS 115'), which is the new revenue accounting standard, include –
The revenue standard establishes a comprehensive framework for determining whether, how much and when revenue is recognized. This involves certain key judgments relating to identification of distinct performance obligations, determination of transaction price of identified performance obligation, the appropriateness of the basis used to measure revenue recognized over a period. Additionally, the standard mandates robust disclosures in respect of revenue and periods over which the remaining performance obligations will be satisfied subsequent to the balance sheet date.	<ul style="list-style-type: none"> <li>Evaluated the design and implementation of the processes and internal controls relating to implementation of the new revenue accounting standard;</li> <li>Evaluated the detailed analysis performed by management on revenue streams by selecting samples for the existing contracts with customers and considered revenue recognition policy in the current period in respect of those revenue streams;</li> <li>Evaluated the cumulative effect adjustments as at 1 April 2018 for compliance with the new revenue standard; and</li> <li>Evaluated the appropriateness of the disclosures provided under the new revenue standard and assessed the completeness and mathematical accuracy of the relevant disclosures.</li> </ul>

<b>Assessing the carrying value of Inventory</b>	
<p>The Company's inventory comprise of ongoing and completed real estate projects, Land, flats, Farm Land , Building materials etc. As at 31 March 2019, the carrying values of inventories amounts to ` 1,93,652.86 lakh.</p> <p>The inventories are carried at the lower of the cost and net realizable value ('NRV'). The determination of the NRV involves estimates based on prevailing market conditions, current prices and expected date of commencement and completion of the project, the estimated future selling price, cost to complete projects and selling costs.</p> <p>Considering significance of the amount of carrying value of inventories in the financial statements and the involvement of significant estimation and judgement in such assessment of NRV, the same has been considered as key audit matter.</p>	<p>Our audit procedures/ testing included, among others:</p> <ul style="list-style-type: none"> <li>• We read and evaluated the accounting policies and disclosures made in the financial statements with respect to inventories;</li> <li>• We understood and reviewed the management's process and methodology of using key assumptions for determination of NRV of the inventories;</li> <li>• We have tested the NRV of the inventories to its carrying value in books on sample basis.</li> </ul>
<b>Evaluation of uncertain tax positions</b>	
<p>The company has material uncertain tax positions including matters under dispute which involves significant judgment to determine the possible outcome of these disputes.</p> <p>Refer Note no. 33 of the standalone financial statements.</p>	<p>Our audit procedures include the following substantive procedures:</p> <ul style="list-style-type: none"> <li>• Obtained understanding of key uncertain tax positions</li> <li>• Analysed the all correspondence, for uncertain key tax positions; and</li> <li>• Discussed with appropriate senior management and evaluate the management key assumptions in estimates of tax provisions, where required.</li> </ul>

#### Other Information

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Management Discussion & Analysis, Board's Report including Annexures to Board's Report, Business Responsibility Report, Corporate Governance and Shareholder's Information, but does not include the standalone financial statements and our auditor's report thereon.

Our opinion on the standalone financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

#### Responsibility of Management for Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of

the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate implementation and maintenance of accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the company's financial reporting process.

#### Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone financial statements.

As part of an audit in accordance with SAs, we exercise

professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

#### Other Matter

Attention is invited to Note 1.19 (a) & (b) of standalone Financial Statements, the status of various ongoing projects, recognition of expense and income and the realizable value

of the costs incurred are as per the judgment of Management of the Company and certified by their technical personnel and being of technical nature, have been relied upon by us.

Our opinion is not modified in respect of these matters.

#### Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the "Annexure A" statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

2. As required by Section 143(3) of the Act, we report that:

- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- (c) The Balance Sheet, the Statement of Profit and Loss, and the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account.
- (d) In our opinion, the aforesaid standalone financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- (e) On the basis of the written representations received from the directors as on 31st March, 2019 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2019 from being appointed as a director in terms of Section 164 (2) of the Act.
- (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".
- (g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
  - i. The Company has disclosed the impact of pending litigations on its financial position in its standalone financial statements – Refer Note 33 to the standalone financial statements;
  - ii. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts. Further, the company did not have any derivative contract.
  - iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.

For **Dewan P.N. Chopra & Co.**  
Chartered Accountants  
Firm Regn. No. 000472N

Place : New Delhi  
Dated: 29<sup>th</sup> May, 2019

(**Sandeep Dahiya**)  
Partner  
Membership No. 505371



## ANNEXURE-A TO THE INDEPENDENT AUDITORS' REPORT

(Referred to in paragraph - 1 under the heading of "Report on Other Legal and Regulatory Requirements" of our Report of even date)

Based on the audit procedures performed for the purpose of reporting a true and fair view on the standalone financial statements of the Company and taking into consideration the information and explanations given by the management and the books of account and other records examined by us in the normal course of audit and to the best of our knowledge and belief, we report that:-

- (i) (a) The company has maintained proper records showing full particulars including quantitative details and situation of Property Plant and Equipment.
- (b) As explained to us, the Property Plant and Equipment have been physically verified by the management in accordance with a regular programme of verification which in our opinion is reasonable, having regard to the size of the Company and nature of its assets. According to the information and explanations given to us, no material discrepancies were noticed on such physical verification.
- (c) The title deeds of immovable properties including in Property Plant and Equipment of the company are held in the name of the Company except as stated in Note- 2 of the financial statement.
- (ii) The inventory of building materials, stores and spares, restaurant's provisions, beverages etc., land and flats/shops/houses etc. at major locations has been physically verified during the year by the management. In our opinion, the frequency of verification is reasonable. According to the information and explanations given to us, keeping in view the nature of the operations of the company, inventory of work-in-progress, cannot be physically verified. As explained to us, there was no material discrepancies noticed on physical verification of inventory.
- (iii) The company has not granted loans, secured or unsecured to companies, firms, limited liability partnerships or other parties covered in the register maintained under section 189 of the Companies Act 2013. Therefore the provisions of Clause 3(iii)(a),(b) and (c) of the said Order are not applicable to the company.
- (iv) In our opinion, in respect of loans, investments, guarantees, and security provisions of section 185 and 186 of the Companies Act, 2013 have been complied with.

- (v) During the previous year, the company approached the National Company Law Tribunal (NCLT), New Delhi, under section 74(2) of the companies act 2013 seeking approval for extension of time to repay the deposits which was received vide NCLT's order dated 3rd October, 2016. The total outstanding deposits at the time of Company's application to the NCLT amounting to Rs. 8457.47 Lakh are generally being repaid by the company as per the terms of NCLT Orders though there are some overdue amounts. However, the NCLT vide its order dated 1st December, 2017 has permitted to pay Rs. 125.00 Lakh per month including hardship cases and same scheme has been extended by NCLT till May 2019 vide its latest order dated 25.04.2019. The Company is in the process of complying with the above NCLT orders (Refer Note No 16.6 of the standalone financial statements). Further in our opinion and according to the information and explanations given to us, the provision of sections 73 to 76 or any other relevant provisions of Companies Act, 2013 and the rules framed thereunder, wherever applicable, have been complied with by the Company.
- (vi) We have broadly reviewed the books of account maintained by the company pursuant to the Rules made by the Central Government for the maintenance of cost records under section 148 of the Act, and are of the opinion that prima facie, the prescribed accounts and records have been made and maintained. However, we have not, nor we are required, carried out details examination of such accounts and records
- (vii) (a) On the basis of our examination of the records of the company, amounts deducted/accrued in the books of account in respect of undisputed statutory dues including provident fund, employees' state insurance, income-tax, Goods and Services tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues have not been regularly deposited during the year by the company with the appropriate authorities and there have been delay in a large number of cases. We are informed that the Company's operations during the year did not give rise to any liability for custom duty and excise duty.

In our opinion, no undisputed amounts were in arrears as at 31 March 2019 for a period of more than six months from the date they became payable except the following dues:-

Name of the Statute	Nature of dues	Amount (Rs. In Lakh)	Period to which the amount relates	Due Dates	Date of Payments	Remarks
Haryana VAT Act.	Value Added Tax (including interest)	960.51	Apr 14 – June 17	Monthly	Unpaid	-
Building and Other Construction Workers Act	Labour Cess	583.45	Upto March, 19	Yearly	Unpaid	-
Income Tax	Tax deducted at source	57.16	March 18 & August 18	Monthly	Unpaid	-

- (b) On the basis of our examination of the books of accounts and records, the details of the dues of income tax or sales tax or service tax or duty of customs or duty of excise or value added tax or cess which have not been deposited on account of any dispute, are as under:-

Name of the Statute	Nature of dues	Amount (Rs. In Lakh)	Period to which the amount relates	Forum where dispute is pending
Income Tax Act	Income tax	847.99	AY 1989-90 to 1997-98 & 2002-03 to 2006-07	Supreme Court
Income Tax Act	Income tax	5.69	AY 2008-09	Income Tax Appellate Tribunal (Delhi)
Income Tax Act	Income tax and Penalty	500.56	AY 2004-05 to 2006-07 & 2013-14 to 2016-17	Commissioner of Income Tax (Appeals), New Delhi
UP Sales Tax Act	Sales Tax	76.13	Assessment Years 2004-05 to 2006-07	Tribunal, Commercial Tax, Ghaziabad
UP Value Added Tax Act	Sales Tax	304.76	Assessment Years 2007-08 to 2013-14	Tribunal, Commercial Tax, Ghaziabad
MP Value Added Tax Act	Sales Tax	5.00	Assessment Year 2008-09	Tribunal, Commercial Tax, Bhopal
Employees Provident Fund Act	Provident Fund	33.39	June 1994 to March 2006	Delhi High Court

- (viii) On the basis of our examination of the books of accounts and records and explanations given to us, we are of the opinion that the Company has defaulted in the repayment of dues including interest to banks and financial institutions covered by the Order during the year. While there were delays in repayment on different occasions during the year, the relevant amounts have been paid to the respective banks and financial institutions during the year or loans have been restructured during the year. The default which have remained outstanding at the year-end are given below:

Particulars	Amount of default as on Balance Sheet Date (Rs. In Lakh)		Period of Default	
	Principal	Interest	Principal	Interest
Due to Financial Institutions:				
- HDFC Ltd.	870.23	388.71	30 to 60 Days	30 to 90 Days
- IFCI Ltd.	176.51	403.38	30 to 136 Days	30 to 136 Days
- India Bulls Commercial Credit Ltd.	-	439.97		30 to 98 Days

- (ix) In our opinion, the Company did not raise any money by way of initial public offer or further public offer (including debt instruments) during the year and term loans obtained for financing real estate projects, in our opinion, were used for the real estate projects on an overall basis.
- (x) In our opinion, no material fraud by the company or on the Company by its officers or employees has been noticed or reported during the course of our audit.
- (xi) In our opinion and according to the information & explanations given to us and based on our examination of the records of the company, Managerial remuneration has not been paid or provided in accordance with the requisite approvals mandated by the provisions of section 197 read with schedule V to the Companies Act. The details are as under:
- The Chairman and managing director (CMD) was paid a total remuneration of Rs. 19.75 Lakh during the year.
  - The amount so paid to him is refundable to the Company within a period of 2 years from the receipt of such money i.e. by the month of May, 2020 as per the requirements of Section 197(9) of the Companies Act, 2013.
  - The remuneration till the time refunded, held by him in trust for the Company.
- (xii) In our opinion, the Company is not a nidhi company. Hence, paragraph 3(xii) of the Order is not applicable.
- (xiii) Based on our examination of the records of the Company and in our opinion, transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the standalone financial statements as required by the applicable Indian accounting standards.
- (xiv) Based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year and hence not commented upon.
- (xv) Based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him.
- (xvi) Based on our examination of the records of the Company, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

**For Dewan P.N. Chopra & Co.**  
Chartered Accountants  
Firm Regn. No. 000472N

Place : New Delhi  
Dated: 29<sup>th</sup> May, 2019

**(Sandeep Dahiya)**  
Partner  
Membership No. 505371

**ANNEXURE – B TO THE INDEPENDENT AUDITOR’S REPORT OF EVEN DATE ON THE STANDALONE FINANCIAL STATEMENTS OF ANSAL HOUSING LIMITED (FORMERLY KNOWN AS ANSAL HOUSING AND CONSTRUCTION LIMITED)**

**Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 (“the Act”)**

We have audited the internal financial controls over financial reporting of **Ansal Housing Limited** (Formerly known as Ansal Housing and Construction limited) (“the Company”) as of March 31, 2019 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

**Management’s Responsibility for Internal Financial Controls**

The Company’s management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

**Auditors’ Responsibility**

Our responsibility is to express an opinion on the Company’s internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the “Guidance Note”) and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor’s judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on

the Company’s internal financial controls system over financial reporting.

**Meaning of Internal Financial Controls over Financial Reporting**

A company’s internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company’s internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company’s assets that could have a material effect on the financial statements.

**Inherent Limitations of Internal Financial Controls Over Financial Reporting**

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

**Opinion**

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2019, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For **Dewan P.N. Chopra & Co.**  
Chartered Accountants  
Firm Regn. No. 000472N

Place : New Delhi  
Dated: 29<sup>th</sup> May, 2019

(**Sandeep Dahiya**)  
Partner  
Membership No. 505371

## Standalone Balance Sheet as at 31st March, 2019

*(Rupees in Lakh)*

	NOTE	As at 31st March, 2019	As at 31st March, 2018
<b>I ASSETS</b>			
<b>1. Non-current assets</b>			
a Property, plant and equipment	2	4,034.69	5,207.81
b Financial assets			
i Investment in subsidiary and Associates	3	2,482.10	2,485.10
ii Loans	4	6.80	14.28
c Deferred tax assets (net)	18	2,818.20	-
c Income tax	5	1,087.18	940.64
<b>Total non-current assets</b>		<b>10,428.97</b>	<b>8,647.83</b>
<b>2. Current Assets</b>			
a Inventories	6	1,93,652.86	1,40,327.30
b Financial assets			
i Other investments	7	12.36	11.87
ii Trade receivables	8	7,070.87	7,485.30
iii Unbilled Revenue		-	1,518.56
iv Cash and cash equivalents	9	302.47	233.94
v Bank balances other than (iv) above	10	1,218.19	1,816.03
vi Loans	11	4,301.37	3,298.43
vii Other financial assets	12	5,407.05	5,703.86
c Other Current Assets	13	16,978.76	16,351.08
<b>Total current assets</b>		<b>2,28,943.93</b>	<b>1,76,746.37</b>
<b>3 Non Current Assets held for Sale</b>	52	<b>1.00</b>	<b>-</b>
<b>TOTAL ASSETS</b>		<b>2,39,373.90</b>	<b>1,85,394.20</b>
<b>II EQUITY AND LIABILITIES</b>			
<b>1. Equity</b>			
a Equity	14	5,938.58	5,938.58
b Other Equity	15	21,460.02	35,087.17
<b>Equity attributable to owners of the Company</b>		<b>27,398.60</b>	<b>41,025.76</b>
<b>2. Non Current Liabilities</b>			
a Financial liabilities			
i Long Term Borrowings	16	11,723.94	38,376.58
b Long Term Provisions	17	85.42	93.83
c Deferred Tax Liabilities (Net)	18	-	3,269.87
d Other non-current liabilities	19	38.94	90.35
<b>Total non-current liabilities</b>		<b>11,848.30</b>	<b>41,830.63</b>
<b>3. Current Liabilities</b>			
a Financial liabilities			
i Short Term Borrowings	20	7,847.02	9,528.33
ii Trade Payables	21	26,229.88	30,395.45
iii Other financial liabilities	22	57,227.54	24,910.10
b Short Term Provisions	23	179.03	156.47
c Other Current Liabilities	24	1,08,643.53	37,547.46
<b>Total current liabilities</b>		<b>2,00,127.00</b>	<b>1,02,537.81</b>
<b>TOTAL LIABILITIES</b>		<b>2,39,373.90</b>	<b>1,85,394.20</b>
See accompanying notes to the Standalone financial statements	1-55		

As per our report of even date attached

**For Dewan P.N. Chopra & Co.**  
Chartered Accountants  
(Firm Registration No. 000472N)

**Sandeep Dahiya**  
Partner  
Membership No. 505371

Place : New Delhi  
Date : 29th May, 2019

**Deepak Ansal**  
Chairman & Managing Director  
DIN: 00047971

**Ashok Khanna**  
Director  
DIN: 01510677

**Tarun Kathuria**  
Chief Financial Officer

**Kushagr Ansal**  
Wholetime Director & CEO  
DIN: 01216563

**Maharaj Kishen Trisal**  
Director  
DIN: 00059545

**Som Nath Grover**  
Addl. V.P. & Company Secretary  
M.No.: F4055

**Surrinder Lal Kapur**  
Director  
DIN: 00033312

## Standalone Statement of Profit and Loss for the year ended 31st March, 2019

(Rupees in Lakh)

	NOTE	For the year ended 31st March, 2019	For the year ended 31st March, 2018
<b>REVENUE</b>			
- Revenue from Operations	25	14,845.77	20,272.78
- Other Income	26	2,891.55	2,223.97
<b>Total Revenue</b>		<b>17,737.32</b>	<b>22,496.75</b>
<b>EXPENSES</b>			
- Cost of Construction	27	8,167.54	13,007.30
- Contract Cost		0.06	38.26
- Consumption of Food, Beverages etc	28	87.07	94.75
- (Increase)/ Decrease in Stocks	29	(7.52)	27.39
- Employee Benefits Expense	30	1,322.82	1,580.56
- Finance Costs	31	7,754.61	8,111.50
- Depreciation	2	169.10	157.44
- Other Expenses	32	2,180.29	2,585.50
<b>Total Expenses</b>		<b>19,673.97</b>	<b>25,602.69</b>
<b>Profit/ (Loss) Before Tax</b>		<b>(1,936.65)</b>	<b>(3,105.94)</b>
<b>Tax Expense:</b>			
- Current Tax		-	-
- Deferred Tax		(1,133.34)	(973.56)
<b>Profit/ (Loss) for the year</b>		<b>(803.31)</b>	<b>(2,132.38)</b>
<b>Other comprehensive income</b>			
i. Items that will not be reclassified to profit and loss			
Re-measurement gains on defined benefit plans		23.20	76.42
Income tax relating to items that will not be reclassified to profit or loss		(2.28)	26.45
ii Items that will be reclassified to profit and loss			
<b>Other comprehensive income for the year</b>		<b>25.48</b>	<b>49.97</b>
<b>Total Comprehensive Income for the year</b>		<b>(777.83)</b>	<b>(2,082.41)</b>
<b>Earnings per equity share of face value of Rs. 10 each.</b>			
- Basic and Diluted	43	(1.35)	(3.59)
See accompanying notes to the Standalone financial statements	1-55		

As per our report of even date attached

**For Dewan P.N. Chopra & Co.**  
Chartered Accountants  
(Firm Registration No. 000472N)

**Sandeep Dahiya**  
Partner  
Membership No. 505371

Place : New Delhi  
Date : 29th May, 2019

**Deepak Ansal**  
Chairman & Managing Director  
DIN: 00047971

**Ashok Khanna**  
Director  
DIN: 01510677

**Tarun Kathuria**  
Chief Financial Officer

**Kushagr Ansal**  
Wholetime Director & CEO  
DIN: 01216563

**Maharaj Kishen Trisal**  
Director  
DIN: 00059545

**Som Nath Grover**  
Addl. V.P. & Company Secretary  
M.No.: F4055

**Surrinder Lal Kapur**  
Director  
DIN: 00033312



## Standalone Statement of Cash Flow for the year ended ended 31st March, 2019

*(Rupees in lakh)*

	For the year ended 31st March, 2019	For the year ended 31st March, 2018
<b>A. Cash flow from Operating Activities:</b>		
Profit/(Loss) before Tax (including OCI)	(1,913.46)	(3,029.52)
Adjustment for:		
Loss on Sale of fixed assets	3.15	2.83
Depreciation and amortization expenses	169.10	157.44
Profit on Sale of fixed assets	(1,253.18)	(128.41)
Net gain/(loss) arising on financial assets designated through FVTPL	(0.49)	(1.19)
Interest & Finance charges	7,754.61	8,111.50
Profit on Sale of Non Current Investment	(93.45)	-
Interest Income	(1,369.17)	(1,778.69)
<b>Operating profit/(Loss) before working capital changes</b>	<b>3,297.10</b>	<b>3,333.96</b>
Movement in working capital:		
Adjustments for (Increase)/decrease in operating assets:		
Inventories**	1,096.98	2,609.04
Trade receivable**	414.43	(1,908.04)
Unbilled Revenue	1,518.56	33.22
Loan-Current	3.29	7.90
Loan-non current	7.48	7.58
Other financial assets - current	296.80	114.23
Other assets - current**	2,430.71	981.18
Adjustments for (Increase)/decrease in operating liabilities:		
Trade payable	(4,165.57)	352.68
Other financial liabilities - non current**	706.80	2,890.19
Other liabilities - non current	(51.41)	8.32
Other liabilities - current	(533.66)	(2,407.41)
Provisions - current	22.56	28.96
Provisions - non current	(8.41)	(37.76)
Cash generated from/(used in) operations	<b>5,035.68</b>	<b>6,014.05</b>
Income Taxes paid (net)	(146.54)	(292.58)
<b>Net cash flow from/(used in) operating activities</b>	<b>4,889.14</b>	<b>5,721.46</b>
<b>B. Cash flow from Investing Activities:</b>		
Payments for Property, Plant and equipment, Investment Properties and intangible assets including under development	(18.11)	(35.38)
Proceeds from sale of Property, plant and equipment and intangible assets	1,870.27	235.14
(Increase)/decrease in bank balance not considered as cash and cash equivalents		
Place During the year	140.60	(43.19)
Matured During the year	457.24	279.12
Others	95.45	23.52
Interest Received	124.12	296.79
<b>Net cash flow from/(used in) investing activities</b>	<b>2,669.57</b>	<b>756.01</b>

# Standalone Statement of Cash Flow for the year ended ended 31st March, 2019

(Rupees in lakh)

		For the year ended 31st March, 2019	For the year ended 31st March, 2018
<b>C. Cash flow from Financing Activities :</b>			
Interest paid		(9,048.40)	(8,948.26)
Proceeds from / (repayments of) working capital borrowings		(1,556.32)	(21.83)
Proceeds from/ (repayment of) other short-term borrowings		(125.00)	103.00
Proceeds from Long-term borrowings		4,808.19	4,198.10
Dividend paid (including dividend tax)		(2.40)	(5.36)
Repayment of Public Deposit		(1,566.29)	(1,728.45)
<b>Net cash flow from/(used in) financing activities</b>	<b>C</b>	<b>(7,490.21)</b>	<b>(6,402.80)</b>
<b>D. Net increase/(decrease) in cash and cash equivalents</b>	<b>A+B+C</b>	<b>68.50</b>	<b>74.67</b>
<b>E. Cash and cash equivalents at the beginning of the year</b>		<b>233.94</b>	<b>159.27</b>
<b>F. Cash and cash equivalents at the end of the year</b>		<b>302.44</b>	<b>233.94</b>
<b>G. Reconciliation of liabilities arising from financing activities pursuant to Ind AS 7 - Cash flows</b>			
<b>Particulars</b>	<b>Non-Current Borrowings</b>	<b>Current Borrowings</b>	<b>Total</b>
<b>As on April, 2017</b>	<b>50,428.34</b>	<b>9,447.16</b>	<b>59,875.50</b>
Proceeds from Borrowings	9,606.28	193.00	9,799.28
Repayment of Borrowings	7,136.63	111.83	7,248.46
<b>As on April, 2018</b>	<b>52,897.99</b>	<b>9,528.33</b>	<b>62,426.32</b>
Proceeds from Borrowings	9,912.68	-	9,912.68
Repayment of Borrowings	6,670.77	1,681.32	8,352.09
<b>As on March, 2019</b>	<b>56,139.90</b>	<b>7,847.01</b>	<b>63,986.91</b>

## Note :

\* The above statement of cash flow has been prepared under the 'Indirect method' as set out in the Indian Accounting Standard- 7 on Statement of Cash Flows.

\*\* Due to Application of IND AS 115, Impact has been taken up in the cashflow statement. For details refer Note 53 of the financial statement.

See accompanying notes to the Standalone financial statements

1-55

As per our report of even date attached

**For Dewan P.N. Chopra & Co.**  
Chartered Accountants  
(Firm Registration No. 000472N)

**Sandeep Dahiya**  
Partner  
Membership No. 505371

Place : New Delhi  
Date : 29th May, 2019

**Deepak Ansal**  
Chairman & Managing Director  
DIN: 00047971

**Ashok Khanna**  
Director  
DIN: 01510677

**Tarun Kathuria**  
Chief Financial Officer

**Kushagr Ansal**  
Wholetime Director & CEO  
DIN: 01216563

**Maharaj Kishen Trisal**  
Director  
DIN: 00059545

**Som Nath Grover**  
Addl. V.P. & Company Secretary  
M.No.: F4055

**Surrinder Lal Kapur**  
Director  
DIN: 00033312

## Standalone Statement of Changes in Equity for the year ended 31st March, 2019

*(Rupees In Lakh)*

a Equity Share Capital		No. of shares	Amount
- Equity Share Capital of Rs. 10/- each Issued, Subscribed and fully Paid			
Opening balance as at 1st April, 2017		5,93,85,828	5,938.58
Changes in equity share capital during the year		--	--
Balance as at 31st March, 2018		5,93,85,828	5,938.58
Changes in equity share capital during the year		--	--
Balance as at 31st March, 2019		5,93,85,828	5,938.58

b Other Equity		RESERVES & SURPLUS					OCI	Amount
Particulars	Capital Reserve	Capital Redemption Reserve	Securities Premium Account	General Reserve	Retained Earnings	Items of Other comprehensive income		Total
						Re-measurement gains / loss (Net of Tax)		
- Balance as at 1st April, 2017	913.72	57.56	2,823.02	23,977.38	9,363.78	34.13		37,169.59
Profit/ (Loss) for the year					(2,132.38)	-		(2,132.38)
Other comprehensive income for the year, net of income tax	-	-	-	-	-	49.97		49.97
- Balance as at 31st March, 2018	913.72	57.56	2,823.02	23,977.38	7,231.40	84.10		35,087.18
Adjustment on account of Ind AS 115 (net of tax) (refer Note 53)	-	-	-	(12,849.33)	-	-		(12,849.33)
Revised opening balance as at 1st April 2018	913.72	57.56	2,823.02	11,128.05	7,231.40	84.10		22,237.85
Profit/ (Loss) for the year	-	-	-	-	(803.31)	-		(803.31)
Other comprehensive income for the year, net of income tax	-	-	-	-	-	25.48		25.48
- Balance as at 31st March, 2019	913.72	57.56	2,823.02	11,128.05	6,428.09	109.58		21,460.02

As per our report of even date attached

For **Dewan P.N. Chopra & Co.**  
Chartered Accountants  
(Firm Registration No. 000472N)

**Sandeep Dahiya**  
Partner  
Membership No. 505371

Place : New Delhi  
Date : 29th May, 2019

**Deepak Ansal**  
Chairman & Managing Director  
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**Ashok Khanna**  
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**Som Nath Grover**  
Addl. V.P. & Company Secretary  
M.No.: F4055

**Surrinder Lal Kapur**  
Director  
DIN: 00033312

# Notes to Standalone Financial Statements for the year ending 31st March, 2019

## 1 BACKGROUND & OPERATIONS AND SIGNIFICANT ACCOUNTING POLICIES

### A CORPORATE INFORMATION

- Ansal Housing Limited (Previously known as Ansal Housing and Construction Limited) referred to as ("the Company" or "Ansal Housing") engaged in the business of promotion, construction and development of integrated townships, residential and commercial complexes, multi-storeyed buildings, flats, houses, apartments, shopping malls etc.
- The Company is a public limited company incorporated and domiciled in India. The address of its registered office 606, Indra Prakash, 21 Barakhamba Road, New Delhi-110 001 having Corporate Identity Number: L45201DL1983PLC016821. The Company is listed on the National Stock Exchange of India Limited (NSE) and BSE Limited (BSE).

### B SIGNIFICANT ACCOUNTING POLICIES

#### 1.1 STATEMENT OF COMPLIANCE

- These financial statements have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs pursuant to Section 133 of the Companies Act, 2013 ('Act') read with of the Companies (Indian Accounting Standards) Rules, 2015 as amended and other relevant provisions of the Act.

#### 1.2 BASIS OF PREPARATION OF ACCOUNTS

- The financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis, except for leasing transactions that are within the scope of Ind AS 17 and measurements that have some similarities to fair value but are not fair value, such as net realizable value in Ind AS 2 or value in use in Ind AS 36.

In addition, for financial reporting purposes, fair value measurements are categorized into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- a) Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- b) Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- c) Level 3 inputs are unobservable inputs for the asset or liability.

#### 1.3 CURRENT VERSUS NON-CURRENT CLASSIFICATION

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification.

An asset is treated as current when it is:

- a) Expected to be realized or intended to be sold or consumed in normal operating cycle
  - b) Held primarily for the purpose of trading
  - c) Expected to be realized within twelve months after the reporting period, or
  - d) Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period
- All other assets are classified as non-current.

A liability is current when:

- a) It is expected to be settled in normal operating cycle
- b) It is held primarily for the purpose of trading
- c) It is due to be settled within twelve months after the reporting period, or
- d) There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

The Company classifies all other liabilities as non-current.

- Deferred tax assets and liabilities are classified as non-current assets and liabilities.
- The operating cycle is the time between the acquisition of assets for processing and their realization in cash and

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

cash equivalents. Based on the nature of products/ activities of the Company and the normal time between the acquisition of the assets and their realization in cash or cash equivalent, the Company has determined its operating cycle as 5 years for real estate projects and 12 months for others for the purpose of classification of its assets and liabilities as current and non current.

### 1.4 REVENUE RECOGNITION

Pursuant to the application of Ind AS 115 - 'Revenue from Contracts with Customers' effective from 1 April 2018, the Company has applied following accounting policy for revenue recognition. Revenue is measured at the fair value of the consideration received/ receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government and is net of rebates and discounts. The Company assesses its revenue arrangements against specific criteria to determine if it is acting as principal or agent. The Company has concluded that it is acting as a principal in all of its revenue arrangements.

The Company has applied five step model as per Ind AS 115 'Revenue from contracts with customers' to recognise revenue in the standalone financial statements. The Company satisfies a performance obligation and recognises revenue over time, if one of the following criteria is met:

- (a) The customer simultaneously receives and consumes the benefits provided by the Company's performance as the Company performs; or
- (b) The Company's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
- (c) The customer simultaneously receives and consumes the benefits provided by the Company's performance as the Company performs; or

For performance obligations where one of the above conditions are not met, revenue is recognised at the point in time at which the performance obligation is satisfied.

Revenue is recognised either at point of time and over a period of time based on various conditions as included in the contracts with customers.

#### a) REAL ESTATE

- The Company engaged in the business of construction and development of integrated townships, residential and commercial complexes, Sale of land etc. Revenue from contracts is recognised when the performance obligation has been satisfied and control over the property has been transferred to the customers. The performance obligation is satisfied once the property is substantially completed and the control thereof is transferred from the company to the buyer upon possession/issuance of letter for offer of possession or completion certificate obtained/applied ("deemed date of possession"), whichever is earlier, subject to realisation/ certainty of realisation.

#### b) INTEREST TO/ FROM CUSTOMERS

- The revenue on account of interest on delayed payment by customers and expenditure on account of compensation / penalty for project delays are accounted for at the time of acceptance / settlement with the customers on the ground of prudence and uncertainties with regard to determination of amount receivable / payable.

#### c) SALE OF GOODS

Revenue from the sale of goods is recognised when the goods are delivered and titles have passed, at which time all the following conditions are satisfied:

- i) the Company has transferred to the buyer the significant risks and rewards of ownership of the goods;
- ii) the Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;

#### d) RENTAL INCOME

Lease income on an operating lease is recognised in the statement of profit and loss on straight line basis over the lease term.

#### e) RENDERING OF SERVICES

Revenue from a contract to provide services is recognised by on completion of the contract. The revenue from time and material contracts is recognised at the contractual rates as labour hours and direct expenses are incurred.

#### f) INTEREST INCOME

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to



## Notes to Standalone Financial Statements for the year ending 31st March, 2019

the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

### 1.5 COST RECOGNITION

Costs and expenses are recognized when incurred and are classified according to their nature. Expenditure charged to Cost of Construction represents cost of land (including cost of development rights/land under agreements to purchase), estimated internal development charges, external development charges, employee costs, payment made to collaborators, expenses through contractors, material and store consumed, finance cost and other expenses incurred for construction undertaken by the Company which is charged to the statement of profit and loss based on the revenue recognised as explained in accounting policy for revenue from real estate projects above, in consonance with the concept of matching cost and revenue.

### 1.6 PROVISIONS

A provision is recognized if, as a result of a past event, the Company has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period taking into account the risk and uncertainties surrounding the obligation.

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

### 1.7 Contingent Liabilities and Onerous Contracts

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognised because it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made. The Company does not recognise a contingent liability, but discloses its existence in the financial statements.

Present obligations arising under onerous contracts are recognised and measured as provisions. An onerous contract is considered to exist where the Company has a contract under which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received from the contract.

### 1.8 FOREIGN CURRENCY

These financial statements are presented in Indian rupees ('Rs.' or 'INR'), which is the functional currency of the Company. Transactions in foreign currencies are recorded at the exchange rate prevailing on the date of transaction. Foreign currency denominated monetary assets and liabilities are re-measured into the functional currency at the exchange rate prevailing on the balance sheet date. Exchange differences on monetary items are recognised in profit or loss in the period in which they arise.

### 1.9 INCOME TAXES

- Income tax expense comprises current and deferred taxes. Income tax expense is recognized in the Statement of Profit and Loss except when they relate to items that are recognised outside profit or loss (whether in other comprehensive income or directly in equity), in which case tax is also recognised outside profit or loss.
- Current income taxes are determined based on respective taxable income of each taxable entity.
- Deferred tax assets and liabilities are recognized for the future tax consequences of temporary differences between the carrying values of assets and liabilities and their respective tax bases, and unutilized business loss and depreciation carry-forwards and tax credits. Such deferred tax assets and liabilities are computed separately for each taxable entity. Deferred tax assets are recognized to the extent that it is probable that future taxable income will be available against which the deductible temporary differences, unused tax losses, depreciation carry-forwards and unused tax credits could be utilized.
- Deferred tax assets and liabilities are measured based on the tax rates that are expected to apply in the period when the asset is realized or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

same taxation authority and the Company intends to settle its current tax assets and liabilities on a net basis.

- Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.
- Minimum Alternate Tax (MAT) is payable when the taxable profit is lower than the book profit. Taxes paid under MAT are available as a set off against regular income tax payable in subsequent years. MAT paid in a year is charged to the Statement of Profit and Loss as current tax. The Company recognizes MAT credit available as an asset only to the extent that there is convincing evidence that the Company will pay normal income tax during the specified period i.e. the period for which MAT credit is allowed to be carried forward. MAT credit is recognised as an asset and is shown as 'MAT Credit Entitlement'. The Company reviews the 'MAT Credit Entitlement' asset at each reporting date and write down the asset to the extent the Company does not have convincing evidence that it will pay normal tax during the specified period.

### 1.10 EARNINGS PER SHARE

Basic earnings per share has been computed by dividing profit/loss for the year by the weighted average number of shares outstanding during the year. Partly paid up shares are included as fully paid equivalents according to the fraction paid up. Diluted earnings per share has been computed using the weighted average number of shares and dilutive potential shares, except where the result would be anti-dilutive.

### 1.11 INVENTORIES

Inventories are valued as under :

- |   |   |
|---|---|
| a) Building Material, Stores, Spares parts etc.   | At lower of cost (using FIFO method) or net realizable value. |
| b) Food, Beverage and related stores              | At lower of cost (using FIFO method) or net realizable value. |
| c) Completed Units (Unsold)                       | At lower of cost or net realizable value.                     |
| d) Land At lower of cost or net realizable value. |   |
| e) Project/Contracts work in progress             | At lower of cost or net realizable value.                     |

Cost of Completed units and project/ work in progress includes cost of land , construction/development cost and other related costs incurred .

Net Realizable value is the estimated selling price in the ordinary course of business less estimated costs of completion and estimated costs necessary to make the sale.

### 1.12 PROPERTY, PLANT AND EQUIPMENT

- Property, plant and equipment are stated at cost of acquisition or construction less accumulated depreciation less accumulated impairment, if any. The cost comprises purchase price, directly attributable cost for making the assets ready for intended use, borrowing cost attributable to construction of qualifying assets, upto the date the assets is ready for its intended use. Freehold land is measured at cost and is not depreciated.
- Interest cost incurred for constructed assets is capitalized up to the date the asset is ready for its intended use, based on borrowings incurred specifically for financing the asset or the weighted average rate of all other borrowings, if no specific borrowings have been incurred for the asset.
- Depreciation is provided on the Straight Line Method (SLM) over the estimated useful lives of the assets considering the nature, estimated usage, operating conditions, past history of replacement, anticipated technological changes, manufacturers warranties and maintenance support. Taking into account these factors, the Company has decided to apply the useful life for various categories of property, plant & equipment, which are as prescribed in Schedule II of the Act. Estimated useful lives of assets are as follows:

Type of Asset	Useful Life in years
a) Buildings - Other than Factory buildings	30
b) Plant and Equipment	15
c) Office equipment	5
d) Furniture and fixtures	10
e) Vehicles	8-10
f) Computers and data processing units	
- Servers and networks	6
- End user devices, such as, desktops, laptops, etc.	3

- The useful lives is reviewed at least at each year end. Changes in expected useful lives are treated as change in accounting estimate.

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

- Leased assets and leasehold improvements are amortized over the period of the lease or the estimated useful life whichever is lower.
- Assets held under finance leases are depreciated over their expected useful lives on the same basis as owned assets or, where shorter, the term of the relevant lease.
- Depreciation is not recorded on capital work-in-progress until construction and installation are complete and the asset is ready for its intended use.  
The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

### 1.13 LEASES

Lease are classified as finance leases whenever the terms of the lease transfer substantially all the risk and rewards of ownership to the lessee. All other leases are classified as operating leases.

#### Company as a lessor

##### - Finance lease

Amounts due from lessees under finance leases are recognised as receivables at the amount of the Company's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the Company's net investment outstanding in respect of the leases.

##### - Operating lease

Rental income from operating leases is generally recognised on a straight-line basis over the term of the relevant lease. Where the rentals are structured solely to increase in line with expected general inflation to compensate for the Company's expected inflationary cost increases, such increases are recognised in the year in which such benefits accrue. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight-line basis over the lease term.

Company as a lessee

##### - Finance lease

Assets taken on lease by the Company in its capacity as lessee, where the Company has substantially all the risks and rewards of ownership are classified as finance lease. Such leases are capitalized at the inception of the lease at lower of the fair value or the present value of the minimum lease payments and a liability is recognised for an equivalent amount. Each lease rental paid is allocated between the liability and the interest cost so as to obtain a constant periodic rate of interest on the outstanding liability for each year.

##### - Operating lease

Lease arrangements where the risks and rewards incidental to ownership of an asset substantially vest with the lessor, are recognised as operating lease. Rental expenses from operating lease are recognised on a straight line basis over the lease term in the statement of profit and loss, unless the lease agreement explicitly states that increase is on account of inflation.

### 1.14 IMPAIRMENT

- At each balance sheet date, the Company assesses whether there is any indication that any property, plant and equipment with finite lives may be impaired. If any such impairment exists the recoverable amount of an asset is estimated to determine the extent of impairment, if any. Where it is not possible to estimate the recoverable amount of an individual asset, the Company estimates the recoverable amount of the cash-generating unit to which the asset belongs.
- Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.
- If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognized immediately in the Statement of Profit and Loss.

### 1.15 EMPLOYEE BENEFITS

#### a) Gratuity

The Company have an obligation towards gratuity, a defined benefit retirement plan covering eligible employees and the Company funds the benefit through contributions.

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

For defined benefit retirement benefit plans, the cost of providing benefits is determined using the projected unit credit method, with actuarial valuations being carried out at the end of each year. Remeasurement, comprising actuarial gains and losses, the effect of the changes to the asset ceiling and the return on plan assets (excluding net interest), is reflected immediately in the balance sheet with a charge or credit recognised in other comprehensive income in the period in which they occur. Remeasurement recognised in other comprehensive income is reflected immediately in retained earnings and is not reclassified to profit or loss. Past service cost is recognised in profit or loss in the period of a plan amendment. Net interest is calculated by applying the discount rate at the beginning of the period to the net defined benefit liability or asset. Defined benefit costs are categorized as follows:

- i) service cost (including current service cost, past service cost, as well as gains and losses on curtailments and settlements);
- ii) net interest expense or income; and
- iii) re-measurement

The Company presents the first two components of defined benefit costs in profit or loss in the line item 'Employee benefits expense'. Curtailment gains and losses are accounted for as past service costs.

The retirement benefit obligation recognised in the balance sheet represents the actual deficit or surplus in the Company's defined benefit plans. Any surplus resulting from this calculation is limited to the present value of any economic benefits available in the form of refunds from the plans or reductions in future contributions to the plans

A liability for a termination benefit is recognised at the earlier of when the entity can no longer withdraw the offer of the termination benefit and when the entity recognizes any related restructuring costs.

### b) Compensated absences

A liability of compensated absences recognised in the period the related service is rendered at the cost of providing benefits is determined using the projected unit credit method, with actuarial valuations being carried out at the end of each year.

### c) Provident and other funds

Payments to defined contribution retirement benefit plans are recognised as an expense when employees have rendered service entitling them to the contributions.

Contribution towards provident fund for the employees is made to the regulatory authorities, where the Company has no further obligations. Such benefits are classified as Defined Contribution Schemes as the Company does not carry any further obligations, apart from the contributions (currently 12% of employees' salary) made on a monthly basis. Contribution paid during the year are charged to Statement of Profit and Loss.

### d) Leave Encashment

Provision for leave encashment is made on the basis of actuarial valuation done at the year end. Actuarial gains/ losses are recognised in the year in which such gains/ losses arise.

### e) Measurement date

The measurement date of retirement plans is 31 March .

## 1.16 SEGMENT REPORTING

The Company is engaged mainly in the business of promotion, construction and development of integrated townships, residential and commercial complexes, multi-storeyed buildings, flats, houses, apartments, shopping malls etc.. These in the context of Ind AS 108 - operating segments reporting are considered to constitute one reportable segment.

## 1.17 BORROWING COST

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. All other borrowing costs are recognised in profit and loss in the period in which they are incurred.

Interest income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalization.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

### 1.18 FINANCIAL INSTRUMENTS

#### a) Classification, initial recognition and measurement

- A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. Financial assets other than equity instruments are classified into categories: financial assets at fair value through profit or loss and at amortized cost. Financial assets that are equity instruments are classified as fair value through profit or loss or fair value through other comprehensive income. Financial liabilities are classified into financial liabilities at fair value through profit or loss.
- Financial instruments are recognized on the balance sheet when the Company becomes a party to the contractual provisions of the instrument.
- Initially, a financial instrument is recognized at its fair value. Transaction costs directly attributable to the acquisition or issue of financial instruments are recognized in determining the carrying amount, if it is not classified as at fair value through profit or loss. Subsequently, financial instruments are measured according to the category in which they are classified.
- Financial assets at amortized cost: Financial assets having contractual terms that give rise on specified dates to cash flows that are solely payments of principal and interest on the principal outstanding and that are held within a business model whose objective is to hold such assets in order to collect such contractual cash flows are classified in this category. Subsequently, these are measured at amortized cost using the effective interest method less any impairment losses.
- Equity investments at fair value through other comprehensive income: These include financial assets that are equity instruments and are irrevocably designated as such upon initial recognition. Subsequently, these are measured at fair value and changes therein are recognized directly in other comprehensive income, net of applicable income taxes.
- When the equity investment is derecognized, the cumulative gain or loss in equity is transferred to retained earnings.
- Financial assets at fair value through profit or loss: Financial assets are measured at fair value through profit or loss unless it is measured at amortized cost or at fair value through other comprehensive income on initial recognition. The transaction costs directly attributable to the acquisition of financial assets at fair value through profit or loss are immediately recognised in profit or loss.
- Equity instruments: An equity instrument is any contract that evidences residual interests in the assets of the Company after deducting all of its liabilities.  
Equity instruments issued by the Company are recorded at the proceeds received, net of direct issue costs.
- Financial liabilities at fair value through profit or loss: Derivatives, including embedded derivatives separated from the host contract, unless they are designated as hedging instruments, for which hedge accounting is applied, are classified into this category. These are measured at fair value with changes in fair value recognized in the Statement of Profit and Loss.
- Financial guarantee contracts: These are initially measured at their fair values and, are subsequently measured at the higher of the amount of loss allowance determined or the amount initially recognized less, the cumulative amount of income recognized.
- Other financial liabilities: These are measured at amortized cost using the effective interest method.

#### b) Determination of fair value:

The fair value of a financial instrument on initial recognition is normally the transaction price (fair value of the consideration given or received). Subsequent to initial recognition, the Company determines the fair value of financial instruments that are quoted in active markets using the quoted bid prices (financial assets held) or quoted ask prices (financial liabilities held) and using valuation techniques for other instruments. Valuation techniques include discounted cash flow method and other valuation models.

#### c) Derecognition of financial assets and financial liabilities:

The Company derecognizes a financial asset only when the contractual rights to the cash flows from the asset expires or it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognizes its retained interest in the asset and an associated liability for amounts it may have to pay. If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognize the financial asset and also recognizes a collateralized borrowing for the proceeds received.



## Notes to Standalone Financial Statements for the year ending 31st March, 2019

Financial liabilities are derecognized when these are extinguished, that is when the obligation is discharged, cancelled or has expired.

### **d) Impairment of financial assets:**

The Company recognizes a loss allowance for expected credit losses on a financial asset that is at amortized cost. Loss allowance in respect of financial assets is measured at an amount equal to life time expected credit losses and is calculated as the difference between their carrying amount and the present value of the expected future cash flows discounted at the original effective interest rate.

### **1.19 USE OF ESTIMATES AND JUDGEMENTS**

- The preparation of financial statements in conformity with Ind AS requires management to make judgments, estimates and assumptions, that affect the application of accounting policies and the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of these financial statements and the reported amounts of revenues and expenses for the years presented. Actual results may differ from these estimates.
- Estimates and underlying assumptions are reviewed at each balance sheet date. Revisions to accounting estimates are recognised in the period in which the estimate is revised and future periods affected.
- In particular, information about significant areas of estimation of uncertainty and critical judgements in applying accounting policies at the date of the financial statements, which may cause a material adjustment to the carrying amounts of assets and liabilities within the next financial year the amounts recognised in the financial statements are given below:

#### **a) Revenue Recognition**

The Revenue is more dependent over the estimated cost and estimated revenue of the projects. The Company estimates total cost and total revenue of the project at the time of launch of the project. These are reviewed at each reporting date. Significant assumptions are required in determining the stage of completion and the estimated total contract cost. These estimates are based on events existing at the end of each reporting date.

#### **b) Inventory**

Inventory of real estate property including work-in-progress is valued at lower of cost and net realizable value (NRV). NRV of completed property is assessed by reference to market prices existing at the reporting date and based on comparable transactions made by the Company and/or identified by the Company for properties in same geographical area. NRV of properties under construction/development is assessed with reference to marked value of completed property as at the reporting date less estimated cost to complete.

#### **c) Deferred Tax Assets/Liabilities**

Recognition of deferred tax assets is based on estimates of taxable profits in future years. The Company prepares detailed cash flow and profitability projections, which are reviewed by the board of directors of the Company.

#### **d) Contingent Liabilities**

Assessment of the status of various legal cases/claims and other disputes where the Company does not expect any material outflow of resources and hence these are reflected as contingent liabilities (Refer Note 33).

#### **e) Defined benefit plans**

The cost and present value of the gratuity obligation and compensated absences are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases, attrition rate and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

#### **f) Useful Life of Depreciable Assets/Amortisable Assets**

Management reviews its estimate of the useful lives of depreciable/ amortisable assets at each reporting date, based on the expected utility of the assets. Certainties in these estimates relate to technical and economic obsolescence that may change the utility of assets.

#### **g) Valuation of investment in subsidiaries and associate**

Investments in Subsidiaries and associate are carried at cost. At each balance sheet date, the management assesses the indicators of impairment of such investments. This requires assessment of several external and internal factor including capitalisation rate, key assumption used in discounted cash flow models (such as revenue growth, unit price and discount rates) or sales comparison method which may affect the carrying value of investments in subsidiaries and associate.

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

(Rupees in Lakh)

### NOTE 2 : PROPERTY, PLANT AND EQUIPMENT

Particulars	Leasehold Building	Freehold Building	Plant & Equipments	Office Equipments	Furniture and fixtures	Computers	Vehicles	Total
<b>GROSS CARRYING VALUE</b>								
As at 1.04.2017	1,042.08	569.89	4,148.79	67.25	104.91	48.96	469.12	6,451.00
Additions	-	-	2.09	0.93	-	4.83	27.53	35.38
Disposals/adjustments	-	91.62	3.62	-	-	0.52	16.83	112.59
<b>As at 31.03.2018</b>	<b>1,042.08</b>	<b>478.27</b>	<b>4,147.26</b>	<b>68.18</b>	<b>104.91</b>	<b>53.27</b>	<b>479.82</b>	<b>6,373.79</b>
Additions	-	-	-	0.61	0.72	-	16.78	18.11
Disposals/adjustments	619.38	-	0.12	-	-	0.02	16.92	636.44
<b>As at 31.03.2019</b>	<b>422.70</b>	<b>478.27</b>	<b>4,147.14</b>	<b>68.79</b>	<b>105.63</b>	<b>53.25</b>	<b>479.68</b>	<b>5,755.46</b>
<b>DEPRECIATION</b>								
As at 1.04.2017	25.43	10.08	438.34	16.64	21.59	20.96	73.85	606.89
Charge for the year	8.73	9.16	432.97	12.66	18.48	8.18	71.93	562.11
Elimination on disposal of assets	-	0.79	0.08	-	-	0.49	1.67	3.03
<b>As at 31.03.2018</b>	<b>34.16</b>	<b>18.45</b>	<b>871.23</b>	<b>29.30</b>	<b>40.07</b>	<b>28.65</b>	<b>144.11</b>	<b>1,165.97</b>
Charge for the year	39.74	8.37	430.53	9.34	14.26	2.91	65.84	570.99
Elimination on disposal of assets	14.76	-	-	-	-	-	1.43	16.19
<b>As at 31.03.2019</b>	<b>59.14</b>	<b>26.82</b>	<b>1,301.76</b>	<b>38.64</b>	<b>54.33</b>	<b>31.56</b>	<b>208.51</b>	<b>1,720.77</b>
<b>NET BLOCK</b>								
As at 31.03.2018	1007.92	459.82	3,276.03	38.88	64.84	24.62	335.71	5,207.82
As at 31.03.2019	363.56	451.45	2,845.38	30.15	51.30	21.69	271.16	4,034.69

#### Notes:

i. Depreciation has been charged to:	2018-19	2017-18
- Statement of Profit & Loss	169.10	157.44
- Project in Progress Account	401.89	404.67
	<b>570.99</b>	<b>562.11</b>

ii. Legal formalities relating to conveyance of freehold building having gross value of Rs. 530.24 Lakh (as at 31st March, 2018: Rs. 530.24 Lakh) and lease deed of lease hold building having gross value of Rs. 191.04 Lakh (as at 31st March, 2018: Rs. 1218.49 Lakh) are pending execution.

iii Deemed Cost of property, plant and equipment (represents deemed cost on the date of transition to Ind AS i.e. on 1st April 2016)

Particulars	Leasehold Building	Freehold Building	Plant & Equipments	Office Equipments	Furniture and fixtures	Computers	Vehicles	Total
Gross block	1,638.38	638.75	5,827.17	482.89	398.88	594.66	1,021.62	10,602.35
Accumulated depreciation	621.73	78.94	2,116.73	432.27	315.56	566.66	626.35	4,758.24
<b>Net block</b>	<b>1,016.65</b>	<b>559.81</b>	<b>3,710.44</b>	<b>50.62</b>	<b>83.32</b>	<b>28.00</b>	<b>395.27</b>	<b>5,844.11</b>

iv For details of Assets charged, Refer Note-16 and Note - 20 of the standalone financial statements.

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

### NOTE 3 : INVESTMENTS

*(Rupees in Lakh)*

Particulars	Face Value (Rs. Each)	As at 31st March, 2019		As at 31st March, 2018	
		Quantity (Shares/ Units)	Book Value	Quantity (Shares/ Units)	Book Value
<b>A. INVESTMENTS AT COST OR DEEMED COST</b>					
- Investment in Equity shares					
(Trade, Unquoted, fully paid up)					
- Wholly Owned Subsidiary Companies					
(a) Housing and Construction Lanka Pvt. Ltd.	SLR 10	1,00,98,100	491.67	1,00,98,100	491.67
(b) Geo Connect Ltd.	10	98,79,250	989.72	98,79,250	989.72
(c) Wrangler Builders Pvt. Ltd.	10	10,000	1.00	10,000	1.00
(d) Maestro Promoters Pvt. Ltd.	10	10,000	1.00	10,000	1.00
(e) Anjuman Buildcon Pvt. Ltd.	10	10,000	1.00	10,000	1.00
(f) A. R. Paradise Pvt. Ltd.	100	10,000	10.03	10,000	10.03
(g) Fenny Real Estate Pvt. Ltd.	10	20,000	2.01	20,000	2.01
(h) A.R. Infrastructure Pvt. Ltd. (at a premium of Rs.90/- per share)	10	49,200	49.32	49,200	49.32
(i) Third Eye Media Pvt Ltd.	10	10,000	1.00	10,000	1.00
(j) Avee Iron & Steel Works Pvt. Ltd. (at a premium of Rs. 300 per share)	100	3,095	12.41	3,095	12.41
(k) Sunrise Facility Management Pvt. Ltd.	10	10,000	1.00	10,000	1.00
(l) Enchant Construction Pvt. Ltd.	10	10,000	1.00	10,000	1.00
(m) Sonu Buildwell Pvt. Ltd.	10	-	-	10,000	1.00
(n) Rishu Buildtech Pvt. Ltd.	10	-	-	10,000	1.00
(o) Andri Builders & Developers Pvt. Ltd.	10	10,000	1.00	10,000	1.00
(p) VS Infratown Pvt. Ltd.	10	5,66,310	56.77	5,66,310	56.77
(q) Identity Buildtech Pvt. Ltd. (See Note- 3.1)	10	10,000	146.69	10,000	146.69
(r) Cross Bridge Developers Pvt. Ltd (at a premium of Rs. 890 per share)	10	10,000	90.23	10,000	90.23
(s) Shamia Automobiles Pvt. Ltd.	10	-	1.00	10,000	1.00
(t) Oriane Developers Pvt. Ltd. (at a premium of Rs. 4990 per share) (See Note- 3.1)	10	10,000	501.25	10,000	501.25
- Associates					
(a) Optus Corona Developers Pvt. Ltd. (at a premium of Rs. 2490 per share)	10	4,988	125.01	4,988	125.01
			<b>2,482.10</b>		<b>2,485.10</b>
<b>NOTES:</b>					
<b>3.1 Shares pledged with Indiabulls Commercial Credit Limited (previous year : Indiabulls Housing Finance Ltd.) as security for Term Loan:</b>					
- Identity Buildtech Pvt. Ltd.	10	<b>3,000</b>	<b>44.01</b>	3,000	44.01
- Oriane Developers Pvt. Ltd. (at a premium of Rs. 4990 per share)	10	<b>10,000</b>	<b>501.25</b>	10,000	501.25
<b>3.2 Aggregate Value of Unquoted Investments</b>					
- Investment in subsidiaries at cost			<b>2,482.09</b>		<b>2,485.10</b>

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

### 3.3 Details of Subsidiaries and Associates

S. No.	Name of Company	Principal activity	Place of incorporation	Principal place of business	Proportion of ownership interest/ voting rights held by the Company	
					As at 31st March, 2019	As at 31st March, 2018
A. SUBSIDIARIES						
1.	Housing and Construction Lanka Pvt. Ltd.	Real estate	Sri Lanka	Sri Lanka	100.00%	100.00%
2.	Geo Connect Ltd.	Real estate	Delhi	Delhi	100.00%	100.00%
3.	Wrangler Builders Pvt. Ltd.	Real estate	Delhi	Delhi	100.00%	100.00%
4.	Maestro Promoters Pvt. Ltd.	Real estate	Delhi	Delhi	100.00%	100.00%
5.	Anjuman Buildcon Pvt. Ltd.	Real estate	Delhi	Delhi	100.00%	100.00%
6.	A. R. Paradise Pvt. Ltd.	Real estate	Delhi	Delhi	100.00%	100.00%
7.	Fenny Real Estate Pvt. Ltd.	Real estate	Delhi	Delhi	100.00%	100.00%
8.	A.R.Infrastructure Pvt. Ltd.	Real estate	Delhi	Delhi	100.00%	100.00%
9.	Third Eye Media Pvt Ltd.	Real estate	Delhi	Delhi	100.00%	100.00%
10.	Aevee Iron & Steel Works Pvt. Ltd.	Real estate	Delhi	Delhi	100.00%	100.00%
11.	Sunrise Facility Management Pvt. Ltd.	Real estate	Delhi	Delhi	100.00%	100.00%
12.	Enchant Construction Pvt. Ltd.	Real estate	Delhi	Delhi	100.00%	100.00%
13.	Sonu Buildwell Pvt. Ltd.	Real estate	Delhi	Delhi	-	100.00%
14.	Rishu Buildtech Pvt. Ltd.	Real estate	Delhi	Delhi	-	100.00%
15.	Andri Builders & Developers Pvt. Ltd.	Real estate	Delhi	Delhi	100.00%	100.00%
16.	VS Infratown Pvt. Ltd.	Real estate	Delhi	Delhi	100.00%	100.00%
17.	Identity Buildtech Pvt. Ltd.	Real estate	Delhi	Delhi	100.00%	100.00%
18.	Cross Bridge Developers Pvt. Ltd	Real estate	Delhi	Delhi	100.00%	100.00%
19.	Shamia Automobiles Pvt. Ltd.	Real estate	Delhi	Delhi	100.00%	100.00%
20.	Oriane Developers Pvt. Ltd.	Real estate	Delhi	Delhi	100.00%	100.00%
B. ASSOCIATES						
1.	Optus Corona Developers Pvt. Ltd.	Real estate	Delhi	Delhi	49.88%	49.88%

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

### NOTE 4 : NON CURRENT- LOANS

*(Rupees in Lakh)*

Particulars	As at 31st March, 2019	As at 31st March, 2018
<b>At Amortized Cost</b>		
- Housing Loan to Staff	6.80	14.28
	<b>6.80</b>	<b>14.28</b>

### NOTE 5 : NON CURRENT- INCOME TAX

- Advance Income Tax/ Tax deducted at source	12,572.81	12,426.28
Less: Provision for Income Tax	11,485.63	11,485.63
	<b>1,087.18</b>	<b>940.64</b>

### NOTE 6 : INVENTORIES

(At lower of cost or New realizable value)		
- Building Materials, Restaurant's Provisions, Beverages etc. & stores	1,138.46	1,202.88
- Land	6,616.02	6,756.02
- Flats, Houses & Farm Land	842.78	835.26
- Projects in progress	1,85,055.60	131,533.14
	<b>1,93,652.86</b>	<b>140,327.30</b>
6.1 For Inventory charged refer note-16 & 20 of the standalone financial statements		

### NOTE 7 : OTHER INVESTMENTS

(Valued at Fair Value through Profit and Loss)		
- <b>Investment in Mutual Funds</b>		
Unquoted, fully paid up		
- <b>Units in Mutual Fund</b>		
Canara Robeco Capital Protection Oriented Fund Series 6- Regular Growth (99990 (Previous year: 82929.106) Units of Face Value of Rs.10 each)	12.36	11.87
	<b>12.36</b>	<b>11.87</b>
7.1. <b>Quoted Investments</b>		
- Aggregate amount of Market Value	-	-
7.2. <b>Unquoted Investments</b>		
- Investment in others instruments at Fair Value through Profit and Loss	12.36	11.87

### NOTE 8 : TRADE RECEIVABLES

Unsecured-considered good		
Trade receivable	7,070.87	7,485.30
	<b>7,070.87</b>	<b>7,485.30</b>

- 8.1. The average credit period is 21 to 45 days. For payments, beyond credit period, interest is charged as per contractual rate on outstanding balances which has been accounted for as per the policy of the company.
- 8.2. The real estate sales are made on the basis of cash down payment or construction linked payment plans. In case of construction linked payment plans, invoice is raised on the customer in accordance with milestones achieved as per the flat buyer agreement. The final possession of the property is offered to the customer subject to payment of full value of consideration. Accordingly, the Company does not expects any credit losses.



## Notes to Standalone Financial Statements for the year ending 31st March, 2019

### NOTE 9 : CASH AND CASH EQUIVALENTS

(Rupees In Lakh)

Particulars	As at 31st March, 2019		As at 31st March, 2018	
<b>Balance with Banks:</b>				
- In current account	239.29		72.14	
<b>Cash in hand</b>	63.18		161.80	
(including imprest with staff)		302.47		233.94
		<b>302.47</b>		<b>233.94</b>

9.1 Balance in current account includes Rs. 42.91 Lakh (as at 31st Mar 2018 Rs 21.99 Lakh) held in account for a project under Real Estate Regulation Act. The money can be utilised for payments of the specified projects.

### NOTE 10 : OTHER BANK BALANCES

- <b>Earmarked balances with banks</b>				
a. Unpaid Dividend Bank accounts	57.36		59.76	
b. Money kept in escrow accounts	96.47		96.64	
	153.83		156.40	
- <b>Fixed deposits held as margin money or security against:</b>				
a. Guarantees	865.39		1,005.99	
b. Bank Deposit pledged with authorities	198.97	1,218.19	150.56	1,312.95
- <b>Other Fixed Deposits with Banks (Refer Note 10.3)</b>		-		503.08
		<b>1,218.19</b>		<b>1,816.03</b>

10.1 Fixed Deposits with Banks includes deposits of Rs. Nil (Previous year Rs. Nil) with maturity of more than 12 months.

10.2 Cash and Bank balances includes restricted cash balance of Rs.1218.20 Lakh (as at 31st March 2018: Rs.1312.95 Lakh). The restrictions are primarily on account of cash and bank balances held as margin money, deposit against guarantees, unpaid dividends and escrow accounts.

10.3 The deposit maintained by the Company with banks can be withdrawn at any point of time without prior notice or penalty on the principal.

### NOTE 11: CURRENT- FINANCIAL ASSETS- LOANS

(Unsecured considered good)		
- Housing Loan to Staff	7.32	10.61
- Deposit with Corporate (Incl accrued interest)	4,294.05	3,287.82
	<b>4,301.37</b>	<b>3,298.43</b>

### NOTE 12 : CURRENT- OTHER FINANCIAL ASSETS

(Unsecured considered good)		
- Deposit with Corporate	21.24	21.24
- Security Deposit Paid to Collaborator	4,988.43	5,120.94
- Security Deposit Paid other than Collaborator	397.38	378.80
- Amount recoverable from related parties	-	182.88
	<b>5,407.05</b>	<b>5,703.86</b>

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

### NOTE 13 : OTHER CURRENT ASSETS

*(Rupees in Lakh)*

Particulars	As at 31st March, 2019		As at 31st March, 2018	
- Advances against Land/Projects:				
<b>- To Related Parties</b>				
Wholly Owned Subsidiaries				
- Maestro Promoters Pvt. Ltd.	40.45		3.76	
- Wrangler Builders Pvt. Ltd.	1,404.15		1,404.14	
- Geo Connect Ltd.	116.93		229.77	
- Anjuman Buildcon Pvt. Ltd.	1,290.49		1,310.49	
- A R Paradise Pvt. Ltd.	97.37		97.36	
- Fenny Real Estates Pvt. Ltd.	5.21		17.01	
- Enchant Constructions Pvt. Ltd.	183.45		183.45	
- Sonu Buildwell Pvt. Ltd.	-		76.63	
- Sunrise Facility Management Pvt. Ltd.	1.67		1.67	
- Rishu Buildtech Pvt. Ltd.	-		75.65	
- Andri Builders & Developers Pvt. Ltd.	771.99		771.98	
- VS Infratown Pvt. Ltd.	250.33		263.33	
- Cross Bridge Developers Pvt. Ltd.	212.64		212.63	
- Oriane Developers Pvt. Ltd.	504.12		504.11	
- Shamia Automobile Pvt. Ltd.	104.29		149.28	
	4,983.09		5,301.24	
- Others	6,154.97	11,138.06	7,356.32	12,657.56
- Prepaid Expenses (including brokerage)		4,555.25		2,567.77
- Other advances *		1,285.45		1,125.75
		16,978.76		16,351.08

\* Other Advances includes Advance to Contractors, Creditors, Suppliers, Security Deposit paid.

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

### NOTE 14 : EQUITY

(Rupees in Lakh)

Authorized, Issued, Subscribed and paid up share capital and par value per share

Particulars	As at 31st March, 2019	As at 31st March, 2018
<b>- Authorized Share Capital</b>		
9,49,90,000 (Previous year 9,49,90,000) Equity Shares of Rs.10/- each	9,499.00	9,499.00
5,01,000 (Previous year 5,01,000) Redeemable Cumulative Preference Shares of Rs. 100/- each	501.00	501.00
	<b>10,000.00</b>	<b>10,000.00</b>
<b>- Issued, Subscribed and Paid-up Share Capital</b>		
5,93,85,828 (Previous year 5,93,85,828) Equity Shares of Rs.10/- each fully paid-up.	5,938.58	5,938.58
	<b>5,938.58</b>	<b>5,938.58</b>

#### NOTES:

##### 14.1 Terms/ Rights attached to equity shares

The Company has only one class of equity shares having a par value of Rs.10/- per share. Each holder of equity shares is entitled to one vote per share. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation of the Company, the holders of equity shares would be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of the equity shares held by the shareholders.

##### 14.2 Reconciliation of number of equity shares outstanding at the beginning and at the end of the year

Particulars	As at 31st March, 2019	As at 31st March, 2018
Number of shares outstanding as at the beginning of the year	5,93,85,828	5,93,85,828
Number of shares outstanding as at the end of the year	5,93,85,828	5,93,85,828

##### 14.3 Detail of Shareholder's holding more than 5% shares

S. No.	Name of Shareholder	As at 31st March, 2019		As at 31st March, 2018	
		No. of shares	Percentage	No. of shares	Percentage
1	Deepak Ansal	66,72,870	11.24%	66,72,870	11.24%
2	Kushagr Ansal	30,61,368	5.16%	30,61,368	5.16%
3	Karun Ansal	30,61,368	5.16%	30,61,368	5.16%
4	Akashdeep Portfolios Pvt. Ltd.	42,94,710	7.23%	42,94,710	7.23%
5	Glorious Properties Pvt. Ltd.	39,29,037	6.62%	39,29,037	6.62%
6	Global Consultants & Designers Pvt. Ltd.	45,49,362	7.66%	45,49,362	7.66%
7	Snow White Cable Network Pvt. Ltd.	32,11,905	5.41%	32,11,905	5.41%
8	Sungrace Security Services Pvt. Ltd.	29,87,424	5.03%	29,87,424	5.03%

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

### NOTE 15 : OTHER EQUITY

(Rupees in Lakh)

Particulars	As at 31st March, 2019		As at 31st March, 2018	
<b>- Capital Reserve</b>				
Opening Balance	913.72		913.72	
Add: Amount received against shares (partly paid) forfeited	-	913.72	-	913.72
<b>- Capital Redemption Reserve</b>				
Opening Balance	57.56		57.56	
Add: Transferred from Statement of Profit and Loss on buy back of Equity Shares	-	57.56	-	57.56
<b>- Securities Premium</b>				
Opening Balance	2,823.02		2,823.02	
Add : Received during the year	-	2,823.02	-	2,823.02
<b>- General Reserve</b>				
Opening Balance	23,977.38		23,977.38	
Add: Adjustment on account of Ind AS 115 (net of tax)	(12,849.33)		-	
Add: Transferred from Retained earnings	-	11,128.05	-	23,977.38
<b>- Retained earnings</b>				
Opening Balance	7,231.40		9,363.78	
Add: Profit/loss for the year	(803.31)		(2,132.38)	
	6,428.09		7,231.40	
- Transfer to General Reserve	-	6,428.09	-	7,231.40
<b>- Other Comprehensive Income</b>				
Opening Balance	84.10		34.13	
Add: Profit/loss for the year	25.48	109.58	49.97	84.10
		21,460.02		35,087.17

#### 15.1 Nature and purpose of reserves:

- Capital Reserve - The Company has transferred the amount received on forfeiture of partly paid share/warrant in Capital reserve.
- Capital Redemption Reserve - The Company has transferred a part of the net profit of the company to the Capital Redemption Reserve in previous years on buy back of equity shares
- Securities Premium - The amount received in excess of the face value of the equity share issued by the company is recognised in securities premium reserve.
- General Reserve - The Company has transferred a part of the net profit of the company to the general reserve in previous years.
- Retained earnings - Retained earnings are profits of the company earned till date less transferred to general reserve.

**15.2** The Company had revalued building on 31st March, 1996 on the basis of approved valuer report and had balance of Rs. 67.20 Lakh (as on 31st March, 2018 Rs. 589.51 Lakh). This revaluation reserve has been clubbed into General Reserve due to adoption of deemed cost option under Ind AS.

**15.3** For Ind AS 115 Impact refer- Note No.53 of the standalone financial statement.

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

### NOTE 16 : LONG-TERM BORROWINGS

(Rupees in Lakh)

Particulars	As at 31st March, 2019		As at 31st March, 2018	
	Non Current	Current	Non Current	Current
<b>A. SECURED AT AMORTISED COST</b>				
<b>From Banks</b>				
- Term Loan	-	-	-	-
- Bank Overdraft	86.21	130.96	189.66	126.72
- Vehicle/ Equipment Loan	23.10	20.16	48.04	20.86
<b>From Others</b>				
- Term Loan from Corporate Bodies	9,691.37	30,783.93	31,205.42	8,505.94
- Vehicle/ Equipment Loan from Corporate Bodies	20.89	34.70	45.52	55.17
<b>B. UNSECURED AT AMORTISED COST</b>				
- Public Deposits	379.09	1,975.48	1,218.01	2,881.74
- Loan from Corporate Bodies				
- Related Parties	-	9,536.30	3,455.19	2,261.89
- Others	100.00	1,286.44	1,347.75	200.00
- Loan from Others				
- Related Parties	1,423.28	-	867.00	-
<b>TOTAL</b>	<b>11,723.94</b>	<b>43,767.97</b>	<b>38,376.58</b>	<b>14,052.32</b>

#### NOTES:

##### 16.1 Bank Overdraft referred above to the extent of:

- Rs. 217.17 Lakh (as at 31st March, 2018: Rs. 316.38 Lakh) overdraft facility is secured by way of mortgage of unsold units owned by the Company in one of its project at Ghaziabad and guaranteed by promoter directors.

##### 16.2 Term Loan from Corporate Bodies referred above to the extent of:

- Rs. 14202.29 Lakh (as at 31st March, 2018: Rs. 18384.62 Lakh) are secured by way of mortgage of project land owned by the Company and its subsidiaries situated at Agra, Indore, Meerut and Gurgaon, mortgage of Leasehold building situated at Noida, mortgage of premises situated at Delhi owned by promoter directors and their families, assignment of receivables of Agra, Indore, Meerut and certain Gurgaon projects and pledge of part of promoters shareholding in the Company and pledge of 100% shares of Toptrack Infotech Pvt. Ltd. and guaranteed by promoter directors.
- Rs. 253.24 Lakh (as at 31st March, 2018: Rs. 709.14 Lakh) are secured by way of mortgage of Commercial Plot owned by the Company, Residential plot owned by promoter situated at Noida and Palam Vihar respectively, unsold units in the project at Meerut and guaranteed by promoter director.
- Rs. 8216.02 Lakh (as at 31st March, 2018: Rs. 8456.14 Lakh) are secured by way of mortgage of land owned by the Company and its subsidiaries situated at Yamunanagar and Amritsar, hypothecation of finished goods and assignment of receivables of Yamunanagar Project and guaranteed by promoter directors.
- Rs. 2818.74 Lakh (as at 31st March, 2018: Rs. NIL) are secured by way of mortgage of land owned by the Company and its subsidiaries situated at Karnal under DDDJAY, hypothecation of finished goods and assignment of receivables of Karnal Project and guaranteed by promoter directors.
- Rs. Nil (as at 31st March, 2018: Rs. 22.67 Lakh) are secured by way of mortgage of land owned by the Company and its subsidiaries situated at Jhansi and Ghaziabad and assignment of receivables of Jhansi and Ghaziabad Projects and guaranteed by promoter directors.
- Rs. 14985.00 Lakh (as at 31st March, 2018: Rs. 13083.82 Lakh) are secured by way of mortgage of land owned by the Company and its subsidiaries situated at Gurgaon, assignment of finished goods and receivables of Gurgaon, Alwar, Ajmer and Gr. Noida Projects, pledge of term deposit and pledge of shares of a subsidiary company and associate company and guaranteed by promoter directors, a subsidiary company and an associate company.
- The rate of interest are as per the sanction letter/agreement.

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

**16.3 Vehicle/ Equipment Loan from Bank/ Corporate Bodies referred above are secured by way of hypothecation of respective vehicle/ construction equipment.**

**16.4 Term Loan from Bank referred above to the extent of:**

Rs. 217.17 Lakh have been guaranteed by the promoter directors. (As at 31st March, 2018: Rs. 316.38 Lakh)

**16.5 Term Loan from Corporate Bodies referred above to the extent of:**

Rs. 40,397.17 Lakh have been guaranteed by the promoter directors. (As at 31st March, 2018 Rs. 40,472.29 Lakh)

Rs. 23,201.02 Lakh have been guaranteed by the subsidiary companies. (As at 31st March, 2018 Rs. 21,562.63 Lakh)

**16.6 Public Deposits:**

The Company has discontinued acceptance / renewal of fixed deposits w.e.f. 1st April, 2016. Due to recession in the real estate industry resulting in financial crunch, the Company approached the National Company Law Tribunal (NCLT), New Delhi, in July 2016 under section 74(2) of the Companies Act, 2013 and has received the approval for extension of time to repay the deposits vide NCLT's order dated 3rd October, 2016. The total deposits at the time of Company's application to the NCLT amounting to Rs. 8,457.47 Lakh are generally being repaid by the Company as per the terms of NCLT Orders though there are some overdue amounts. However, the NCLT vide its order dated 1st December, 2017 has permitted to pay Rs. 125.00 Lakh per month including hardship cases and same scheme has been extended by NCLT till May, 2019 vide its latest order dated 25.04.2019. The Company is in the process of complying with the above NCLT orders. The outstanding amount of public deposits as on 31st March, 2019 has been classified into current and non current after considering extension granted by the NCLT.

**16.7 Loan under Restructuring:**

During the previous year, long term loan from IFCI have been restructured. The Company is entitled to reliefs and concessions granted by the financial institution effective from the cut-off date. Key terms of restructuring is as under:

- Tenure : 8 Years and 6 Months
- Additional moratorium of 3 months from cut-off date on principal repayments.
- Principal Repayment of Loans: 99 structured monthly installments starting from 15th October, 2017 till 15th December, 2025
- Interest obligation aggregating Rs. 518.13 Lakh on cut-off date was converted into Funded Interest term Loan (FITL) and repayable in 21 structured monthly installments starting from 15th August, 2017

**16.8 Loan Recall Notice:**

India Bulls Commercial credit limited ("the Lender") has recalled the entire outstanding principal of Rs. 14,985 Lakh along with accrued interest, penal interest and other charges vide recall notice dated 13.03.2019. Further on 05.04.2019 notice under Sec 13(2) of the Securitisation and Reconstructions of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 was issued by India Bulls ARC under which full repayment of Rs. 17,508 Lakh (including interest till 05.04.2019) within 60 days of receipt of this notice has been demanded. As per the management, Balance outstanding as per the Books as on 31.03.2019 is Rs. 15,457 Lakh (including interest of Rs. 473 Lakh) Balance Confirmation/Statement is not available and hence the Impact of reconciliation (if any) is not ascertainable.

HDFC Ltd has issued the demand notice u/s 13(2) of the SARFAESI Act, 2002 for enforcement of Secured Assets against the entire outstanding loans/dues of Rs. 15,019 Lakh (including interest till 30.04.2019). Balance outstanding as per the Books as on 31.03.2019 is Rs. 14,770 Lakh (including interest of Rs. 57 Lakh) Balance Confirmation/Statement is not available and hence the Impact of reconciliation (if any) is not ascertainable.



## Notes to Standalone Financial Statements for the year ending 31st March, 2019

### 16.9 Maturity Profile of Long Term Borrowings are set out below:

(Rupees in Lakh)

Particulars	1-2 years	2-3 years	3-4 years	More than 4 years
<b>SECURED</b>				
- Bank Overdraft	86.21	-	-	-
- Vehicle/ Equipment Loan from Bank	15.00	7.03	1.06	-
- Term Loan from Corporate Bodies	2,584.06	2,349.05	1,200.00	3,558.26
- Vehicle/ Equipment Loan from Corporate Bodies	12.62	4.67	2.57	1.02
<b>UNSECURED</b>				
- Public Deposits	379.09	-	-	-
- Loan from Related Parties	1,423.29	-	-	-
- Others	100.00	-	-	-

### 16.10 The Company has defaulted in repayment of loans and interest in respect of the following:

Particulars	As at 31st March, 2019		As at 31st March, 2018	
	Period of default	Amount	Period of default	Amount
a. Overdraft from Bank				
-Principal	-	-	-	-
-Interest	-	-	1 to 30 days	2.43
b. Term Loan from Corporate Bodies/ others				
-Principal	31 to 136 days	1,046.74	15 to 44 days	6.00
-Interest	59 to 136 days	1,232.06	15 to 59 days	432.34

### NOTE 17: LONG-TERM PROVISIONS

	As at 31st March, 2019	As at 31st March, 2018
- Provision for compensated absences	85.42	93.83
	<b>85.42</b>	<b>93.83</b>

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

### NOTE 18 : DEFERRED TAX LIABILITIES/ (ASSET) (NET)

*(Rupees in Lakh)*

Particulars	As at 31st March, 2019	As at 31st March, 2018
<b>a) Deferred Tax Liabilities</b>		
- Impact of difference between carrying amount of Property Plant and Equipment in the financial statements and as per income tax rules	384.18	882.25
- Impact of expenses/Income charged to Other Comprehensive Income but allowable/chargeable as deduction in future years under Income Tax Act, 1961.	42.23	44.51
- Interest Capitalized on Borrowing Cost but claimed as deduction from Income	4,101.43	5,552.12
- Impact of expenses charged to statement of profit and loss but already allowable as deduction in past years under Income Tax Act, 1961.	129.08	-
	<b>4,656.92</b>	<b>6,478.88</b>
<b>b) Deferred Tax Assets</b>		
- Impact of expenses charged to statement of profit and loss but allowable as deduction in future years under Income Tax Act, 1961.	-	326.53
- MAT Credit Receivable	1,432.00	1,432.00
- Unabsorbed depreciation and business loss carried forward	1,048.54	1,390.55
- Effect of adjustment of New Accounting standard- Ind AS 115	4,952.44	-
- Others	42.14	59.92
	<b>7,475.12</b>	<b>3,209.01</b>
<b>Deferred Tax Liability / (Asset) (Net)</b>	<b>(2,818.20)</b>	<b>3,269.87</b>

18.1 For Defer Tax Reconciliation, refer Note- 49 of the standalone financial statement

### NOTE 19 : OTHER LONG-TERM LIABILITIES

- Security Deposits received from employees	38.94	90.35
	<b>38.94</b>	<b>90.35</b>

### NOTE 20 : SHORT-TERM BORROWINGS

<b>A. SECURED AT AMORTISED COST</b>		
<b>Credit Facilities Repayable on Demand From Bank</b>		
- Working Capital Loan from Banks	5,864.02	7,420.33
<b>B. UNSECURED AT AMORTISED COST</b>		
- From Corporate Bodies		
- Related Parties	1,088.00	1,088.00
- Others	895.00	1,020.00
	<b>7,847.02</b>	<b>9,528.33</b>

#### NOTES:

20.1 Working Capital Loans from Scheduled Banks are secured by charge over stocks of materials, unsold finished stock, construction work-in-progress, book-debts of the Company, Office premises at Indra Prakash Building (Lease hold building, Commercial Plot at Parwanoo, Residential Plot at Lucknow, Residential Plots at Gurgaon owned by director & their family, Unsold area & Corporate Office at Ghaziabad (Freehold Building) and have been guaranteed by promoter directors & their family. The rate of interest are as per the sanction letter.

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

### NOTE 21 : TRADE PAYABLES

(Rupees in Lakh)

Particulars	As at 31st March, 2019	As at 31st March, 2018
- Micro, Small and Medium Enterprises- (Refer Note 39)	-	-
- Others	26,229.88	30,395.45
	<b>26,229.88</b>	<b>30,395.45</b>

21.1 Refer Note 47 for Trade payables which are going to be settled within 12 months from the reporting date & for information about liquidity risk and market risk..

### NOTE 22 : OTHER FINANCIAL LIABILITIES (CURRENT)

Current maturities of Long term debt (Refer Note-16)	43,767.98	14,052.32
Interest accrued and due on borrowings	1,421.10	432.34
Interest accrued but not due on borrowings	3,321.08	2,644.14
Unpaid/Unclaimed dividends	57.13	59.53
Unclaimed matured deposits	805.59	573.94
(Including Interest accrued and due on unclaimed matured deposits)		
Security Deposits/ Retention Money	1,330.36	1,520.02
Other Payables	6,524.30	5,627.83
	<b>57,227.54</b>	<b>24,910.10</b>

#### NOTES:

22.1 The Other payables referred above includes Brokerage Provision, Customer Refund, payable to Associates Co. and Staff Imprest. Further Customer Refund Includes Rs. 1306.22 Lakh (as at 31st March 2018 Rs. 698.52 Lakh) payable to subsidiary company and Rs. 117.29 Lakh (as at 31st March 2018 Rs. 110.52 Lakh) payable to other related parties.

22.2 Other payables also includes Rs. 413.56 Lakh (as at 31st March,2018: Rs.588.20 Lakh ) payable to a subsidiary Companies and Rs.777.17 Lakh (as at 31st March 2018 is Rs. 776 Lakh).

22.3 Refer Note 47 for other financial liabilities which are going to be settled within 12 months from the reporting date & for information about liquidity risk and market risk.

### NOTE 23 : SHORT-TERM PROVISIONS

- Provision for compensated absences	5.36	12.38
- Provision for Gratuity	173.67	144.09
	<b>179.03</b>	<b>156.47</b>

### NOTE 24 : OTHER CURRENT LIABILITIES

Advances from Customers (Contract Liability) (Refer Note 53)	1,06,098.94	34,650.66
Other payables - Statutory Dues Payable	2,178.51	2,896.81
-Others	366.08	-
	<b>1,08,643.53</b>	<b>37,547.46</b>

#### NOTES:

24.1 The Advances from Customers referred above includes Rs. 2,986.32 Lakh (as at 31st March,2018: Rs.2,986.32 Lakh) received from subsidiary Companies and Rs.748.34 Lakh (as at 31st March,2018 Rs. 7,33.98 Lakh ) from other related parties.

24.2 Advances from customers are against sale of real estate projects and generally are not refundable except in the case of cancellation of bookings.

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

### NOTE 25 : REVENUE FROM OPERATIONS

*(Rupees in Lakh)*

Particulars	As at 31st March, 2019	As at 31st March, 2018
<b>A. Real Estate Operations</b>		
- Sale of Commercial/Residential Flats, Shops, Houses and Plots	13,339.09	18,731.30
- Interest From Customers	331.77	116.07
- Rent Received	750.01	729.07
- Administration Charges	106.24	101.06
- Forfeiture against cancellation	20.03	245.66
<b>B. Hospitality Operations</b>		
- Sale of Food & Beverage	287.46	302.48
- Other Income	11.17	7.97
<b>C. Services</b>		
- Contract Work	-	39.18
	<b>14,845.77</b>	<b>20,272.78</b>

#### Disaggregate Revenue Information

The table below represents disaggregated revenues from contracts with customers for the year ended March 31, 2019 by offering and contract type. The company believes that this disaggregation best depicts how the nature, amount, timing and uncertainty of our revenues and cash flows are affected by industry, market and economic factors.

Particulars	Year ended 31st March, 2019
<b>Revenue by Nature/ Category</b>	
- Real Estate Operations	14,547.14
- Hospitality Operations	298.63
<b>Total</b>	<b>14,845.77</b>
<b>Contract Balances</b>	
- Trade receivables from contracts (refer note 8)	7,070.87
- Contract Assets	-
- Advance from customers (Contract Liabilities) (refer note 24)	1,06,098.94

Contract assets are initially recognised for revenue earned on account of contracts where revenue is recognised over the period of time as receipt of consideration is conditional on successful completion of performance obligations as per contract. Once the performance obligation is fulfilled and milestones for invoicing are achieved, contract assets are classified to trade receivables. The opening balance of these accounts is after taking the effect of Ind AS 115 as mentioned in Note -53.

Contract liabilities include amount received from customers as per the installments stipulated in the buyer agreement to deliver properties once the properties are completed and control is transferred to customers. The opening balance of these accounts, as disclosed below, is after taking the effect of Ind AS 115 as mentioned in Note - 53.

#### Set out below is the amount of revenue recognised from :

Particulars	Year ended 31st March, 2019
<b>Movement of Contract liability</b>	
- Amounts included in contract liabilities at the beginning of the year*	1,04,599.26
- Amount received/ Adjusted against contract liability during the year	14,838.77
- Performance obligations satisfied in current year	(13,339.09)
<b>Amounts included in contract liabilities at the end of the year</b>	<b>1,06,098.94</b>

\*Amount represent balance at the beginning after adopting Ind AS 115

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

### NOTE 26 : OTHER INCOME

(Rupees in Lakh)

Particulars	As at 31st March, 2019	As at 31st March, 2018
- Interest		
- From Bank	101.00	121.24
- From Others	1,662.24	1,566.36
- From Implicit Rate of Return on the financial assets	(394.07)	91.09
- Profit on Sale of property, plant & Equipments	1,253.18	128.41
- Gain on Sale of Current Investments	93.45	-
- Net gain/(loss) arising on financial assets designated through FVTPL	0.49	1.19
- Miscellaneous Income	175.26	315.68
	<b>2,891.55</b>	<b>2,223.97</b>

### NOTE 27 : COST OF CONSTRUCTION

Opening Balance of Projects-in- Progress Account	1,31,533.14	128,071.42
Add: Impact of Ind AS 115 on opening Projects-in- Progress	51,008.38	0
<b>Add: Expenses Incurred during the year</b>		
- Payments Against Land	253.40	3,447.73
- Payment to Collaborators	362.25	273.43
- Expenses Through Contractors	1,971.18	2,931.89
- Materials/Stores Consumed	1,810.07	3,081.80
- Plan Submission Fee	240.33	(701.52)
- Salary, Wages & Other Benefits	365.58	537.36
- External Development Charges	874.62	2,166.12
- Infrastructure Development Charges	(73.92)	161.33
- Sundry Expenses	923.06	1,546.19
- Interest on Loan	3,012.28	2,030.29
- Finance Charges	802.05	502.34
- Lease Rent	0.00	0.00
- Repair and Maintenance- Plant and Machinery	16.12	44.02
- Depreciation	401.89	404.67
- Architect Fees	15.28	5.32
	<b>1,93,515.71</b>	<b>1,44,502.40</b>
Less:		
- Miscellaneous Income	292.57	(38.05)
- Closing Balance of Project-in- Progress Account	1,85,055.60	131,533.14
<b>Cost of Construction charged to Statement of Profit and Loss</b>	<b>8,167.54</b>	<b>13,007.30</b>

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

### NOTE 28 : CONSUMPTION OF FOOD & BEVERAGES- HOSPITALITY DIVISION

*(Rupees in Lakh)*

Particulars	As at 31st March, 2019	As at 31st March, 2018
Opening Stock	7.31	7.54
Add : Purchases during the year	86.83	94.51
Less : Closing Stock	7.07	7.31
	<b>87.07</b>	<b>94.75</b>

### NOTE : 29 (INCREASE)/ DECREASE IN STOCKS

<b>Stock as on 31.03.2019</b>		
- Commercial Flats, Shops, Houses, Plots, Farms etc.	842.78	835.26
<b>Stock as on 31.03.2018</b>		
- Commercial Flats, Shops, Houses, Plots, Farms etc.	835.26	862.65
	<b>(7.52)</b>	<b>27.39</b>

### NOTE 30 : EMPLOYEE BENEFITS EXPENSE

- Salaries, Wages, Commission and Other Benefits	1,110.69	1,264.73
- Contribution to Provident and Other Funds	192.78	265.00
- Staff Welfare	19.35	50.84
	<b>1,322.82</b>	<b>1,580.56</b>

30.1 During the year the Chairman and Managing Director (CMD) was paid a total remuneration of Rs. 19.75 Lakh approved by the Shareholders of the Company in their Annual General Meeting held on 28.09.2018 but before the approval of Secured Creditors as required by 3rd proviso to section 197(1). Hence the amount so paid to him is refundable to the Company within a period of 2 years from the receipt of such monies, i.e. by the month of May, 2020 as per the requirements of Section 197(9) of the Companies Act, 2013. The remuneration till the time refunded, held by him in trust for the Company.

### NOTE 31 : FINANCE COST

Particulars	As at 31st March, 2019	As at 31st March, 2018
Interest Expense on Borrowings	10,674.98	10,003.32
Interest on Income Tax For Earlier Years	-	62.10
Other Borrowing Costs	91.91	76.37
	<b>10,766.89</b>	<b>10,141.78</b>
Less: Interest Charged to Projects in Progress	3,012.28	2,030.29
	<b>7,754.61</b>	<b>8,111.50</b>



## Notes to Standalone Financial Statements for the year ending 31st March, 2019

### NOTE 32 : OTHER EXPENSES

(Rupees in Lakh)

Particulars	As at 31st March, 2019	As at 31st March, 2018
Rent	537.15	543.28
Repair and Maintenance		
-Plant and Machinery	1.53	1.74
-Building	0.42	3.37
-Others	91.75	87.96
Advertisement & Publicity	158.92	256.10
Brokerage and Commission	279.52	524.40
Bank Charges	27.25	40.99
Postage & Telephone	49.47	59.21
Printing & Stationery	21.68	21.04
Travelling & Conveyance	184.37	216.08
Insurance	2.54	11.00
Office Maintenance	21.12	41.08
Electricity	28.86	50.79
Payment to Auditors		
-Audit Fee	13.75	14.02
-For Other Services	0.10	2.11
Lease Charges Paid	32.99	0.00
Directors' Fees	10.00	14.81
Charity & Donations	50.25	51.05
Corporate Social Responsibility expenditure	--	44.60
Loss on Sale of Fixed Assets	3.15	2.83
Miscellaneous Expenses	448.50	368.73
Amounts Written Off	--	0.67
Franchise Management Fee	15.07	15.07
Legal & Professional Charges	156.46	169.47
Business Promotion	26.65	31.70
Rates & Taxes	18.79	13.40
<b>Total Other Expenses</b>	<b>2,180.29</b>	<b>2,585.50</b>

#### NOTE:

32.1 Charity & Donation includes Donation to Political Parties (Bhartiya Janta Party) of Rs. 50.00 Lakh (previous year Rs. 50.00 Lakh)

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

### NOTE 33 : CONTINGENT LIABILITIES AND COMMITMENTS (TO THE EXTENT NOT PROVIDED FOR)

*(Rupees in Lakhs)*

Particulars	As at 31st March, 2019	As at 31st March, 2018
<b>33.1 Contingent Liabilities</b>		
<b>i) Guarantees</b>		
- Guarantees given by the Company to Banks/Financial Institutions against credit facilities extended to third parties. (to the extent of outstanding Loan amount)	2,189.95	2,658.43
<b>ii) Claims against the Company not acknowledged as Debts</b>		
- Income Tax/ Wealth Tax demand being disputed by the Company	2,164.22	1,699.09
- Sales Tax demand being disputed by the Company	979.25	979.25
- Stamp Duty demand being disputed by the Company	704.88	709.84
- Claims by customers for refund of amount deposited/ Compensation/ Interest (to the extent quantifiable)	2,690.69	1,205.55
- Other Claims against the Company not acknowledged as debts	481.36	177.96
	<b>9,210.35</b>	<b>7,430.12</b>

a) In respect of certain assessment years upto 2006-07, the Delhi High Court has allowed the appeal of the Income Tax Department filed against the order of the Income Tax Appellate Tribunal, New Delhi, holding that the Notional Annual Letting Value of Flats/Commercial spaces etc. lying unsold in the closing stock is liable to tax under the head 'Income from House Property'. Based on the High Court Order, the tax department has created a demand of Rs.1246.60 Lakh (as at 31.03.2018: Rs. 1232.34 Lakh) against the Company. The Company has filed special leave petition before the Supreme Court against the order of the Delhi High Court which has been admitted by the Supreme Court. A further liability of Rs.360.42 Lakh (as at 31.03.2018: Rs.360.42 Lakh) is estimated in respect of cases which are pending before the ITAT/ High Court.

b) In respect of certain assessment years, Sales tax authorities have held that construction of properties by developer/ builder is liable to sales tax / VAT and have raised a demand of Rs.1211.06 Lakh (as at 31.03.2018: Rs.1211.06 Lakh) against the Company which are being disputed by the Company before the appellate authorities. Against these demands, the Company has paid Rs.634.47 Lakh (as at 31.03.2018: Rs.634.47 Lakh) under protest and the balance demand has been stayed by the authorities. The management is of the view that in case the Company becomes liable to pay sales tax /VAT, the same will be recovered from the customers to whom these properties have been sold and there is no contingent liability in this respect. The Company has started collecting VAT from Customers on provisional basis.

c) The Revenue Authorities of different states have raised demands of Rs.704.88 Lakh (as at 31.03.2018: Rs.709.84 Lakh) towards deficiency in Stamp Duty on purchase of land / registration of agreements. Against these demands, the Company has paid Rs.226.39 Lakh (as at 31.03.2018: Rs.233.92 Lakh) under protest and the balance demand has been stayed by the appellate authorities. Pending final decision in the matter, no provision has been considered necessary.

In respect of various claims against the Company disclosed above, it has been advised that it has a reasonably good case to succeed at various appellate authorities and hence does not expect any material liability when the cases are finally decided.

iii) In respect of block assessment for the period 01April 1989 to 10 February 2000, Income Tax Appellate Tribunal (ITAT) has given full relief to the company and rejected departments ground of appeal for tax claim of Rs.127.07 Lakh (as at 31.03.2018: Rs.127.07 Lakh). Further, in respect of assessment of certain years, demands had been raised by the Income Tax Department against the Company amounting to Rs.723.45 Lakh (as at 31.03.2018 Rs.723.45 Lakh) approx by disallowing deduction under section 80(IB) of the Income Tax Act, 1961 and other matters. the appeal filed by the Company have been decided in its favour by CIT (Appeals) / ITAT / High Court. The tax department has gone for further reference in the above matters to ITAT/Supreme Court. The Management has been advised that it has a good case to succeed and no tax liability is likely to be arise in these cases.

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

- iv) Due to depressed market conditions, in some of the cases sale consideration received on sale of plots / flats/ apartments is lower than the value adopted or assessed by the regulatory authorities for the purpose of payment of stamp duty (circle rate) and could attract the provisions of section 43CA of the Income Tax Act, 1961. For the Assessment Year 2014-15, 2015-16 & 2016-17, the assessing officer has added the difference between sale consideration and circle rates to the income of the Company and created additional demand of Rs.1018.37 Lakh (as at 31.03.2018 Rs. 773.04 Lakh) . The Company has opted to refer the matter to Valuation Cell of the Income Tax Department for assessing the fair value of the properties sold. The final tax liability under section 43CA can not be ascertained at this stage as the Income Tax Department has not completed the valuation exercise. Such dispute is likely to arise for the subsequent financial years also.

### 33.2 Capital and Other Commitments

- i) Estimated amount of contracts remaining to be executed on capital account (net of advances) and not provided for Rs. NIL (Previous year Rs. NIL).
  - ii) The Company has entered into joint development agreements with owners of land for its construction and development. As stipulated under the agreements, the Company is required to share in area/ revenue from such development in exchange of undivided share in land as stipulated under the agreements. As on March 31,2019 the Company has paid Rs. 8116.01 Lakh (as at 31.03.2018 Rs. 8116.01 Lakh) as deposits/ advances against the joint development agreements. Further, the Company has given advances for purchase of land. Under the agreements executed with the land owners, the Company is required to make further payments based on terms/ milestones stipulated in the agreement. The future commitment in respect of purchase of land, to the extent quantifiable, amounts to Rs. NIL (as at 31.03.2018 Rs. Nil).
34. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on Long term contracts. Further the company did not have any derivative contracts..
35. There have been no delays in transferring amounts required to be transferred to the Investor Education and Protection Fund.
36. The Company has no outstanding derivative or foreign currency exposure as at the end of the current year and previous year.
37. Inventory of Land includes Rs. 718.90 Lakh (as at 31st March, 2018 Rs. 830.99 Lakh) acquired by subsidiary companies/others. The land is registered in the name of the subsidiary companies/ others but is under the possession and control of the Company for development and sale of Real Estate Projects in terms of collaboration agreement with these companies.
38. The Company is engaged primarily in the business of Real Estate development and also running Hospitality Business. The Board for the purpose of resource allocation and assessment of segment performance focus of real estate and hospitality division However, there are no separate reportable segments as per criterion set out under Ind AS 108 on "Segment Reporting" in the Company.
39. Disclosure under section 22 of the Micro, Small and Medium Enterprises Development Act, 2006.

(Rupees in Lakhs)

Particulars	As at 31st March, 2019	As at 31st March, 2018
a) Principal amount remaining unpaid to any supplier as at the end of accounting year	--	--
b) Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	--	--
c) The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day under this Act.	--	--
d) The amount of interest due and payable for the year	--	--
e) The amount of interest accrued and remaining unpaid at the end of the year	--	--
f) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid	--	--

Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the management. This has been relied upon by the auditors.

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

### 40. Corporate Social Responsibility (CSR) Expenditure

*(Rupees in Lakhs)*

	For the year 2018-19	For the year 2017-18
a) Gross amount required to be spent by the Company during the year	-	44.60
b) Amount spent during the year on following:	-	-
i) Construction/ Acquisition of any assets	-	-
ii) on purpose other than (i) above	-	-
- Contribution towards promotion of education	-	44.60
<b>Total</b>	<b>-</b>	<b>44.60</b>

41. The Company has opted for 'composition scheme' notified by the State of Haryana with effect from 1st April, 2014 under which VAT is payable at compounded lumpsum rate of 1% plus surcharge of 5%. Under the scheme, the Company is debarred from recovering the VAT paid from the customers. The VAT payable under the said scheme for the period 1.4.2014 to 30.06.2017 amounting to Rs. 960.51 Lakh (as on 31st March 2018 - Rs. 1126.37 Lakh) (including interest) has been provided in the books of account of the Company and charged to project expenses of the related projects.

42. The Company has done investment of Rs. 491.67 lacs (as at 31st March 2018 Rs. 491.67 Lakh) in a wholly-owned subsidiary company in Sri Lanka by way of equity shares. The subsidiary company had filed an arbitration claim against the Board of Investment of Sri Lanka (BOI) which has been withdrawn during the financial year 2017-18 and company has gone for settlement. The BOI has terminated the agreements for development of integrated township in Sri Lanka between the subsidiary and the BOI. During the F.Y. 2017-18, the management of the subsidiary company has written off all assets. Now the subsidiary company does not have enough assets to redeem the said investment but management of the company is of the opinion that they will be able to redeem the said investment through the settlement and write down of Investment is not required at this stage.

### 43. Particulars of Earning per share (Basic & Diluted)

	For the year 2018-19	For the year 2017-18
- Net profit / (Loss) for the year	(803.31)	(2,132.38)
- Number of Equity shares at the beginning of the year	5,93,85,828	5,93,85,828
- Number of Equity shares at the year end	5,93,85,828	5,93,85,828
<b>Weighted Average number of equity shares for basic EPS</b>	<b>5,93,85,828</b>	<b>5,93,85,828</b>
- <b>Weighted Average number of equity shares used to compute diluted earning per share*</b>	<b>5,93,85,828</b>	<b>5,93,85,828</b>
- Nominal value of the equity share (Rs.)	10.00	10.00
- Basic & diluted earning per share (Rs.)	(1.35)	(3.59)

\*There have been no transactions involving equity shares or potential equity shares between the reporting date and the date of authorization of these financial statements.

### 44. Operating Lease arrangements- As Lessee

The Company has taken various residential / commercial premises under cancelable operating leases. These leases are normally renewable on expiry. The detail of lease charges recognised during the year are as follows:

Particular	For the year 2018-19	For the year 2017-18
Lease Charges		
Charged to statements of profit and loss	554.13	562.67

### Operating Lease arrangements- As Lessor

The Company has given various residential / commercial premises under cancelable operating leases. These leases are normally renewable on expiry. The detail of lease income recognised during the year are as follows:

Particular	For the year 2018-19	For the year 2017-18
Lease Income		
Recognised in statements of profit and loss	750.01	729.07

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

### 45. The disclosures of Employee Benefits as defined in Indian Accounting Standard 19 are given below:

#### A. Defined Benefit Plan

- i) **Gratuity:** The employees' gratuity fund scheme is a defined benefit plan. The Company provides gratuity for employees in India as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of 5 years are eligible for gratuity. The amount of gratuity payable on retirement/termination is the employees' last drawn basic salary per month computed proportionately for 15 days salary multiplied by the number of years of service. The scheme is funded with an insurance company in the form of a qualifying insurance policy through the trustees of the trust. The present value of the obligation is determined on the basis of year end actuarial valuation using the Projected Unit Credit Method, which recognizes each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation.
- ii) **Leave Encashment:** The company also has a leave encashment scheme with defined benefits for its employees. The company makes provision for such liability in the books of accounts on the basis of year end actuarial valuation. No fund has been created for this scheme.

#### I Reconciliation of opening and closing balances of Defined Benefit Obligation

(Rupees in Lakhs)

	Gratuity (Funded)	
	2018-19	2017-18
- Present Value of Obligation at beginning of the year	421.51	460.32
- Interest cost	32.56	30.33
- Current Service Cost	23.44	28.96
- Prior Service Cost	-	48.39
- Benefits Paid	(74.31)	(135.89)
- Actuarial (Gain)/Loss on obligations	(11.11)	(10.60)
- Present Value of Obligation at end of the year	392.10	421.51

#### II Reconciliation of opening and closing balances of fair value of plan assets

	Gratuity (Funded)	
	2018-19	2017-18
- Fair value of plan assets at beginning of the year	277.43	392.59
- Expected return/ (Loss) on plan assets	21.43	25.10
- Contributions	-	-
- Benefits Paid	(74.31)	(135.89)
- Actuarial Gain / (Loss) on Plan assets	(6.12)	(4.37)
- Fair value of plan assets at end of the year	218.43	277.43

#### III Reconciliation of fair value of assets and obligations

	Gratuity (Funded)	
	As at 31st March, 2019	As at 31st March, 2018
- Fair value of plan assets at end of the year	218.43	277.43
- Present Value of Obligation at end of the year	392.10	421.51
- (Net Asset)/ Liability recognized in Balance Sheet	173.67	144.09
- Current Liability	173.67	144.09
- Non-Current Liability	-	-

#### IV Expenses recognized in the Statement of Profit & Loss

	Gratuity (Funded)	
	Year Ended 31st March, 2019	Year Ended 31st March, 2018
- Current Service Cost	23.44	28.96
- Past Service Cost	-	48.39
- Interest Cost	32.56	30.33
- Expected return/ (Loss) on plan assets	21.43	25.10
- Expenses recognized in the Statement of Profit & Loss	34.57	82.59

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

### V Other comprehensive income (OCI)

	Gratuity (Funded)	
	Year Ended 31st March, 2019	Year Ended 31st March, 2018
Actuarial (Gain) / Loss on obligations	(11.11)	(10.60)
Actuarial (Gain) / Loss on Plan assets	6.12	4.37
Net (Income) / Expense recognised in Other Comprehensive Income	(4.99)	(6.23)

### VI Actuarial Assumptions

	Gratuity (Funded)	
	2018-19	2017-18
<b>a. Financial assumption</b>		
- Discount Rate (per annum)	7.70%	7.73%
- Salary Escalation (per annum)	5.0%	5.0%
<b>b. Demographic assumptions</b>		
- Retirement age	58 Years	58 Years
- Attrition/Withdrawal rates, based on age: (per annum)		
upto 30 years	2.0%	2.0%
31-44 years	2.0%	2.0%
above 44 years	1.0%	2.0%

### VII Experience adjustments- Gratuity (Funded)

	Gratuity- (Funded)				
	31.03.2019	31.03.2018	31.03.2017	31.03.2016	31.03.2015
- PVDBO	392.10	421.51	460.32	471.73	431.38
- FV of Plan Assets	218.43	277.43	392.59	437.23	420.57
- Funded Assets (Surplus/Deficit)	173.67	144.09	67.73	34.50	10.82
- Experience gain/(Loss) adjustment on Plan Liabilities	11.11	10.60	9.32	11.68	28.93
- Experience gain/(Loss) on Plan Assets	(6.12)	4.37	4.26	(1.09)	1.46

### VIII Maturity Profile of the Defined Benefit Obligation (Undiscounted values)

Particulars	Year Ended 31st March, 2019	Year Ended 31st March, 2018
- Within the next 12 months	53.01	14.94
- Between 2 to 5 years	203.05	178.01
- Above 6 years	407.88	612.42

### IX Sensitivity analysis

Significant actuarial assumptions for the determination of defined obligation are discount rate and expected salary increase. The sensitivity analysis below have been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

Particulars	Change in assumptions	Gratuity (Funded)	
		Year Ended 31st March, 2019	Year Ended 31st March, 2018
- Discount rate	Increase by 1%	25.37	25.41
	Decrease by 1%	(28.87)	(28.84)
- Salary escalation rate	Increase by 1%	(27.66)	(27.24)
	Decrease by 1%	24.80	24.43

- Sensitivities due to mortality and withdrawal are not material and hence impact of change not calculated.



## Notes to Standalone Financial Statements for the year ending 31st March, 2019

### X Risk Exposure

These plans typically expose the Company to actuarial risks such as :-

- **Interest Rate Risk** : the defined benefit obligation calculated uses a discount rate based on government bonds. If bond yields fall, the defined benefit obligation will tend to increase.
- **Salary Inflation risk** : higher than expected increases in salary will increase the defined benefit obligation.
- **Demographic risks** : this is the risk of volatility of results due to unexpected nature of decrements that include mortality attrition, disability and retirement. The effects of these decrement on the DBO depends upon the combination salary increase, discount rate, and vesting criteria and therefore not very straight forward. It is important not to overstate withdrawal rate because the cost of retirement benefit of a short caring employees will be less compared to long service employees.

**Asset Liability Mismatch** : This will come into play unless the funds are invested with a term of the assets replicating the term of the liability.

**Investment Risk** : For funded plans that rely on insurers for managing the assets, the value of assets certified by the insurer may not be the fair value of instruments backing the liability. In such cases, the present value of the assets is independent of the future discount rate. This can result in wide fluctuations in the net liability or the funded status if there are significant changes in the discount rate during the inter-valuation period.

**Liquidity Risk** : Employees with high salaries and long durations or those higher in hierarchy, accumulate significant level of benefits. If some of such employees resign / retire from the company there can be strain on the cash flows.

**Legislative Risk/Regulatory Risk** : Legislative risk is the risk of increase in the plan liabilities or reduction in the plan assets due to change in the legislation / regulation. The government may amend the Payment of Gratuity Act thus requiring the companies to pay higher benefits to the employees. This will directly affect the present value of the Defined Benefit Obligation and the same will have to be recognized immediately in the year when any such amendment is effective.

### XI Leave Encashment

The leave obligations cover the Company's liability for earned leaves. The amount of provision of Rs. 5.36 Lakh (as at 31 March 2018 Rs.12.38 Lakh) is presented as current, since the Company does not have an unconditional right to defer settlement for any of these obligations. However, based on past experience, the Company does not expect all employees to take the full amount of accrued leave or require payment within the next 12 months, therefore based on the independent actuarial report, only a certain amount of provision has been presented as current and remaining as non-current. The amount debited/ (recognized) for the year is:

	Year Ended 31st March, 2019	Year Ended 31st March, 2018
In Statement of Profit and Loss	15.84	21.29
In Other Comprehensive Income	(18.21)	(70.19)
<b>Total (Income)/Expense recognised during the year (before tax)</b>	<b>(2.37)</b>	<b>(48.90)</b>

45.1 The estimates of rate of escalation in salary considered in actuarial valuation, take into account inflation, seniority, promotion and other relevant factors including supply and demand in employment market.

### B. Defined Contribution Plan

The Company makes provident fund contribution to defined contribution retirement benefit plan for its employees. Under the scheme, the company deposits an amount determined as a specified percentage of basic pay with the regional provident fund commissioner. Contribution to defined contribution plan recognized as expense for the year is Rs.84.74 Lakh (as at 31st March, 2018: Rs.106.52 Lakh).

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

### 46. Related Party Disclosures

As per Indian Accounting Standard-24, the disclosures of transactions with related parties are given below:

a) List of the related parties where control exist and related parties with whom transaction have taken place and description of their relationship:

1 Wholly Owned Subsidiaries

M/s Geo Connect Ltd.  
M/s Housing & Construction Lanka Pvt. Ltd.  
M/s Maestro Promoters Pvt. Ltd.  
M/s Wrangler Builders Pvt. Ltd.  
M/s Anjuman Buildcon Pvt. Ltd.  
M/s A R Infrastructure Pvt. Ltd.  
M/s A R Paradise Pvt. Ltd.  
M/s Fenny Real Estates Pvt. Ltd.  
M/s Third Eye Media Pvt. Ltd.  
M/s Sunrise Facility Management Pvt. Ltd.  
M/s Aevee Iron & Steel Works Pvt. Ltd.  
M/s Enchant Constructions Pvt. Ltd.  
M/s Rishu Buildtech Pvt. Ltd. (Upto 5th December 2018)  
M/s Sonu Buildwell Pvt. Ltd. (Upto 28th January 2019)  
M/s Andri Builders & Developers Pvt. Ltd.  
M/s VS Infratown Pvt. Ltd.  
M/s Cross Bridge Developers Pvt. Ltd.  
M/s Identity Buildtech Pvt. Ltd.  
M/s Shamia Automobiles Pvt. Ltd.  
M/s Oriane Developers Pvt. Ltd.

2 Key Management Personnel  
(KMP's)/Non Executive Director

Mr. Deepak Ansal (Chairman & Managing Director)  
Mrs. Divya Ansal (Non Executive Director w.e.f. 14.09.2017)  
Mr. Kushagr Ansal (Whole Time Director)  
Mrs. Nisha Ahuja (Non Executive Director upto 13.09.2017)  
Mr. Ashok Khanna (Non Executive Director)  
Mr. Surrinder Lal Kapur (Non Executive Director)  
Mr. Maharaj Kishan Trisal (Non Executive Director)  
Mr. Karun Ansal (President)  
Mr. KK Singhal (Executive Director upto 31.05.2017)  
Mr. Sanjay Mehta (Chief Financial Officer upto 29th May 2018)  
Mr. Tarun Kathuria (Chief Financial Officer w.e.f. 30th May 2018)  
Mr. Som Nath Grover (Company Secretary)

3 Relatives of Key Management Personnel  
(With whom transaction taken place during the year)

M/s Deepak Ansal-(H.U.F)- (Karta Mr. Deepak Ansal)  
Mrs. Divya Ansal (Wife of Mr. Deepak Ansal)  
Mrs. Megha Ansal (wife of Mr. Kushagr Ansal)  
Mrs. Neha Ansal (wife of Mr. Karun Ansal)  
Mr. Aryan Ansal (Son of Mr. Kushagr Ansal)  
Ms. Ayesha Ansal (Daughter of Mr. Kushagr Ansal)  
Mr. Veer Ansal (Son of Mr. Karun Ansal)  
Ms. Geeta Singhal (Wife of Mr. K K Singhal)  
Mrs. Jyotika Mehta (Wife of Mr. Sanjay Mehta)  
Mrs. Chandani Mehta (Daughter of Mr. Sanjay Mehta)

4 Associates

M/s Optus Corona Developers Pvt. Ltd.

5 Enterprise over which KMP and their relatives  
have significant influence (SI)

M/s Infinet India Ltd.  
M/s Akash Deep Portfolios Private Ltd.  
M/s Suraj Kumari Charitable Trust  
M/s Ansal Clubs Pvt. Ltd.  
M/s Sungrace Security Services Private Ltd.  
M/s Snow White Cable Network Private Ltd.  
M/s Global Consultant & Designers Private Ltd.  
M/s Glorious Properties Private Ltd.  
M/s Toptrack Infotech Private Ltd.  
M/s Toptrack Real Estate Private Ltd.  
M/s Ansal Land & Housing Private Ltd.  
M/s Shree Satya Sai Construction and Development Private Ltd.  
M/s Ansal Rep (Construction) International Pvt. Ltd.  
M/s Ansal Development Pvt. Ltd.  
M/s Effective Investments Consultants Ltd.  
M/s Ansal Theatres & Clubotels Pvt. Ltd.  
M/s Ansal Buildwell Ltd.  
M/s Khanna Watches Ltd.  
Ansal Housing & Construction Ltd. Group Gratuity Trust

6 Trust Employee Benefit

**Note : Related party relationships are as identified by the company and relied upon by the Auditors**

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

(Rupees in Lakhs)

### 46. Related Party Disclosures

b) The following transactions were carried out with the related parties in the ordinary course of business

Particulars	Current Year					31.03.2018
	Subsidiaries	KMP & Its Relatives	Associates	Entites over which KMP & its Relatives have SI	Total	Total
<b>Rent received/ Parking Income</b>						
M/s Ansal Clubs Pvt. Ltd.				2.83	2.83	2.40
M/s Geo Connect Ltd.	217.04				217.04	30.73
<b>Expenses Reimbursed from</b>						-
M/s Geo Connect Ltd.	131.25				131.25	202.56
<b>Remuneration</b>						-
Mr. Deepak Ansal		19.75			19.75	22.73
Mrs. Divya Ansal		-			-	11.42
Mr. Karun Ansal		11.46			11.46	5.53
Mr. Kushagr Ansal		13.92			13.92	11.75
Mr. KK Singhal		-			-	21.10
Mr. Tarun Kathuria		29.58			29.58	-
Mr. Sanjay Mehta		4.81			4.81	45.08
Mr. SN Grover		27.30			27.30	28.04
<b>Sitting Fee</b>						-
Surrinder Lal Kapur		3.60			3.60	5.20
Ashok Khanna		3.60			3.60	5.20
Maharaj Kishen Trisal		1.60			1.60	4.00
Divya Ansal		1.20			1.20	0.40
<b>Retainership Fee</b>						-
Mrs. Megha Ansal		17.37			17.37	18.32
Mrs. Neha Ansal		17.37			17.37	18.32
<b>Rent Expense</b>						-
Mr. Deepak Ansal		4.13			4.13	10.30
Mrs. Divya Ansal		17.06			17.06	17.09
<b>Amount paid under Collaboration</b>						-
Mr. Deepak Ansal and Mr. Kushagr Ansal		1.60			1.60	16.20
<b>Finance Cost</b>						-
Mr. Deepak Ansal		-			-	83.71
Mrs. Divya Ansal		-			-	1.10
Mr. Kushagr Ansal		-			-	1.92
Mr. Aaryan Ansal		-			-	2.51
Mr. Veer Ansal		-			-	1.89
Ms. Ayesha Ansal		-			-	0.66
M/s Sungrace Securities Services Pvt. Ltd.				79.50	79.50	85.03
M/s Global Consultants & Designers Pvt. Ltd.				77.15	77.15	80.50
M/s Akash Deep Portfolios Pvt. Ltd.				90.02	90.02	96.66
M/s Glorious Properties Pvt. Ltd.				4.49	4.49	3.95

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

*(Rupees in Lakhs)*

Particulars	Current Year					31.03.2018
	Subsidiaries	KMP & Its Relatives	Associates	Entites over which KMP & its Relatives have SI	Total	Total
M/s Snow White Cable Network Pvt. Ltd.				78.55	78.55	85.45
M/s Ansal Development Pvt. Ltd.				208.31	208.31	157.27
M/s Ansal Land & Housing Pvt. Ltd.				248.91	248.91	255.31
M/s Ansal Rep Construction International Pvt. Ltd.				135.62	135.62	128.62
M/s Ansal Clubs Pvt. Ltd.				25.22	25.22	22.29
M/s Khanna Watches Ltd.				10.50	10.50	10.50
M/s Geo Connect Ltd.	237.41				237.41	236.30
<b>Services Purchased</b>						
M/s Geo Connect Ltd.	34.51				34.51	27.71
<b>CSR CONTRIBUTION</b>						
M/s Suraj Kumari Charitable Trust					-	44.60
<b>Investment redeemed during the year</b>						
M/s Rishu Buildtech Pvt. Ltd.	1.00				1.00	-
M/s Sonu Buildwell Pvt. Ltd.	1.00				1.00	-
<b>Advance Paid to/ (Recovered from)/ Adjusted- Net</b>						
M/s Maestro Promoters Pvt. Ltd.	36.69				36.69	0.52
M/s Wrangler Builders Pvt. Ltd.	0.00				0.00	0.91
M/s Geo Connect Ltd.	(180.22)				(180.22)	(30.09)
M/s Anjuman Buildcon Pvt. Ltd.	(19.99)				(19.99)	(1.46)
M/s A.R. Infrastructure Pvt. Ltd.	-					0.02
M/s A.R. Paradise Pvt. Ltd.	0.01				0.01	2.78
M/s Fenny Real Estate Pvt. Ltd.	(11.80)				(11.80)	14.52
M/s Enchant Constructions Pvt. Ltd.	0.00				0.00	0.01
M/s Third Eye Media Pvt. Ltd.	0.00				0.00	0.02
M/s Rishu Buildtech Pvt. Ltd.	(75.65)				(75.65)	0.02
M/s Sonu Buildwell Pvt. Ltd.	(76.63)				(76.63)	0.01
M/s Sunrise Facility Management Pvt. Ltd.	0.00				0.00	0.02
M/s Aevee Iron & Steel Works Pvt. Ltd.	0.01				0.01	0.02
M/s Andri Builders & Developers Pvt. Ltd.	0.01				0.01	0.01
M/s VS Infratown Pvt. Ltd.	(13.00)				(13.00)	(3.99)
M/s Identity Buildtech Pvt. Ltd.	0.51				0.51	0.01
M/s Cross Bridge Developers Pvt. Ltd.	0.00				0.00	0.02
M/s Shamia Automobiles Pvt. Ltd.	(44.99)				(44.99)	0.02
M/s Oriane Developers Pvt. Ltd.	0.01				0.01	0.01
<b>Amount Received against Booking/Construction*</b>						
Mr. Kushagr Ansal		-			-	133.93
Mr. Karun Ansal					-	121.42
M/s Geo Connect Ltd.	640.02				640.02	-
M/s Suraj Kumari Charitable Trust				9.12	9.12	53.94
Ms. Geeta Singhal						1.65

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

(Rupees in Lakhs)

Particulars	Current Year					31.03.2018
	Subsidiaries	KMP & Its Relatives	Associates	Entites over which KMP & its Relatives have SI	Total	Total
<b>Amount Refunded against Booking</b>						
Mr. Deepak Ansal						775.20
Master Aaryan Ansal						46.37
Master Veer Ansal						1.89
Ms. Ayesha Ansal						0.66
M/s Geo Connect Ltd.	100.04				100.04	--
<b>Cancellation of Allotment of Plots/Flats**</b>						
Mr. Deepak Ansal						756.06
M/s Geo Connect Ltd.	707.74				707.74	597.76
Master Aaryan Ansal						47.87
Master Veer Ansal						3.02
Ms. Ayesha Ansal						1.06
Mr. Maharaj Kishen Trisal						107.48
<b>Loan received during the year</b>						
Mr. Deepak Ansal		802.50			802.51	700.00
Mrs. Divya Ansal		62.00			62.00	111.00
Mr. Kushagr Ansal		673.00			673.00	134.00
M/s Global Consultants & Designers Pvt. Ltd.				6.00	6.00	63.00
M/s Ansal Development Pvt. Ltd.				3,515.00	3,515.00	101.50
M/s Ansal Land & Housing Pvt. Ltd.				1,505.00	1,505.00	227.00
M/s Ansal Rep Construction International Pvt. Ltd.				411.00	411.00	227.25
M/s Geo Connect Ltd.	341.00				341.00	874.00
M/s Ansal Clubs Pvt. Ltd.				152.00	152.00	91.50
<b>Loan Repaid during the year</b>						
Mr. Deepak Ansal		765.00			765.00	46.00
Mrs. Divya Ansal		40.00			40.00	
Mr. Kushagr Ansal		183.00			183.00	32.00
M/s Sungrace Securities Services Pvt. Ltd.				105.00	105.00	5.00
M/s Global Consultants & Designers Pvt. Ltd.				17.00	17.00	150.00
M/s Akash Deep Portfolios Pvt. Ltd.				222.55	222.55	7.50
M/s Glorious Properties Pvt. Ltd.				32.23	32.23	
M/s Snow White Cable Network Pvt. Ltd.				106.00	106.00	24.75
M/s Ansal Development Pvt. Ltd.				7.00	7.00	105.50
M/s Ansal Land & Housing Pvt. Ltd.				1,031.50	1,031.50	612.74
M/s Ansal Rep Construction International Pvt. Ltd.				72.00	72.00	5.00
M/s Geo Connect Ltd.		291.00			291.00	236.00
M/s Ansal Clubs Pvt. Ltd.				35.00	35.00	

\* The amount represent monies received against sale of flats for which revenue is recognised on fulfillment of revenue recognition criteria.

\*\* The amount represent money which is due for payment against cancellation of booked flats/plots for which revenue is derecognised based on criteria given in Ind AS 115.

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

*(Rupees in Lakhs)*

### 46. Related Party Disclosures

#### c) Balances as at 31st March 2019

Particulars	Current Year					As at 31.03.2019 Total
	Subsidiaries	KMP & Its Relatives	Associates	Entites over which KMP & its Relatives have SI	Total	
<b>Investment in Subsidiary/Associate</b>						
M/s Housing & Construction Lanka Pvt. Ltd.		491.67		-	491.67	491.67
M/s Sunrise Facility Management Pvt. Ltd.		1.00		-	1.00	1.00
M/s Avee Iron & Steel Works Pvt. Ltd.		12.41			12.41	12.41
M/s Maestro Promoters Pvt. Ltd.		1.00			1.00	1.00
M/s Wrangler Builders Pvt. Ltd.		1.00			1.00	1.00
M/s Geo Connect Ltd.		989.72			989.72	989.72
M/s Anjuman Buildcon Pvt. Ltd.		1.00			1.00	1.00
M/s A.R. Infrastructure Pvt. Ltd.		49.32			49.32	49.32
M/s A.R. Paradise Pvt. Ltd.		10.03			10.03	10.03
M/s Fenny Real Estate Pvt. Ltd.		2.01			2.01	2.01
M/s Enchant Costructions Pvt. Ltd.		1.00			1.00	1.00
M/s Third Eye Media Pvt. Ltd.		1.00			1.00	1.00
M/s Sonu Buildwell Pvt. Ltd.		-			-	1.00
M/s Rishu Buildtech Pvt. Ltd.		-			-	1.00
M/s Andri Builders & Developers Pvt. Ltd.		1.00			1.00	1.00
M/s VS Infratown Pvt. Ltd.		56.77			56.77	56.77
M/s Identity Buildtech Pvt. Ltd.		146.69			146.69	146.69
M/s Cross Bridge Developers Pvt. Ltd.		90.23			90.23	90.23
M/s Shamia Automobiles Pvt. Ltd.		1.00			1.00	1.00
M/s Oriane Developers Pvt. Ltd.		501.25			501.25	501.25
M/s Optus Crona Developers Pvt. Ltd.				125.01	125.01	125.01
<b>Other Current Assets- Advance against Land</b>						
M/s Maestro Promoters Pvt. Ltd.	40.45				40.45	3.76
M/s Wrangler Builders Pvt. Ltd.	1,404.15				1,404.15	1,404.14
M/s Geo Connect Ltd.	116.93				116.93	229.77
M/s Anjuman Buildcon Pvt. Ltd.	1,290.49				1,290.49	1,310.49
M/s A.R. Paradise Pvt. Ltd.	97.37				97.37	97.36
M/s Fenny Real Estate Pvt. Ltd.	5.21				5.21	17.01
M/s Enchant Constructions Pvt. Ltd.	183.45				183.45	183.45
M/s Rishu Buildtech Pvt. Ltd.						75.65
M/s Sonu Buildwell Pvt. Ltd.						76.63
M/s Sunrise Facility Management Pvt. Ltd.	1.67				1.67	1.67
M/s Andri Builders & Developers Pvt. Ltd.	771.99				771.99	771.98
M/s VS Infratown Pvt. Ltd.	250.33				250.33	263.33
M/s Cross Bridge Developers Pvt. Ltd.	212.64				212.64	212.63
M/s Oriane Developers Pvt. Ltd.	504.12				504.12	504.11
M/s Shamia Automobile Pvt. Ltd.	104.29				104.29	149.28
<b>Debit Balance Outstanding</b>						
M/s Geo Connect Ltd.						188.88
M/s Andri Builders & Developers Pvt. Ltd.	9.54				9.54	9.54



## Notes to Standalone Financial Statements for the year ending 31st March, 2019

(Rupees in Lakhs)

Particulars	Current Year					As at 31.03.2019 Total
	Subsidiaries	KMP & Its Relatives	Associates	Entites over which KMP & its Relatives have SI	Total	
M/s VS Infratown Pvt. Ltd.	5.14				5.14	5.14
M/s Optus Crona Developers Pvt. Ltd.			0.04		0.04	0.04
M/s Suraj Kumari Charitable Trust				294.19	294.19	294.19
<b>Other Financial Liability- Customer refund Outstanding</b>						
<b>M/s Geo Connect Ltd.</b>	<b>1,306.23</b>				<b>1,306.23</b>	<b>698.52</b>
Master Aaryan Ansal		1.51			1.51	1.51
Master Veer Ansal		1.13			1.13	1.13
Ms. Ayesha Ansal		0.40			0.40	0.40
Maharaj Kishen Trisal		107.48			107.48	107.48
Mr. Ashok Khanna		6.78			6.78	6.78
<b>Borrowings</b>						
Mr. Deepak Ansal		695.58			695.58	654.00
Mrs. Divya Ansal		133.99			133.99	111.00
Mr. Kushagr Ansal		593.73			593.73	102.00
M/s Sungrace Securities Services Pvt. Ltd.				357.00	357.00	462.00
M/s Global Consultants & Designers Pvt. Ltd.				16.63	16.63	27.63
M/s Akash Deep Portfolios Pvt. Ltd.				305.05	305.05	527.60
M/s Glorious Properties Pvt. Ltd.					-	16.00
M/s Snow White Cable Network Pvt. Ltd.				413.16	413.16	519.16
M/s Ansal Development Pvt. Ltd.				4,455.67	4,455.67	961.07
M/s Ansal Land & Housing Pvt. Ltd.				1,716.57	1,716.57	1,253.10
M/s Ansal Rep Construction International Pvt. Ltd.				1,226.22	1,226.22	908.85
M/s Khanna Watches Ltd.				75.00	75.00	75.00
M/s Geo Connect Ltd.	1,772.50				1,772.50	1,722.50
M/s Ansal Clubs Pvt. Ltd.				286.50	286.50	169.50
<b>Interest accrued and due on Borrowings</b>						
Mr. Deepak Ansal					-	4.08
Mrs. Divya Ansal					-	0.99
Mr. Kushagr Ansal					-	1.73
M/s Sungrace Securities Services Pvt. Ltd.				212.42	212.42	140.87
M/s Global Consultants & Designers Pvt. Ltd.				319.26	319.26	473.82
M/s Akash Deep Portfolios Pvt. Ltd.				237.76	237.76	156.74
M/s Glorious Properties Pvt. Ltd.					-	12.19
M/s Snow White Cable Network Pvt. Ltd.				147.60	147.60	76.91
M/s Ansal Development Pvt. Ltd.				329.02	329.02	141.54
M/s Ansal Land & Housing Pvt. Ltd.				453.80	453.80	229.78
M/s Ansal Rep Construction International Pvt. Ltd.				247.95	247.95	125.90
M/s Ansal Clubs Pvt. Ltd.				48.16	48.16	25.45
M/s Geo Connect Ltd.	682.72				682.72	469.05
<b>Other Current Liabilities- Customer Advances</b>						
M/s Geo Connect Ltd.	2,734.32				2,734.32	2,734.32
M/s Identity Buildtech Pvt. Ltd.	136.00				136.00	136.00

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

*(Rupees in Lakhs)*

Particulars	Current Year					As at 31.03.2019 Total
	Subsidiaries	KMP & Its Relatives	Associates	Entites over which KMP & its Relatives have SI	Total	
M/s Aevee Iron & Steel Works Pvt. Ltd.	70.00				70.00	70.00
M/s A.R. Infrastructure Pvt. Ltd.	46.00				46.00	46.00
M/s Suraj Kumari Charitable Trust				419.46	419.46	410.34
Mrs. Megha Ansal		253.89			253.89	253.89
Mrs. Neha Ansal		20.30			20.30	20.30
Master Aaryan Ansal		1.51			1.51	1.51
Ms. Ayesha Ansal		0.40			0.40	0.40
Master Veer Ansal		1.13			1.13	1.13
Mr. KK Singhal		51.66			51.66	46.42
<b>Other Current Liabilities- Other Payables</b>						
M/s Geo Connect Ltd.	409.87				409.87	583.99
M/s Third Eye Media Pvt. Ltd.	0.68				0.68	0.69
M/s Identity Buildtech Pvt. Ltd.	0.40				0.40	0.91
M/s Aevee Iron & Steel Works Pvt. Ltd.	2.29				2.29	2.30
M/s A.R. Infrastructure Pvt. Ltd.	0.31				0.31	0.31
M/s Ansal Buildwell Ltd.				16.81	16.81	16.81
M/s Suraj Kumari Charitable Trust				340.64	340.64	340.69
M/s Ansal Clubs Pvt. Ltd.				317.22	317.22	310.54
Mr. Deepak Ansal		12.35			12.35	12.13
Mrs. Divya Ansal		-			-	10.00
Mr. Kushagr Ansal		3.81			3.81	8.99
Mrs. Megha Ansal		24.63			24.63	16.06
Mrs. Neha Ansal		35.88			35.88	26.40
Mr. Karun Ansal		14.96			14.96	24.05
Mr. Tarun Kathuria		12.77			12.77	-
Mr. Sanjay Mehta		7.97			7.97	9.19
Mr. Som Nath Grover		2.87			2.87	1.12
<b>Guarantees &amp; Collaterals given as on 31.03.19 (to the extent of loan outstanding)</b>						
M/s Geo Connect Ltd.	1,626.00				1,626.00	2,094.48
<b>Guarantees &amp; Collaterals taken from as at 31.03.19 (to the extent of loan outstanding)</b>						
M/s Geo Connect Ltd.	13,021.14	-			13,021.14	15,685.32
M/s Maestro Promoters P.Ltd	8,216.02	-			8,216.02	8,456.14
M/s Anjuman Buildcon P.Ltd	8,216.02	-			8,216.02	8,478.81
M/s Wrangler Builders Pvt. Ltd.	8,216.02	-			8,216.02	8,456.14
M/s Fenny Real Estate Pvt. Ltd.	-	-			-	22.67
M/s Oriane Developers Pvt. Ltd	14,985.00	-			14,985.00	13,083.82
M/s Identity Buildtech Pvt. Ltd.	14,985.00	-			14,985.00	13,083.82
Mr. Kushagr Ansal	-	53,935.48			53,935.48	56,667.75
Mr. Deepak Ansal	-	53,460.36			53,460.36	55,942.71
Mr. Karun Ansal	-	850.00			850.00	850.00
Ms Divya Ansal	-	1,271.00			1,271.00	1,271.00

# Notes to Standalone Financial Statements for the year ending 31st March, 2019

(Rupees in Lakhs)

## Compensation of Key Managerial Personnel

The remuneration of director and other member of Key Managerial Personnel during the year was as follows:-

Particulars	2018-19	2017-18
1. Short-term benefits	113.81	118.50
2. Post employment benefits	(6.99)	27.15
3. Other long-term benefits	-	-
4. Share based payments	-	-
5. Termination benefits	-	-
<b>Total</b>	<b>106.82</b>	<b>145.65</b>

## 47. FINANCIAL INSTRUMENTS

### A. Financial Instruments by category and hierarchy

#### (i) Financial Instruments by Category

(Rupees in Lakhs)

Particulars	As at 31st March, 2019				As at 31st March, 2018			
	Total	Amortised Cost	At cost	FVTPL	Total	Amortised Cost	At cost	FVTPL
<b>Financial assets</b>								
i Investments								
- Investment in subsidiaries at cost	2,482.09	-	2,482.09	-	2,485.10	-	2,485.10	-
- Investment in others instruments at Fair Value through Profit and Loss	12.36	-	-	12.36	11.87	-	-	11.87
ii Trade receivables	7,070.87	7,070.87	-	-	7,485.30	7,485.30	-	-
iii Unbilled Revenue	-	-	-	-	1,518.56	1,518.56	-	-
iv Cash and cash equivalents	302.47	302.47	-	-	233.94	233.94	-	-
v Bank Balance other than (iv) above	1,218.19	1,218.19	-	-	1,816.03	1,816.03	-	-
vi Loans	4,308.17	4,308.17	-	-	3,312.71	3,312.71	-	-
vii Other financial assets	418.62	418.62	-	-	5,703.86	5,703.86	-	-
<b>Total financial assets</b>	<b>15812.76</b>	<b>13318.31</b>	<b>2,482.09</b>	<b>12.36</b>	<b>22,567.37</b>	<b>20,070.40</b>	<b>2,485.10</b>	<b>11.87</b>
<b>Financial liabilities</b>								
i Borrowings	19,570.96	19,570.96	-	-	47,904.91	47,904.91	-	-
ii Trade Payables	26,229.88	26,229.88	-	-	30,395.45	30,395.45	-	-
iii Other financial liabilities	57,227.54	57,227.54	-	-	24,910.10	24,910.10	-	-
<b>Total financial liabilities</b>	<b>1,03,028.38</b>	<b>1,03,028.38</b>	<b>-</b>	<b>-</b>	<b>1,03,210.46</b>	<b>1,03,210.46</b>	<b>-</b>	<b>-</b>

Note: The Company has disclosed financial instruments such as trade receivables, unbilled revenue, cash and cash equivalents, loans, other financial assets, trade payables and other financial liabilities at carrying value because their carrying amounts are represents the best estimate of the fair values.

#### (ii) Fair value hierarchy

The fair value of financial instruments have been classified into three categories depending on the input used in the valuation technique.

The categories used are as follow:

- Level 1: Quoted prices for identical instruments in an active market
- Level 2: Directly or indirectly observable market input, other than Level 1 inputs
- Level 3: Inputs which are not based on observable market date

#### Financial Assets measured at fair value - recurring fair value measurements

Particulars	As at 31st March, 2019		As at 31st March, 2018	
	Carrying amount	Category	Carrying amount	Category
Investment carried at fair value through profit and loss				
Mutual Funds	12.36	Level 2	11.87	Level 2

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

(Rupees in Lakhs)

### (iii) Valuation techniques used to determine fair value.

Specific valuation technique used to value financial instruments includes:

- (a) the use of net asset value (NAV) for mutual funds on the basis of the statement received from investee party.
- (b) the use of adjusted net asset value method for certain equity investments because the amount of investment is not material and management is not expected significant changes in fair value of investment.

### B Financial Risk Management

The Company's business operations are exposed to various financial risks such as liquidity risk, market risks, credit risk, interest rate risk, funding risk etc. The Company's financial liabilities mainly includes borrowings taken for the purpose of financing company's operations, trade payable and other financial liabilities. Financial assets mainly includes trade receivables, unbilled revenue, investment in subsidiaries/associates, loans, security deposit etc. the company is not exposed to foreign currency risk and the company have not obtained entered in forward contracts and derivative transactions.

The Company has a system based approach to financial risk management. The Company has internally instituted an integrated financial risk management framework comprising identification of financial risks and creation of risk management structure. The financial risks are identified, measured and managed in accordance with the Company's policies on risk management. Key financial risks and mitigation plans are reviewed by the board of directors of the Company.

### I Liquidity Risk

Liquidity risk is the risk that the Company may face to meet its obligations for financial liabilities. The objective of liquidity risk management is that the Company has sufficient funds to meet its liabilities when due. However, presently the Company is under stressed conditions, which has resulted in delays in meeting its liabilities. The Company, regularly monitors the cash outflow projections and arrange funds to meet its liabilities.

The following table summarises the maturity analysis of the Company's financial liabilities based on contractual undiscounted cash outflows:

Particulars	Carrying amount	Payable within 1 year	Payable in 1-2 years	Payable in 2-3 years	Payable in 3-4 years	Payable more than 4 years
<b>As at 31 March, 2019</b>						
Long Term Borrowings	55,491.92	43,767.98	4,600.27	2,360.75	1,203.63	3,559.28
Short Term Borrowings	7,847.02	7,847.02	-	-	-	-
Trade Payables	26,229.88	26,229.88	-	-	-	-
Other financial liabilities	13,459.56	12,262.23	1,197.32	-	-	-
<b>Total</b>	<b>1,03,028.38</b>	<b>90,107.11</b>	<b>5,797.59</b>	<b>2,360.75</b>	<b>1,203.63</b>	<b>3,559.28</b>
<b>As at 31 March, 2018</b>						
Long Term Borrowings	52,428.90	14,052.32	14,872.82	12,942.45	4,263.17	6,298.14
Short Term Borrowings	9,528.33	9,528.33	-	-	-	-
Trade Payables	30,395.45	30,395.45	-	-	-	-
Other financial liabilities	10,857.78	9,489.76	1,368.02	-	-	-
<b>Total</b>	<b>1,03,210.46</b>	<b>63,465.86</b>	<b>16,240.84</b>	<b>12,942.45</b>	<b>4,263.17</b>	<b>6,298.14</b>

Note : Current maturities of long term debt have been excluded from other financial liabilities and included under borrowings.

Note : The Company expects to meet its other obligation's from operating cashflows and proceeds from maturing financial assets.

### Financing facilities

Particulars	As at 31st March, 2019	As at 31st March, 2018
Secured bank overdraft facility :		
- amount used	5,864.02	7,420.33
- amount unused	-	160.36
<b>Total</b>	<b>5,864.02</b>	<b>7,580.69</b>

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

(Rupees in Lakhs)

### II Market risk

Market risk is the risk that future cash flows will fluctuate due to changes in market prices i.e. interest rate risk and price risk.

#### a. Interest rate risk

Interest rate risk is the risk that the future cash flows will fluctuate due to changes in market interest rates. The Company is mainly exposed to the interest rate risk due to its borrowings. The Company manages its interest rate risk by having balanced portfolio of fixed and variable rate borrowings. The Company does not enter into any interest rate swaps.

#### Interest rate sensitivity analysis

The exposure of the company's borrowing to interest rate change at the end of the reporting periods are as follows :

Particulars	As at 31st March, 2019	As at 31st March, 2018
<b>Variable rate borrowings</b>		
Long Term	37,403.31	38,979.56
Short Term	5,864.02	7,420.33
<b>Total Variable rate borrowings</b>	<b>43,267.33</b>	<b>46,399.89</b>
<b>Fixed Rate Borrowings</b>		
Long Term	15,734.03	9,349.60
Short Term	4,985.55	6,207.74
<b>Total Fixed Rate Borrowings</b>	<b>20,719.58</b>	<b>15,557.34</b>
<b>Total Borrowing</b>	<b>63,986.91</b>	<b>61,957.24</b>

#### Sensitivity

Variable Interest rate loans are exposed to interest rate risk, the impact on profit or loss before tax maybe as follows :

Particulars	As at 31st March, 2019	As at 31st March, 2018
Actual interest cost	10,674.98	10,003.32
if ROI is increased by 1% on outstanding loans then incremental Cost	<b>639.87</b>	<b>619.57</b>
<b>Total interest cost</b>	<b>11,314.85</b>	<b>10,622.89</b>
if ROI is decreased by 1% on outstanding loans then incremental Cost	639.87	619.57
<b>Total interest cost</b>	<b>10,035.11</b>	<b>9,383.75</b>

#### b. Price risk

The Company has very limited exposure to price sensitive securities, hence price risk is not material.

### III Credit Risk

Credit risk is the risk that customer or counter-party will not meet its obligation under the contract, leading to financial loss. The Company is exposed to credit risk for receivables from its real estate customers and refundable security deposits.

Customers credit risk is managed, generally by receipt of sale consideration before handing over of possession and/or transfer of legal ownership rights. The Company credit risk with respect to customers is diversified due to large number of real estate projects with different customers spread over different geographies.

Based on prior experience and an assessment of the current receivables and unbilled revenue, the management believes that there is no credit risk and accordingly no provision is required. The ageing of trade receivables and unbilled revenue is as below:

Particulars	As at 31st March, 2019	As at 31st March, 2018
Outstanding for more than 6 months	5,198.71	5,990.30
Outstanding for 6 months or less	1,872.17	1,495.00
Not due for payment (unbilled revenue)	-	1,518.56
<b>Total</b>	<b>7,070.88</b>	<b>9,003.86</b>

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

(Rupees in Lakhs)

### Loans to related parties and project deposits

The company has loans to related parties and project deposits. The settlements of such instruments is linked to the completion of the respective underlying projects. Such financial assets are not impaired as on the reporting date.

### Cash and Bank Balances

Credit risk from cash and bank balances is managed by the company's finance department in accordance with the company's policy

### 48. Capital Management

For the purpose of capital management, capital includes equity capital, share premium and all other equity reserves attributable to equity shareholders of the company.

The company's capital management objectives are:

- to ensure the company's ability to continue as a going concern
- to provide an adequate return to shareholders by controlling the prices in relation to the level of risk

The company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirement of financial covenants. The Company maintains balance between debt and equity. The Company monitors its capital management by using a debt-equity ratio, which is total debt divided by total capital.

The debt equity ratio of the Company is as follows:

Particulars	31st March, 2019	31st March, 2018
Equity Capital	5,938.58	5,938.58
Capital Reserve	913.72	913.72
Securities Premium Reserve	2,823.02	2,823.02
Retained Earnings	6,428.09	7,231.40
General Reserve	11,128.05	23,977.38
Other Comprehensive Income	109.58	84.10
<b>Equity*</b>	<b>27,341.04</b>	<b>40,968.20</b>
Non Current Liabilities	11,723.94	38,376.58
Short-Term Borrowings	7,847.02	9,528.33
Current Maturities of long term borrowings	49,315.74	17,702.72
<b>Total Liability</b>	<b>68,886.70</b>	<b>65,607.63</b>
<b>Debt to Equity Ratio</b>	<b>2.52 :1</b>	<b>1.60 :1</b>

In order to achieve this overall objective, the Company's capital Management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements.

No changes were made in the objectives, policies or processes for managing capital during the years ended 31st March 2019 and 31st March 2018.

\* Refer Note 15.2 of the standalone financial statements



# Notes to Standalone Financial Statements for the year ending 31st March, 2019

(Rupees in Lakhs)

## 49. Income Tax / Deferred Tax

### A Income Tax

Particulars	Year Ended 31st March, 2019	Year Ended 31st March, 2018
<b>i Income tax expense/(benefit) recognised in Statement of Profit and Loss</b>		
<b>Current Tax</b>		
In respect of the current year	-	-
Tax adjustment for earlier years	-	-
	-	-
<b>Deferred Tax</b>		
In respect of the current year	(1,133.34)	(973.56)
	<b>(1,133.34)</b>	<b>(973.56)</b>
Total Income tax expense recognised	(1,133.34)	(973.56)
<b>ii Income tax expense/(benefit) reconciliation with effective tax rate on accounting profit:</b>		
Profit/(loss) before tax	(1,936.65)	(3,105.94)
Income tax expense calculated at 27.82% (2017-18 : 34.61%)	(538.78)	(1,074.90)
Adjustment for Disallowable expenses/Income	12.02	52.96
Adjustment for computation as per Income Computation and Disclosure Standards	46.23	48.36
Impact of change in tax rate	(922.49)	-
Others	269.68	0.02
<b>Income tax expense/(benefit) recognised in statement of profit and loss</b>	<b>(1,133.34)</b>	<b>(973.56)</b>
The tax rate used for the year is corporate tax rate of 25% (P.Y. 30%) plus surcharge 7% (P.Y. 12%) plus education cess of 4% (P.Y. 3%) ,payable by corporate entities in India on taxable profits under the Indian tax Law		
<b>iii Income tax recognised in Other comprehensive income</b>		
Remeasurements of defined benefit obligation	(2.28)	26.45
<b>Total Income tax recognised in Other comprehensive income</b>	<b>(2.28)</b>	<b>26.45</b>

Note: Above workings are based on provisional computation of tax expense and subject to finalisation including that of tax audit or otherwise in due course.

### B. Deferred Tax

#### i The movement in deferred tax assets and liabilities during the year ended 31 March, 2019:

Particulars	Year Ended 31st March, 2018 - Deferred Tax (Asset)/Liabilities	(Credit)/charge in Statement of Profit and Loss	(Credit)/ charge in Other Comprehensive Income	Year Ended 31st March, 2019 - Deferred Tax (Asset)/Liabilities
<b>Deferred Tax Liabilities</b>				
a Impact of difference between carrying amount of Property Plant and Equipment in the financial statements and as per income tax rules	882.25	(498.07)	-	384.18
b Impact of expenses/Income charged to Other Comprehensive Income but allowable/chargeable as deduction in future years under Income Tax Act, 1961.	44.51	-	(2.28)	42.23
c Interest Capitalized on Borrowing Cost but claimed as deduction from Income	5,552.12	(1,450.69)	-	4,101.43
d Impact of expenses charged to statement of profit and loss but already allowable as deduction in past years under Income Tax Act, 1961.	-	129.08	-	129.08
	<b>6,478.88</b>	<b>(1,819.68)</b>	<b>(2.28)</b>	<b>4,656.92</b>

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

*(Rupees in Lakhs)*

Particulars	Year Ended 31st March, 2018 - Deferred Tax (Asset)/Liabilities	(Credit)/charge in Statement of Profit and Loss	(Credit)/ charge in Other Comprehensive Income	Year Ended 31st March, 2019 - Deferred Tax (Asset)/Liabilities
<b>Deferred Tax Assets</b>				
e Impact of expenses charged to statement of profit and loss but allowable as deduction in future years under Income Tax Act, 1961.	(326.53)	326.53	-	-
f MAT Credit Receivable	(1,432.00)	-	-	(1,432.00)
g Unabsorbed depreciation and business loss carried forward	(1,390.55)	342.01	-	(1,048.54)
h Profit Reversal- Ind AS 115	-	(4,952.44)	-	(4,952.44)
i Others	(59.92)	17.79	-	(42.14)
	<b>(3,209.00)</b>	<b>(4,266.11)</b>	<b>-</b>	<b>(7,475.12)</b>
<b>Net Deferred Tax Liability/(Assets)</b>	<b>3,269.88</b>	<b>(6,085.79)</b>	<b>(2.28)</b>	<b>(2,818.20)</b>

### ii. The movement in deferred tax assets and liabilities during the year ended 31 March, 2018:

	Year Ended 31st March, 2017- Deferred Tax (As- set)/Liabilities	(Credit)/charge in Statement of Profit and Loss	(Credit)/ charge in Other Comprehensive Income	Year Ended 31st March, 2018 - Deferred Tax (Asset)/Liabilities
<b>Deferred Tax Liabilities</b>				
a Impact of difference between carrying amount of fixed assets in the financial statements and as per income tax rules	644.64	237.61	-	882.25
b Impact of expenses/Income charged to Other Comprehensive Income but allowable/chargeable as deduction in future years under Income Tax Act, 1961.	18.06	-	26.45	44.51
c Interest Capitalized on Borrowing Cost but claimed as deduction from Income	6,073.62	(521.50)	-	5,552.12
	<b>6,736.32</b>	<b>(283.89)</b>	<b>26.45</b>	<b>6,478.88</b>
<b>Deferred Tax Assets</b>				
d Impact of expenses charged to statement of profit and loss but allowable as deduction in future years under Income Tax Act, 1961.	(95.82)	(230.71)	-	(326.53)
e MAT Credit Receivable	(1,432.00)	-	-	(1,432.00)
f Unabsorbed depreciation and business loss carried forward	(949.10)	(441.45)	-	(1,390.55)
g Others	-	(59.92)	-	(59.92)
	<b>(2,476.92)</b>	<b>(732.08)</b>	<b>-</b>	<b>(3,209.02)</b>
<b>Net Deferred Tax Liability</b>	<b>4,259.40</b>	<b>(1,015.97)</b>	<b>26.45</b>	<b>3,269.86</b>

- iii The company has recognised deferred tax assets on its unabsorbed depreciation and business losses carried forward. The Company has executed flat/plot sale agreements with the customers against the Company has also received advances, as disclosed in Note 24 of the financial statements. Revenue in respect of such sale agreements will get recognised in future years as per the accounting policy of the company. Based on these sale agreements, the company has reasonable certainty as on the date of the balance sheet, that there will be sufficient taxable income available to realize such assets in the near future. Accordingly, the Company has created deferred tax assets on its carried forward unabsorbed depreciation and business losses.

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

(Rupees in Lakhs)

- iv This refers to the deferred tax asset recognised on reversal of margin of Rs. 17801.78 Lakh from General Reserve as of 1 April 2018 in respect of projects on which revenue has been reversed on account of adoption of Ind AS 115 (refer note 53). The deferred tax asset will be recovered as and when such margin will be recycled to statement of profit and loss. The Company believes there is reasonable certainty of recovery of such deferred tax asset as margin recognised will be recognised in subsequent periods as and when revenue will be recorded based on transfer of control.
- v During the year, the Company has adopted Ind AS 115 'Revenue from contracts with customer's for the purpose of revenue recognition which has impacted the revenue recognition principles in respect of certain contracts where revenue was recognized based on percentage of completion method ('PoCM') till 31 March 2018. However, for the purpose of tax computation under normal provisions, company has continued to follow percentage of completion method ('POCM') basis of revenue recognition.

### 50. Events after the Reporting period

There are no events observed after the reported period which have an impact on the company operations except as disclosed under Note No. 16.8 and Note No. 33 of the Standalone financial statement.

### 51. Approval of the financial statements

The financial statements were approved for issue by Board of Directors on 29 May, 2019

### 52. Non Current Assets held for Sale

	As at 31st March 2019	As at 31st March 2018
<b>Investment in Equity shares of</b>		
-Shamia Automobiles Pvt. Ltd. (Wholly Owned Subsidiary)	1.00	-
	<b>1.00</b>	<b>-</b>

### Note

52.1 The company has an Investment in Shamia Automobiles Pvt. Ltd. During the current year, the company has passed a resolution in the Board meeting dated 29th May 2018 to sold out the investment. Since the intent is to sold out the investment, thus the same has been classified to Non current assets held for sale in the current year.

### 53. Impact of application of Ind AS 115 Revenue from Contracts with Customers

- a The Ministry of Corporate Affairs vide notification dated 28th March 2018 has made Ind AS 115 "Revenue from Contracts with Customers" (Ind AS 115) w.e.f. 1st April, 2018. The Company has applied the modified retrospective approach as per para C3(b) of Ind AS 115 to contracts that were not completed as on 1st April 2018 and the cumulative effect of applying this standard is recognised at the date of initial application i.e. 1st April, 2018 in accordance with para C7 of Ind AS 115 as an adjustment to the opening balance of General Reserve, only to contracts that were not completed as at 1st April, 2018. The transitional adjustment of Rs. 12,849.33 lakh (net of deferred tax) has been adjusted against opening General Reserve based on the requirements of the Ind AS 115 pertaining to recognition of revenue based on satisfaction of performance obligation.
- b Refer note 1.4 - "Revenue recognition" under Significant accounting policies in the Annual report of the Company, for the revenue recognition policy prior to April 1, 2018.
- c Due to the application of IND AS 115 for the full year ended March 31, 2019 Income from Projects as per note no. 25 is higher by Rs. 629.55 lakh, Cost of Project as per note no. 27 is lower by Rs. 1,858.53 lakh, Loss before Tax is lower by Rs. 1,246.02 lakh, Tax expense is lower by Rs. 346.64 lakh and loss after tax is lower by Rs. 899.39 lakh. Accordingly, the basic and diluted EPS for the year ended March 31, 2019 is higher by Rs.1.51 per share. These changes are due to recognition of revenue based on satisfaction of performance obligation (at a point in time), as opposed to the previously permitted percentage of completion method. Accordingly, the comparatives have not been restated for the full year ended March 31, 2018 and hence not comparable.
- d Due to the application of Ind AS 115, Project-in-progress as per note no. 6 is higher by Rs. 51,008.38 lakh, Deferred Tax Asset as per note no. 18 is higher by Rs. 4,952.46 lakh, Prepaid Expenses as per note no. 13 is higher by Rs. 2,425.50 lakh, General Reserve as per note no. 15 is lower by Rs. 12,849.33 lakh and Advances received from customers (Net of Trade receivables) as per note no.24 is higher by Rs. 68,661.55 lakh as on April 1, 2018.
- e Due to the application of Ind AS 115, Project-in-progress as per note no. 6 is higher by Rs. 71,865.21 lakh, Deferred Tax Asset as per note no. 18 is higher by Rs. 4,605.81 lakh, Prepaid Expenses as per note no. 13 is higher by Rs. 2,442.54 lakh, General Reserve as per note no. 15 is lower by Rs. 11,949.95 lakh and Advances received from customers (Net of Trade receivables) as per note no. 24 is higher by Rs. 71,865.21 lakh as on March 31, 2019.
- f The adoption of Ind AS 115 did not have material impact on other comprehensive income or the company's operating, investing and financing cash flows.

### 54. Balance Confirmation of certain outstanding balances

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

(Rupees in Lakhs)

The confirmation/ Reconciliation of balances of certain unsecured trade payables, retention money and security deposit with suppliers are subject to confirmations. The management is confident that on confirmation/reconciliation there will not be any material impact on the standalone financial statements.

### 55. Standards Issued But Not Yet Effective

The amendments to standards that are issued, but not yet effective, up to the date of issuance of the Company's financial statements are disclosed below. The Company intends to adopt these standards, if applicable, when they become effective.

The Ministry of Corporate Affairs (MCA) has issued the Companies (Indian Accounting Standards) Amendment Rules, 2017 and Companies (Indian Accounting Standards) Amendment Rules, 2018 amending the following standard:

#### a. Ind AS 116

On March 30, 2019, the Ministry of Corporate Affairs has notified Ind AS 116, Leases. Ind AS 116 will replace the existing leases standard, Ind AS 17, leases and other interpretations. The standard set out the principles for the recognition, measurement, presentation and disclosure of leases for both parties to a contract i.e., the lessee and the lesser. Ind AS 116 introduces a single lessee accounting model and requires a lessee to recognise the assets and liabilities for all leases with a term of more than 12 months, unless the underlying asset is of low value. Currently operating lease expenses are charged to the statement of profit and Loss. The standard also contains enhanced disclosed requirements.

#### b. Appendix C to Ind AS 12 Uncertainty over Income Tax Treatment

The Interpretation addresses the accounting for income taxes when tax treatments involve uncertainty that affects the application of Ind AS 12 and does not apply to taxes or levies outside the scope of Ind AS 12, nor does it specifically include requirements relating to interest and penalties associated with uncertain tax treatments. The Interpretation specifically addresses the following:

- i. Whether an entity considers uncertain tax treatments separately
- ii. The assumptions an entity makes about the examination of tax treatments by taxation authorities
- iii. How an entity determines taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates
- iv. How an entity considers changes in facts and circumstances

An entity has to determine whether to consider each uncertain tax treatment separately or together with one or more other uncertain tax treatments. The approach that better predicts the resolution of the uncertainty should be followed. In determining the approach that better predicts the resolution of the uncertainty, an entity might consider, for example, (a) how it prepares its income tax filings and supports tax treatments; or (b) how the entity expects the taxation authority to make its examination and resolve issues that might arise from that examination.

#### c. Amendments to Ind AS 109: Prepayment Features with Negative Compensation

Under Ind AS 109, a debt instrument can be measured at amortised cost or at fair value through other comprehensive income, provided that the contractual cash flows are 'solely payments of principal and interest on the principal amount outstanding' (the SPPI criterion) and the instrument is held within the appropriate business model for that classification. The amendments to Ind AS 109 clarify that a financial asset passes the SPPI criterion regardless of the event or circumstance that causes the early termination of the contract and irrespective of which party pays or receives reasonable compensation for the early termination of the contract.

The amendments should be applied retrospectively and are effective for annual periods beginning on or after 1 April 2019. These amendments have no impact on the standalone financial statements of the Company.

#### d. Amendments to Ind AS 19: Plan Amendment, Curtailment or Settlement

The amendments to Ind AS 19 address the accounting when a plan amendment, curtailment or settlement occurs during a reporting period. The amendments specify that when a plan amendment, curtailment or settlement occurs during the annual reporting period, an entity is required to:

- i. Determine current service cost for the remainder of the period after the plan amendment, curtailment or settlement, using the actuarial assumptions used to remeasure the net defined benefit liability (asset) reflecting the benefits offered under the plan and the plan assets after that event. The amendments should be applied retrospectively and are effective for annual periods beginning on or after 1 April 2019. These amendments have no impact on the standalone financial statements of the Company.
- ii. Determine net interest for the remainder of the period after the plan amendment, curtailment or settlement using: the net defined benefit liability (asset) reflecting the benefits offered under the plan and the plan assets after that event; and the discount rate used to remeasure that net defined benefit liability (asset).

The amendments also clarify that an entity first determines any past service cost, or a gain or loss on settlement, without considering the effect of the asset ceiling. This amount is recognised in profit or loss.

An entity then determines the effect of the asset ceiling after the plan amendment, curtailment or settlement. Any change in that effect, excluding amounts included in the net interest, is recognised in other comprehensive income.

The amendments apply to plan amendments, curtailments, or settlements occurring on or after the beginning of the first annual reporting period that begins on or after 1 April 2019. These amendments will apply only to any future plan amendments, curtailments, or settlements of the Company.

## Notes to Standalone Financial Statements for the year ending 31st March, 2019

(Rupees in Lakhs)

### e Amendments to Ind AS 28: Long-term interests in associates and joint ventures

The amendments clarify that an entity applies Ind AS 109 to long-term interests in an associate or joint venture to which the equity method is not applied but that, in substance, form part of the net investment in the associate or joint venture (long-term interests). This clarification is relevant because it implies that the expected credit loss model in Ind AS 109 applies to such long-term interests.

The amendments also clarified that, in applying Ind AS 109, an entity does not take account of any losses of the associate or joint venture, or any impairment losses on the net investment, recognised as adjustments to the net investment in the associate or joint venture that arise from applying Ind AS 28 Investments in Associates and Joint Ventures. The amendments should be applied retrospectively in accordance with Ind AS 8 for annual reporting periods on or after 1 April 2019.

### f Annual improvement to Ind AS

These improvements include:

#### i. Amendments to Ind AS 103: Party to a Joint Arrangements obtains control of a business that is a Joint Operation

The amendments clarify that, when a party to a joint arrangement obtains control of a business that is a joint operation, it applies the requirements for a business combination achieved in stages, including remeasuring previously held interests in the assets and liabilities of the joint operation at fair value. In doing so, the acquirer remeasures its entire previously held interest in the joint operation.

An entity applies those amendments to business combinations for which the acquisition date is on or after the beginning of the first annual reporting period beginning on or after 1 April 2019. These amendments are currently not applicable to the Company but may apply to future transactions.

#### ii. Amendments to Ind AS 111: Joint Arrangements

A party that participates in, but does not have joint control of, a joint operation might obtain joint control of the joint operation in which the activity of the joint operation constitutes a business as defined in Ind AS 103. The amendments clarify that the previously held interests in that joint operation are not remeasured.

An entity applies those amendments to transactions in which it obtains joint control on or after the beginning of the first annual reporting period beginning on or after 1 April 2019. These amendments are currently not applicable to the Company but may apply to future transactions.

#### iii. Amendments to Ind AS 12: Income Taxes

The amendments clarify that the income tax consequences of dividends are linked more directly to past transactions or events that generated distributable profits than to distributions to owners. Therefore, an entity recognises the income tax consequences of dividends in profit or loss, other comprehensive income or equity according to where the entity originally recognised those past transactions or events.

An entity applies those amendments for annual reporting periods beginning on or after 1 April 2019. Since the Company's current practice is in line with these amendments, the Company does not expect any effect on its standalone financial statements.

#### iv. Amendments to Ind AS 23: Borrowing Costs

The amendments clarify that an entity treats as part of general borrowings any borrowing originally made to develop a qualifying asset when substantially all of the activities necessary to prepare that asset for its intended use or sale are complete.

An entity applies those amendments to borrowing costs incurred on or after the beginning of the annual reporting period in which the entity first applies those amendments. An entity applies those amendments for annual reporting periods beginning on or after 1 April 2019. Since the Company's current practice is in line with these amendments, the Company does not expect any effect on its standalone financial statements.

56. Notes 1 to 56 form an integral part of the standalone financial statements as at 31st March, 2019.

## Independent Auditors' Report

To,  
The Members of Ansal Housing Limited  
(Formerly known as Ansal Housing and Construction Limited)  
**Report on the Audit of the Consolidated Financial Statements**

### Opinion

We have audited the accompanying consolidated financial statements of Ansal Housing Limited (Previously known as Ansal Housing and Construction Limited) (hereinafter referred to as the 'Holding Company') and its subsidiaries (Holding Company and its subsidiaries together referred to as "the Group"), and its associates, which comprise the consolidated Balance Sheet as at March 31, 2019, and the consolidated statement of Profit and Loss, the consolidated statement of changes in equity and the consolidated cash flows Statement for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies (hereinafter referred to as "the consolidated financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid consolidated financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of their consolidated state of affairs of the Company as at March 31, 2019, of consolidated loss including other comprehensive income, consolidated changes in equity and its consolidated cash flows for the year then ended.

### Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the Code of Ethics issued by ICAI, and we have fulfilled our other ethical responsibilities in accordance with the provisions of the Companies Act, 2013. We believe that the audit evidence we have obtained is

sufficient and appropriate to provide a basis for our opinion.

### Emphasis of Matter

- a. Attention is invited to Note 54 to the Consolidated financial statements regarding company's investment of Rs. 491.67 lakh in a wholly owned subsidiary company in Sri Lanka by way of equity shares. The subsidiary company had filed an arbitration claim against the Board of Investment of Sri Lanka (BOI) which has been withdrawn during the year and company gone for settlement. The BOI has terminated the agreements for development of integrated township in Sri Lanka between the subsidiary and the BOI. During the year, the management of the subsidiary company has written off all assets. Now the subsidiary company does not have enough assets to redeem the said investment but management of the company is of the opinion that they will be able to redeem the said investment through the settlement and write down of Investment is not required at this stage.
- b. We draw attention to Note 1.21 & 37 to the consolidated financial statements which describe the uncertainty relating to the outcome of certain matters pending in litigation with Courts/Appellate Authorities, pending the final outcome of the aforesaid matters, which is presently unascertainable, no adjustments have been made in these consolidated financial statements.

### Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

We have determined the matters described below to be the key audit matters to be communicated in our report.

The key audit matter	How our audit addressed the key audit matter
<b>Adoption of Ind AS 115 – Revenue from Contracts with Customers</b>	
As described in Note 1.6 to the consolidated financial statements, the Company has adopted Ind AS 115, Revenue from Contracts with Customers ('Ind AS 115') which is the new revenue accounting standard. The application and transition to this accounting standard is complex and is an area of focus in the audit.	Our audit procedures on adoption of Ind AS 115, Revenue from contracts with Customers ('Ind AS 115'), which is the new revenue accounting standard, include
The revenue standard establishes a comprehensive framework for determining whether, how much and when revenue is recognized. This involves certain key judgments relating to identification of distinct performance obligations, determination of transaction price of identified performance obligation, the appropriateness of the basis used to measure revenue recognized over a period. Additionally, the standard mandates robust disclosures in respect of revenue and periods over which the remaining performance obligations will be satisfied subsequent to the balance sheet date.	<ul style="list-style-type: none"> <li>Evaluated the design and implementation of the processes and internal controls relating to implementation of the new revenue accounting standard;</li> <li>Evaluated the detailed analysis performed by management on revenue streams by selecting samples for the existing contracts with customers and considered revenue recognition policy in the current period in respect of those revenue streams;</li> <li>Evaluated the cumulative effect adjustments as at 1 April 2018 for compliance with the new revenue standard; and</li> <li>Evaluated the appropriateness of the disclosures provided under the new revenue standard and assessed the completeness and mathematical accuracy of the relevant disclosures.</li> </ul>



<b>Assessing the carrying value of Inventory</b>	
<p>The Group inventory comprise of ongoing and completed real estate projects, Land, flats, Farm Land , Building materials etc. As at 31 March 2019, the carrying values of inventories amounts to Rs. 2,00,123.24 lakh as per Note 8 of the consolidated financial statement.</p> <p>The inventories are carried at the lower of the cost and net realizable value ('NRV'). The determination of the NRV involves estimates based on prevailing market conditions, current prices and expected date of commencement and completion of the project, the estimated future selling price, cost to complete projects and selling costs.</p> <p>Considering significance of the amount of carrying value of inventories in the financial statements and the involvement of significant estimation and judgement in such assessment of NRV, the same has been considered as key audit matter.</p>	<p>Our audit procedures/ testing included, among others:</p> <ul style="list-style-type: none"> <li>• We read and evaluated the accounting policies and disclosures made in the financial statements with respect to inventories;</li> <li>• We understood and reviewed the management's process and methodology of using key assumptions for determination of NRV of the inventories;</li> <li>• We have tested the NRV of the inventories to its carrying value in books on sample basis.</li> </ul>
<b>Evaluation of uncertain tax positions</b>	
<p>The Group has material uncertain tax positions including matters under dispute which involves significant judgment to determine the possible outcome of these disputes.</p> <p>Refer Note no. 37 of the consolidated financial statements.</p>	<p>Our audit procedures include the following substantive procedures:</p> <ul style="list-style-type: none"> <li>• Obtained understanding of key uncertain tax positions</li> <li>• Analysed the all correspondence, uncertain key tax positions; and</li> <li>• Discussed with appropriate senior management and evaluate the management key assumptions in estimates of tax provisions.</li> </ul>

#### **Other Information**

The Holding Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Management Discussion & Analysis, Board's Report including Annexures to Board's Report, Business Responsibility Report, Corporate Governance and Shareholder's Information, but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

#### **Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements**

The Holding Company's Board of Directors is responsible for the preparation and presentation of these consolidated financial statements in term of the requirements of the Companies Act, 2013 that give a true and fair view of the consolidated financial position, consolidated financial performance and consolidated cash flows of the Group including its Associates in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under section 133 of the Act. The respective Board of Directors of

the companies included in the Group and of its associates for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Directors of the Holding Company, as aforesaid.

In preparing the consolidated financial statements, the respective Board of Directors of the companies included in the Group and of its associate are responsible for assessing the ability of the Group and of its associate to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group and of its associate are responsible for overseeing the financial reporting process of the Group and of its associate.

#### **Auditor's Responsibilities for the Audit of the Consolidated Financial Statements**

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable

assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group and its associates to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and its associates to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group and its associates to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated financial statements of which we are the independent auditors. For the other entities included in the consolidated financial statements, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits

carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company and such other entities included in the consolidated financial statements of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

#### **Other Matters**

- (a) We did not audit the financial statements of 17 subsidiaries included in the statement, whose financial statements reflect total assets of Rs.16,854.96 Lakh and net assets of Rs. 3,560.15 Lakh as at 31st March, 2019, total revenues of Rs. 4568.70 Lakh , net income after tax (including other comprehensive income) of Rs. 396.26 Lakh & net cash flows amounting to Rs.97.40 Lakh for the year ended on that date, as considered in the consolidated financial statements. These financial statements have been audited by other auditors whose reports have been furnished to us by the management and our opinion on the consolidated financial statements, in so far as it related to the amounts and disclosure included in respect of these subsidiaries and associate , and our report in terms of subsections (3) and (11) of section 143 of the Act, in so far as it relates to the aforesaid subsidiaries and associate, is based solely on the reports of the other auditors.
- (b) We did not audit the financial statements of 3 subsidiaries, whose financial statement reflect total assets Rs.0.84 Lakh and Net Assets of Rs (6.38) Lakh as at 31<sup>st</sup> March, 2019, total revenue of Rs. nil and net loss after tax (including other comprehensive income) of Rs.3.33 Lakh and net cash flows amounting Rs. 1.72 Lakh for the year ended on that date. The consolidated financial statements also include the Group's share of net loss of Rs. 0.10 Lakh for the year ended 31st March, 2019, as considered in the consolidated financial statements, in respect of one associate, whose financial statements have not been audited by us. These financial statements are unaudited and have been furnished to us by the Management and our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries,

and associate, and our report in terms of sub-sections (3) and (11) of Section 143 of the Act in so far as it relates to the aforesaid subsidiaries and associates, is based solely on such unaudited financial statements. In our opinion and according to the information and explanations given to us by the Management, these financial statements are not material to the Group.

- (c) In holding company, refer note 1.21 (a) & (b) of the consolidated financial statement, the status of various ongoing projects, recognition of expense and income and the realizable value of the costs incurred are as per the judgement of management of the company and certified by the technical personnel and being of technical nature, have been relied upon by us.

Our opinion on the consolidated financial statements, and our report on Other Legal and Regulatory Requirements below, is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and the financial statements and financial information certified by the Management.

#### **Report on Other Legal and Regulatory Requirements**

As required by Section 143(3) of the Act, based on our audit and on the consideration of report of the other auditors on separate financial statements and the other financial information of subsidiaries and associates, as noted in the other matter paragraph (a) we report, to the extent applicable, that:

- (a) We/the other auditors whose reports have been relied upon, have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit of the aforesaid consolidated financial statements.
- (b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated financial statements have been kept so far as it appears from our examination of those books and the reports of the other auditors.
- (c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss including other comprehensive income, the Consolidated Cash Flow Statement and Consolidated statement of changes in Equity dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements.
- (d) In our opinion, the aforesaid consolidated financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with Rule 3 of the companies (Accounts) Rules, 2015 and the Companies (Indian Accounting standards) Rules, 2016 issued by the Ministry of Corporate Affairs.
- (e) On the basis of the written representations received from the directors of the Holding Company as on 31st March, 2019 taken on record by the Board of Directors of the Holding Company and the reports of the statutory auditors of its subsidiary companies and associate company incorporated in India, none of the directors of the Group companies and its associate company incorporated in India is disqualified as on 31st March, 2019 from being appointed

as a director in terms of Section 164 (2) of the Act.

- (f) With respect to the adequacy of internal financial controls over financial reporting of the Holding Company, its subsidiary companies and associate company incorporated in India and the operating effectiveness of such controls, refer to our separate report in "Annexure A" and
- (g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditor's) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the report of the other auditors on separate financial statements as also the other financial information of the subsidiaries and associates, as noted in the Other matter' paragraph:
- The consolidated financial statements disclose the impact of pending litigations on the consolidated financial position of the Group and its associate– Refer Note 37 to the consolidated financial statements.
  - The Group and its associate had made provision, as required under the applicable Law or accounting standards, for material foreseeable losses, if any, on long-term contracts. Further, the Group did not have any derivative contract.
  - There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Holding Company and its subsidiary companies and associate company incorporated in India during the year ended 31st March 2019.

For **Dewan P.N. Chopra & Co.**  
Chartered Accountants  
Firm Regn. No. 000472N

Place: New Delhi  
Dated: 29<sup>th</sup> May, 2019

(**Sandeep Dahiya**)  
Partner  
Membership No. 505371

#### **ANNEXURE – "A" TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE CONSOLIDATED FINANCIAL STATEMENTS OF ANSAL HOUSING LIMITED (FORMERLY KNOWN AS ANSAL HOUSING AND CONSTRUCTION LIMITED)**

##### **Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")**

In conjunction with our audit of the consolidated financial statements of the Company as of and for the year ended March 31, 2019, We have audited the internal financial controls over financial reporting of Ansal Housing Limited (Formerly known as Ansal Housing and Construction Limited) and its subsidiary companies and its associate companies, which are companies incorporated in India, as of that date.

##### **Management's Responsibility for Internal Financial Controls**

The respective Board of Directors of the Holding company, its subsidiary companies, and associate companies, which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the respective company considering the essential components of internal control stated in the Guidance Note on Audit of

Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (ICAI). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

#### **Auditors' Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the ICAI and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained and the audit evidence obtained by the other auditors in terms of their reports referred to in the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

#### **Meaning of Internal Financial Controls over Financial Reporting**

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial

control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

#### **Inherent Limitations of Internal Financial Controls over Financial Reporting**

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

#### **Opinion**

In our opinion, the Holding Company, its subsidiary companies and its associate companies, which are companies incorporated in India, have, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2019, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI

#### **Other Matters**

Our aforesaid reports under Section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls over financial reporting insofar as it relates to 17 subsidiary companies, which are companies incorporated in India, is based on the corresponding reports of the auditors of such companies incorporated in India.

For Dewan P.N. Chopra & Co.  
Chartered Accountants  
Firm Regn. No. 000472N

Place : New Delhi  
Dated : 29<sup>th</sup> May, 2019

(Sandeep Dahiya)  
Partner  
Membership No. 505371

# Consolidated Balance Sheet as at 31st March, 2019

(Rupees in Lakh)

	NOTE	As at 31st March, 2019	As at 31st March, 2018
<b>I. ASSETS</b>			
<b>1. Non-current Assets</b>			
a Property, plant and equipment	2	4,053.03	5,230.30
b Other intangible assets		881.20	882.10
c Financial assets			
i Investments	3	124.03	124.13
ii Loans	4	6.80	85.44
iii Other financial assets	5	5.19	5.09
e Deferred tax assets (net)	21	2,877.09	-
d Income tax	6	1,088.62	942.07
e Other non-current assets	7	75.20	-
<b>Total non-current assets</b>		<b>9,111.16</b>	<b>7,269.12</b>
<b>2. Current Assets</b>			
a Inventories	8	2,00,123.24	1,47,040.70
b Financial assets			
i Other investments	9	12.36	11.87
ii Trade receivables	10	8,939.88	9,098.71
iii Unbilled Revenue		-	1,518.56
iv Cash and cash equivalents	11	506.35	539.48
v Bank balance other than Loans	12	1,236.44	1,833.19
vi Loans	13	4,301.37	3,298.43
vii Other financial assets	14	5,517.03	5,842.28
c Other Current Assets	15	12,410.40	11,346.19
<b>Total current assets</b>		<b>2,33,047.07</b>	<b>1,80,529.40</b>
<b>TOTAL ASSETS</b>		<b>2,42,158.23</b>	<b>1,87,798.53</b>
<b>II. EQUITY AND LIABILITIES</b>			
<b>1. Equity</b>			
a Equity	16	5,938.58	5,938.58
b Other Equity	17	22,896.72	36,109.63
<b>Equity attributable to owners of the Company</b>		<b>28,835.31</b>	<b>42,048.21</b>
<b>2. Non Current Liabilities</b>			
a Financial liabilities			
i Long Term Borrowings	18	11,460.22	38,347.86
ii Other financial liabilities	19	3,246.10	2,891.70
b Long Term Provisions	20	189.29	167.00
c Deferred Tax Liabilities (Net)	21	-	3,248.78
d Other non-current liabilities	22	38.94	90.35
<b>Total non-current liabilities</b>		<b>14,934.55</b>	<b>44,745.68</b>
<b>3. Current Liabilities</b>			
a Financial liabilities			
i Short Term Borrowings	23	7,960.08	9,769.47
ii Trade Payables	24	26,579.24	30,935.41
iii Other financial liabilities	25	57,044.72	24,619.37
b Short Term Provisions	26	195.39	160.85
c Current Tax Liabilities (Net)	27	142.20	95.00
d Other Current Liabilities	28	1,06,466.74	35,424.54
<b>Total current liabilities</b>		<b>1,98,388.37</b>	<b>1,01,004.64</b>
<b>TOTAL LIABILITIES</b>		<b>2,42,158.23</b>	<b>1,87,798.53</b>
Significant Accounting Policies and Notes to Financial Statements	1-59		

As per our report of even date attached

**For Dewan P.N. Chopra & Co.**  
Chartered Accountants  
(Firm Registration No. 000472N)

**Sandeep Dahiya**  
Partner  
Membership No. 505371

Place : New Delhi  
Date : 29th May, 2019

**Deepak Ansal**  
Chairman & Managing Director  
DIN: 00047971

**Ashok Khanna**  
Director  
DIN: 01510677

**Tarun Kathuria**  
Chief Financial Officer

**Kushagr Ansal**  
Wholesale Director & CEO  
DIN: 01216563

**Maharaj Kishen Trisal**  
Director  
DIN: 00059545

**Som Nath Grover**  
Addl. V.P. & Company Secretary  
M.No.: F4055

**Surrinder Lal Kapur**  
Director  
DIN: 00033312

## Consolidated Statement of Profit and Loss for the year ended 31st March, 2019

*(Rupees in Lakh)*

	NOTE	For the year ended 31st March, 2019	For the year ended 31st March, 2018
<b>REVENUE</b>			
- Revenue from operations	29	19,484.96	24,917.11
- Other Income	30	3,104.16	2,622.27
<b>Total Revenue</b>		<b>22,589.12</b>	<b>27,539.38</b>
<b>EXPENSES</b>			
- Cost of Construction	31	8,286.33	13,383.42
- Contract Cost		0.06	38.26
- Consumption of Food, Beverages etc	32	87.07	94.75
- Purchase of Constructed Properties		-	24.03
- (Increase)/ Decrease in Stocks	33	289.71	27.39
- Employee Benefits Expense	34	2,123.79	2,302.65
- Finance Costs	35	7,789.95	8,227.98
- Depreciation	2	174.64	163.73
- Other Expenses	36	5,185.98	5,999.24
<b>Total Expenses</b>		<b>23,937.53</b>	<b>30,261.44</b>
Profit/ (Loss) before Tax		(1,348.41)	(2,722.06)
Tax Expense:			
- Current Tax		217.65	151.70
- Deferred Tax		(1,171.15)	(964.76)
<b>Profit/ (Loss) for the year</b>		<b>(394.91)</b>	<b>(1,909.03)</b>
<b>Other comprehensive income</b>			
i Items that will not be reclassified to profit and loss account			
Re-measurement gains on defined benefit plans		28.71	70.24
Income tax relating to items that will not be reclassified to profit or loss Deferred tax		(2.28)	26.45
ii. Items that will be reclassified to profit and loss account			
<b>Other comprehensive income for the period</b>		<b>30.99</b>	<b>43.80</b>
<b>Total Comprehensive Income for the year</b>		<b>(363.92)</b>	<b>(1,865.23)</b>
<b>Earnings per equity share of face value of Rs. 10 each.</b>			
- Basic & Diluted	45	(0.61)	(3.14)
Significant Accounting Policies and Notes to Financial Statements	1-59		

As per our report of even date attached

**For Dewan P.N. Chopra & Co.**  
Chartered Accountants  
(Firm Registration No. 000472N)

**Sandeep Dahiya**  
Partner  
Membership No. 505371

Place : New Delhi  
Date : 29th May, 2019

**Deepak Ansal**  
Chairman & Managing Director  
DIN: 00047971

**Ashok Khanna**  
Director  
DIN: 01510677

**Tarun Kathuria**  
Chief Financial Officer

**Kushagr Ansal**  
Wholetime Director & CEO  
DIN: 01216563

**Maharaj Kishen Trisal**  
Director  
DIN: 00059545

**Som Nath Grover**  
Addl. V.P. & Company Secretary  
M.No.: F4055

**Surrinder Lal Kapur**  
Director  
DIN: 00033312



# Statement of Consolidated Cash Flow for the year ended 31st March, 2019

(Rupees in Lakh)

	For the year ended 31st March, 2019	For the year ended 31st March, 2018
<b>A. Cash flow from Operating Activities:</b>		
Profit/(Loss) before Tax (including OCI)	(1,319.70)	(2,651.82)
Adjustment for:		
- Loss on Sale of fixed assets	3.19	2.83
- Depreciation and amortisation expenses	174.64	163.73
- Deferred Tax	0.02	(9.12)
- Profit on Sale of fixed assets	(1,253.18)	(128.68)
- Net gain/(loss) arising on financial assets designated through FVTPL	(0.49)	(1.19)
- Profit on Sale of Investment	(97.53)	-
- Amounts written off	71.69	0.67
- Interest & Finance charges	7,789.95	8,227.98
- Interest Income	(1,371.21)	(1,783.08)
- Exchange Difference on translation of financial statements of a non-integral foreign operation.	0.33	(6.82)
<b>Operating profit/(Loss) before working capital changes</b>	<b>3,997.71</b>	<b>3,814.51</b>
<b>Movement in working capital:</b>		
Adjustments for (Increase)/decrease in operating assets:		
- Inventories**	1,340.01	3,454.56
- Trade receivable**	158.83	(1,724.94)
- Unbilled Revenue	1,518.56	33.22
- Loan-Current	3.29	7.90
- Loan-non current	78.64	19.19
- Other financial assets - current	253.55	(24.86)
- Other assets - current	1,994.18	1,117.46
- Other non-current assets	(75.20)	
- Other financial assets**	(0.10)	(5.09)
Adjustments for (decrease)/Increase in operating liabilities:		
- Trade payable**	(4,356.16)	660.93
- Other financial liabilities - non current	354.40	347.94
- Other financial liabilities - current	1,196.19	2,520.31
- Other liabilities - non current	(51.41)	(385.65)
- Other liabilities - current	(587.52)	(2,290.87)
- Provisions - current	34.53	25.80
- Provisions - non current	22.30	(32.39)
Cash generated from/(used in) operations	<b>5,881.80</b>	<b>7,538.01</b>
Income Taxes paid (net)	<b>(317.00)</b>	<b>(356.88)</b>
<b>Net cash flow from/(used in) operating activities A</b>	<b>5,564.80</b>	<b>7,181.13</b>
<b>B. Cash flow from Investing Activities:</b>		
Payments for Property, Plant and equipment, Investment Properties and intangible assets including under development	(19.86)	(39.50)
Proceeds from sale of Property, plant and equipment and intangible assets	1,871.47	237.45
(Increase)/decrease in bank balance not considered as cash and cash equivalents		
Place During the year	140.60	(43.19)
Matured During the year	456.15	282.44
Redemption/sale of non-current investment	97.63	23.61
Others		
Interest Received	126.16	301.18
<b>Net cash flow from/(used in) investing activities B</b>	<b>2,672.15</b>	<b>761.99</b>

## Statement of Consolidated Cash Flow for the year ended 31st March, 2019

*(Rupees in Lakh)*

	For the year ended 31st March, 2019	For the year ended 31st March, 2018	
C. Cash flow from Financing Activities :			
Inresect paid	(9,297.41)	(9,339.52)	
Proceeds from / (repayments of ) working capital borrowings	(1,556.32)	(21.83)	
Proceeds / (repayments of ) other short-term borrowings	(253.08)	11.32	
Proceeds from Long-term borrowings	4,405.40	3,158.73	
Dividend paid (including dividend tax)	(2.40)	(5.36)	
Repayment of Public Deposit	(1,566.29)	(1,728.45)	
Net cash flow from/(used in) financing activities C	(8,270.10)	(7,925.11)	
D. Net increase/(decrease) in cash and cash equivalents (A+B+C)	(33.15)	18.01	
E. Cash and cash equivalents at the beginning of the year	539.47	521.46	
F. Cash and cash equivalents at the end of the year	506.32	539.47	
G. Reconciliation of liabilities arising from financing activities pursuant to Ind AS 7 - Cash flows			
Particulars	Non-Current Borrowings	Current Borrowings	Total
As on April 17	51,844.00	9,779.98	61,623.98
Proceeds from Borrowings	8,925.28	-	8,925.28
Repayment of Borrowings	7,495.00	10.51	7,505.51
As on April 18	53,274.28	9,769.47	63,043.75
Proceeds from Borrowings	9,571.68	-	9,571.68
Repayment of Borrowings	6,732.57	1,809.39	8,541.96
As on March 19	56,113.39	7,960.08	64,073.47

Note :

\* The above statement of cash flow has been prepared under the 'Indirect method' as set out in the Indian Accounting Standard-7 on Statement of Cash Flows.

\*\* Due to Application of IND AS 115, Impact has been taken up in the cashflow statement. For details refer Note 54 of the financial statement.

Significant Accounting Policies and Notes to Financial Statements 1-59

As per our report of even date attached

**For Dewan P.N. Chopra & Co.**  
Chartered Accountants  
(Firm Registration No. 000472N)

**Sandeep Dahiya**  
Partner  
Membership No. 505371

Place : New Delhi  
Date : 29th May, 2019

**Deepak Ansal**  
Chairman & Managing Director  
DIN: 00047971

**Ashok Khanna**  
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DIN: 01510677

**Tarun Kathuria**  
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**Som Nath Grover**  
Addl. V.P. & Company Secretary  
M.No.: F4055

**Surrinder Lal Kapur**  
Director  
DIN: 00033312

# Consolidated Statement of Changes in Equity for the year ending 31st March, 2019

(Rupees in Lakh)

a Particulars	No. of shares	Amount
- Equity Share Capital- Issued, Subscribed and Paid-up		
Balance as at 1st April, 2017	5,93,85,828	5,947.90
Changes in equity share capital during the year	--	--
Balance as at 31st March, 2018	5,93,85,828	5,938.58
Changes in equity share capital during the year	--	--
Balance as at 31st March, 2019	5,93,85,828	5,938.58

b Other Equity	RESERVES & SURPLUS						OCI	Amount
Particulars	Capital Reserve	Capital Redemption Reserve	Securities Premium Account	Foreign Currency Translation	General Reserve	Retained Earnings	Other comprehensive income Re-measurement gains / loss (Net of Tax)	Total
- Balance as at 1st April, 2017	913.72	492.56	2,823.02	(26.16)	23,998.69	9,751.91	27.95	37,981.69
Profit/ (Loss) for the year	-	-	-	-	-	(1,909.03)	-	(1,909.03)
Other comprehensive income for the year, net of income tax	-	-	-	-	-	-	43.80	43.80
- Exchange differences arising during the year on translation of financial statements of a non-integral foreign operation.	-	-	-	(6.82)	-	-	-	(6.82)
Balance as at 31st March, 2018	913.72	492.56	2,823.02	(32.98)	23,998.69	7,842.88	71.75	36,109.64
- Adjustment on account of Ind AS 115 (net of tax) (refer Note 55)	-	-	-	-	(12,849.33)	-	-	(12,849.33)
Revised opening balance as at 1st April 2018	913.72	492.56	2,823.02	(32.98)	11,149.36	7,842.88	71.75	23,260.31
Profit/ (Loss) for the year	-	-	-	-	-	(394.91)	-	(394.91)
Other comprehensive income for the year, net of income tax	-	-	-	-	-	-	30.99	30.99
Exchange differences arising during the year on translation of financial statements of a non-integral foreign operation.	-	-	-	0.33	-	-	-	0.33
Balance as at 31st March, 2019	913.72	492.56	2,823.02	(32.65)	11,149.36	7,447.97	102.74	22,896.72

As per our report of even date attached

**For Dewan P.N. Chopra & Co.**  
Chartered Accountants  
(Firm Registration No. 000472N)

**Sandeep Dahiya**  
Partner  
Membership No. 505371  
Place : New Delhi  
Date : 29th May, 2019

**Deepak Ansal**  
Chairman & Managing Director  
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Director  
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**Tarun Kathuria**  
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**Som Nath Grover**  
Addl. V.P. & Company Secretary  
M.No.: F4055

**Surrinder Lal Kapur**  
Director  
DIN: 00033312

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

### 1 BACKGROUND & OPERATIONS AND SIGNIFICANT ACCOUNTING POLICIES

#### A. CORPORATE INFORMATION

Ansal Housing Limited (formerly known as Ansal Housing and Construction Limited) referred to as ("the Company" or "Ansal Housing") engaged in the business of promotion, construction and development of integrated townships, residential and commercial complexes, multi-storeyed buildings, flats, houses, apartments, shopping malls etc.

- The Company is a public limited company incorporated and domiciled in India. The address of its registered office 606, Indra Prakash, 21 Barakhamba Road, New Delhi-110 001 having Corporate Identity Number: L45201DL1983PLC016821. The Company is listed on the National Stock Exchange of India Limited (NSE) and BSE Limited (BSE).

#### B. SIGNIFICANT ACCOUNTING POLICIES

##### 1.1 STATEMENT OF COMPLIANCE

- These consolidated financial statements ('financial statements') of the Group, its subsidiaries and associates have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs ('MCA') under Section 133 of the Companies Act, 2013 ('Act') read with the Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time and presentation requirements of Division II of Schedule III to the Companies Act, 2013 (Ind AS compliant Schedule III), as applicable to the consolidated financial statements.
- The Consolidated financial Statements are presented in Indian Rupee and all values are rounded to nearest lakhs, except when otherwise stated.

##### Group information

The consolidated financial statements include following subsidiaries and associates:

	Name of The Company	Percentage of ownership/voting rights	
		As at 31st March, 2019	As at 31st March, 2018
<b>A. SUBSIDIARIES</b>			
1	Housing and Construction Lanka Pvt. Ltd.	100%	100%
2	Geo Connect Ltd.	100%	100%
3	Wrangler Builders Pvt. Ltd.	100%	100%
4	Maestro Promoters Pvt. Ltd.	100%	100%
5	Anjuman Buildcon Pvt. Ltd.	100%	100%
6	A. R. Paradise Pvt. Ltd.	100%	100%
7	Fenny Real Estates Pvt. Ltd.	100%	100%
8	A.R.Infrastructure Pvt. Ltd.	100%	100%
9	Third Eye Media Pvt Ltd.	100%	100%
10	Avee Iron & Steel Works Pvt. Ltd.	100%	100%
11	Sunrise Facility Management Pvt. Ltd.	100%	100%
12	Enchant Construction Pvt. Ltd.	100%	100%
13	Sonu Buildwell Pvt. Ltd.	-	100%
14	Rishu Buildtech Pvt. Ltd.	-	100%
15	Andri Builders & Developers Pvt. Ltd.	100%	100%
16	VS Infratown Pvt. Ltd.	100%	100%
17	Identity Buildtech Pvt. Ltd.	100%	100%
18	Cross Bridge Developers Pvt. Ltd.	100%	100%
19	Shamia Automobiles Pvt. Ltd.	100%	100%
20	Oriane Developers Pvt. Ltd.	100%	100%
<b>B. ASSOCIATES</b>			
1	Optus Corona Developers Pvt. Ltd.	49.88%	49.88%

Notes :

- 1 All the above subsidiaries and associates are engaged in the principal business of real estate development.
- 2 All subsidiary companies and associates are incorporated in India, except Housing and Construction Lanka Pvt. Ltd., a subsidiary company which was incorporated in Sri Lanka.

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

### 1.2 BASIS OF MEASUREMENT AND PRESENTATION

- The consolidated financial statements have been prepared on the historical cost basis unless otherwise stated. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Group takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/or disclosure purposes in these financial statements is determined on such a basis, except for leasing transactions that are within the scope of Ind AS 17 and measurements that have some similarities to fair value but are not fair value, such as net realisable value in Ind AS 2 or value in use in Ind AS 36. In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- a) Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- b) Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- c) Level 3 inputs are unobservable inputs for the asset or liability.

### 1.3 CURRENT VERSUS NON-CURRENT CLASSIFICATION

- The Group presents assets and liabilities in the balance sheet based on current/ non-current classification.

- An asset is treated as current when it is:

- a) Expected to be realised or intended to be sold or consumed in normal operating cycle
- b) Held primarily for the purpose of trading
- c) Expected to be realised within twelve months after the reporting period, or
- d) Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

- A liability is current when:

- a) It is expected to be settled in normal operating cycle
- b) It is held primarily for the purpose of trading
- c) It is due to be settled within twelve months after the reporting period, or
- d) There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

The Group classifies all other liabilities as non-current.

- Deferred tax assets and liabilities are classified as non-current assets and liabilities.

- The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. Based on the nature of products/ activities of the Group and the normal time between the acquisition of the assets and their realisation in cash or cash equivalent, the Group has determined its operating cycle as 5 years for real estate projects and 12 months for others for the purpose of classification of its assets and liabilities as current and non current.

### 1.4 BASIS OF CONSOLIDATION

- The consolidated financial statements relates to Ansal Housing Limited (formerly known as Ansal Housing and Construction Limited) ('the Company') and its subsidiaries. Subsidiaries are entities that are controlled by the Company. Control is achieved when the Company:
  - Has power over the investee;
  - is expected, or has right, to variable returns from its involvement with the investee;
  - Has the ability to use its power to affect the returns
- The Group reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the elements of control listed above.
- Generally, majority of voting rights results in control. When the Company has less than majority of voting rights of an investee, the Company considers all relevant facts and circumstances assessing whether or not the Company's voting rights in an investee are sufficient to give it power over the investee, including:
  - The size of the Company's holdings of voting rights relative to the size and dispersion of holdings of other vote holders;
  - Potential voting rights held by the Company;
  - Rights arising from other contractual arrangements;

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

- Any additional facts and circumstances that indicate that the Company has, or does not have, the current ability to direct the relevant activities at the time that decisions need to be made.
- Consolidation of a subsidiary begins when the Company obtains control over the subsidiary and ceases when the Company loses control of the subsidiary. Specifically, income and expenses of a subsidiary acquired or disposed off during the year are included in the consolidated statement of profit and loss from the date the Company gains control until the date when the Company ceases to control the subsidiary.
- Profit or loss and each component of other comprehensive income are attributed to the owners of the Company and to the non-controlling interests. Total comprehensive income of subsidiaries is attributed to the owners of the Company and to the non-controlling interests even if this results in the noncontrolling interests having a deficit balance.
- When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies. All intragroup assets and liabilities, equity, income, expenses, and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

### **Changes in the Group's ownership interests in existing subsidiaries**

- Changes in the Group's ownership interests in subsidiaries that do not result in the Group losing control over the subsidiaries are accounted for as equity transactions. The carrying amounts of the Group's interests and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in equity and attributed to owners of the Company.
- When the Group loses control of a subsidiary, a gain or loss is recognised in profit or loss and is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the previous carrying amount of the assets (including goodwill), and liabilities of the subsidiary and any non-controlling interests. All amounts previously recognised in other comprehensive income in relation to that subsidiary are accounted for as if the Group had directly disposed of the related assets or liabilities of the subsidiary (i.e. reclassified to profit or loss or transferred to another category of equity as specified/permitted by applicable Ind AS). The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under Ind AS 109, or, when applicable, the cost on initial recognition of an investment in an associate or a joint venture.
- When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies. All intragroup assets and liabilities, equity, income, expenses, and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

### **Consolidation procedure:**

- The financial statements of the Company and its subsidiary companies have been consolidated on a line-by line basis by adding together the book values of like items of assets, liabilities, income and expenses, after eliminating all significant intra-group balances, intra-group transactions and unrealised profits on intragroup transactions.
- The excess of cost to the Group of its investments in the subsidiaries over its share of equity of the subsidiaries, at the dates on which the investments in the subsidiaries were made, is recognised as 'Goodwill' being an asset in the consolidated financial statements and is tested for impairment on annual basis. On the other hand, where the share of equity in the subsidiaries as on the date of investment is in excess of cost of investments of the Group, it is recognised as 'Capital Reserve' and shown under the head 'Reserves & Surplus', in the consolidated financial statements. The 'Goodwill' / 'Capital Reserve' is determined separately for each subsidiary and such amounts are not set off between different entities.
- Non-controlling interest in the net assets of the consolidated subsidiaries consist of the amount of equity attributable to the non-controlling shareholders at the date on which investments in the subsidiaries were made and further movements in their share in the equity, subsequent to the dates of investments. Net profit / loss for the year of the subsidiaries attributable to non-controlling interest is identified and adjusted against the profit / loss after tax of the Group in order to arrive at the income attributable to shareholders of the Company.

### **1.5 Investments in associates**

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

The results and assets and liabilities of associates are incorporated in these consolidated financial statements using the equity method of accounting, except when the investment, or a portion thereof, is classified as held for sale, in which case it is accounted for in accordance with Ind AS 105. Under the equity method, an investment in an associate is initially recognised in the consolidated balance sheet at cost and adjusted thereafter to recognise the Group's share of the profit or loss and

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

other comprehensive income of the associate. Distributions received from an associate reduce the carrying amount of the investment. When the Group's share of losses of an associate exceeds the Group's interest in that associate (which includes any long-term interests that, in substance, form part of the Group's net investment in the associate), the Group discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate.

An investment in an associate is accounted for using the equity method from the date on which the investee becomes an associate. On acquisition of the investment in an associate, any excess of the cost of the investment over the Group's share of the net fair value of the identifiable assets and liabilities of the investee is recognised as goodwill, which is included within the carrying amount of the investment. Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of the investment, after reassessment, is recognised directly in equity as capital reserve in the period in which the investment is acquired.

After application of the equity method of accounting, the Group determines whether there is any objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the net investment in an associate and that event (or events) has an impact on the estimated future cash flows from the net investment that can be reliably estimated. If there exists such an objective evidence of impairment, then it is necessary to recognise impairment loss with respect to the Group's investment in an associate.

When necessary, the entire carrying amount of the investment (including goodwill) is tested for impairment in accordance with Ind AS 36 Impairment of Assets as a single asset by comparing its recoverable amount (higher of value in use and fair value less costs of disposal) with its carrying amount. Any impairment loss recognised forms part of the carrying amount of the investment. Any reversal of that impairment loss is recognised in accordance with Ind AS 36 to the extent that the recoverable amount of the investment subsequently increases.

The Group discontinues the use of the equity method from the date when the investment ceases to be an associate, or when the investment is classified as held for sale.

### 1.6 Revenue Recognition

- Revenue is measured at the fair value of the consideration received/ receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government and is net of rebates and discounts. The Company assesses its revenue arrangements against specific criteria to determine if it is acting as principal or agent. The Company has concluded that it is acting as a principal in all of its revenue arrangements. Revenue is recognised in the income statement to the extent that it is probable that the economic benefits will flow to the Company and the revenue and costs, if applicable, can be measured reliably.

#### a REAL ESTATE

- The Holding Company engaged in the business of construction and development of integrated townships, residential and commercial complexes, Sale of land etc. Revenue from contracts is recognised when the performance obligation has been satisfied and control over the property has been transferred to the customers. The performance obligation is satisfied once the property is substantially completed and the control thereof is transferred from the company to the buyer upon possession/issuance of letter for offer of possession or completion certificate obtained/applied ("deemed date of possession"), whichever is earlier, subject to realisation/ certainty of realisation.

#### b INTEREST TO/ FROM CUSTOMERS

The revenue on account of interest on delayed payment by customers and expenditure on account of compensation / penalty for project delays are accounted for at the time of acceptance / settlement with the customers on the ground of prudence and uncertainties with regard to determination of amount receivable / payable.

#### c SALE OF GOODS

Revenue from the sale of goods is recognised when the goods are delivered and titles have passed, at which time all the following conditions are satisfied:

- i) the Group has transferred to the buyer the significant risks and rewards of ownership of the goods;
- ii) the Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;

#### d RENTAL INCOME

Lease income on an operating lease is recognised in the statement of profit and loss on straight line basis over the lease term.

#### e RENDERING OF SERVICES

Revenue from Construction Contracts is recognised on the basis of percentage of completion method by reference to the stage of completion of the contract activity.



## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

### **f INTEREST INCOME**

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Group and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

### **1.7 COST RECOGNITION**

Costs and expenses are recognised when incurred and are classified according to their nature.

Expenditure charged to Cost of Construction represents cost of land (including cost of development rights/land under agreements to purchase), estimated internal development charges, external development charges, employee costs, payment made to collaborators, expenses through contractors, material and store consumed, finance cost and other expenses incurred for construction undertaken by the Group which is charged to the statement of profit and loss based on the revenue recognised as explained in accounting policy for revenue from real estate projects above, in consonance with the concept of matching cost and revenue.

### **1.8 PROVISIONS**

A provision is recognized if, as a result of a past event, the Group has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

### **1.9 CONTINGENT LIABILITIES AND ONEROUS CONTRACTS**

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Group or a present obligation that is not recognised because it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made. The Group does not recognise a contingent liability, but discloses its existence in the financial statements.

Present obligations arising under onerous contracts are recognised and measured as provisions. An onerous contract is considered to exist where the Group has a contract under which the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received from the contract.

### **1.10 FOREIGN CURRENCY**

These financial statements are presented in Indian rupees ('Rs.' or 'INR'), which is the functional currency of the Company.

Transactions in foreign currencies are recorded at the exchange rate prevailing on the date of transaction. Foreign currency denominated monetary assets and liabilities are re-measured into the functional currency at the exchange rate prevailing on the balance sheet date.

Exchange differences on monetary items are recognised in profit or loss in the period in which they arise.

Foreign currency monetary items of the group, outstanding at the reporting date are restated at the exchange rates prevailing at the reporting date. Non-monetary items denominated in foreign currency, are reported using the exchange rate at the date of the transaction.

Exchange differences arising on settlement / restatement of foreign currency monetary assets and liabilities of the group are recognised as income or expense in the Statement of Profit and Loss.

### **1.11 INCOME TAXES**

- Income tax expense comprises current and deferred taxes. Income tax expense is recognized in the Statement of Profit and Loss except when they relate to items that are recognised outside profit or loss (whether in other comprehensive income or directly in equity), in which case tax is also recognised outside profit or loss.
- Current income taxes are determined based on respective taxable income of each taxable entity.
- Deferred tax assets and liabilities are recognized for the future tax consequences of temporary differences between the carrying values of assets and liabilities and their respective tax bases, and unutilized business loss and depreciation carry-forwards and tax credits. Such deferred tax assets and liabilities are computed separately for each taxable entity. Deferred tax assets are recognized to the extent that it is probable that future taxable income will be available against which the deductible temporary differences, unused tax losses, depreciation carry-forwards and unused tax credits could be utilized.

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

- Deferred tax assets and liabilities are measured based on the tax rates that are expected to apply in the period when the asset is realized or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Group intends to settle its current tax assets and liabilities on a net basis.

### 1.12 EARNINGS PER SHARE

Basic earnings per share has been computed by dividing profit/loss for the year by the weighted average number of shares outstanding during the year. Partly paid up shares are included as fully paid equivalents according to the fraction paid up. Diluted earnings per share has been computed using the weighted average number of shares and dilutive potential shares, except where the result would be anti-dilutive.

### 1.13 INVENTORIES

Inventories are valued as under :

- |   |   |
|---|---|
| a) Building Material, Stores, Spares parts etc. | At lower of cost (using FIFO method) or net realisable value. |
| b) Food, Beverage and related stores            | At lower of cost (using FIFO method) or net realisable value. |
| c) Completed Units (Unsold)                     | At lower of cost or net realisable value.                     |
| d) Land   | At lower of cost or net realisable value.                     |
| e) Project/Contracts work in progress           | At lower of cost or net realisable value.                     |

Cost of Completed units and project/ work in progress includes cost of land , construction/development cost and other related costs incurred .

Net Realisable value is the estimated selling price in the ordinary course of business less estimated costs of completion and estimated costs necessary to make the sale.

### 1.14 PROPERTY, PLANT AND EQUIPMENT

- Property, plant and equipment are stated at cost of acquisition or construction less accumulated depreciation less accumulated impairment, if any. Freehold land is measured at cost and is not depreciated.

Cost includes purchase price, taxes and duties, labour cost and direct overheads for self-constructed assets and other direct costs incurred up to the date the asset is ready for its intended use.

- Interest cost incurred for constructed assets is capitalized up to the date the asset is ready for its intended use, based on borrowings incurred specifically for financing the asset or the weighted average rate of all other borrowings, if no specific borrowings have been incurred for the asset.
- Depreciation is provided on the Straight Line Method (SLM) over the estimated useful lives of the assets considering the nature, estimated usage, operating conditions, past history of replacement, anticipated technological changes, manufacturers warranties and maintenance support. Taking into account these factors, the Group has decided to apply the useful life for various categories of property, plant & equipment, which are as prescribed in Schedule II of the Act. Estimated useful lives of assets are as follows:

Type of Asset	Useful Life in years
a) Buildings - Other than Factory buildings	30
b) Plant and machinery (including Electrical fittings)	15
c) Office equipment	5
d) Air conditioners and refrigerators	
e) Furniture and fixtures	10
f) Vehicles	
g) Computers and data processing units	
- Servers and networks	6
- End user devices, such as, desktops, laptops, etc.	3

- The useful lives is reviewed at least at each year end. Changes in expected useful lives are treated as change in accounting estimate.
- Leased assets and leasehold improvements are amortised over the period of the lease or the estimated useful life whichever is lower.
- Assets held under finance leases are depreciated over their expected useful lives on the same basis as owned assets or, where shorter, the term of the relevant lease.

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

- Depreciation is not recorded on capital work-in-progress until construction and installation are complete and the asset is ready for its intended use.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

### 1.15 LEASES

Lease are classified as finance leases whenever the terms of the lease transfer substantially all the risk and rewards or ownership to the lessee. All other leases are classified as operating leases.

#### **Company as a lessor**

##### **- Finance lease**

Amounts due from lessees under finance leases are recognised as receivables at the amount of the Group's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the Group's net investment outstanding in respect of the leases.

##### **- Operating lease**

Rental income from operating leases is generally recognised on a straight-line basis over the term of the relevant lease. Where the rentals are structured solely to increase in line with expected general inflation to compensate for the Groups's expected inflationary cost increases, such increases are recognised in the year in which such benefits accrue. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight-line basis over the lease term.

#### **Company as a lessee**

##### **- Finance lease**

Assets taken on lease by the Group in its capacity as lessee, where the Group has substantially all the risks and rewards of ownership are classified as finance lease. Such leases are capitalised at the inception of the lease at lower of the fair value or the present value of the minimum lease payments and a liability is recognised for an equivalent amount. Each lease rental paid is allocated between the liability and the interest cost so as to obtain a constant periodic rate of interest on the outstanding liability for each year.

##### **- Operating lease**

Lease arrangements where the risks and rewards incidental to ownership of an asset substantially vest with the lessor, are recognised as operating lease. Rental expenses from operating lease are recognised on a straight line basis over the lease term in the statement of profit and loss, unless the lease agreement explicitly states that increase is on account of inflation.

### 1.16 IMPAIRMENT

- At each balance sheet date, the Group assesses whether there is any indication that any property, plant and equipment with finite lives may be impaired. If any such impairment exists the recoverable amount of an asset is estimated to determine the extent of impairment, if any. Where it is not possible to estimate the recoverable amount of an individual asset, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs.

- Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognized immediately in the Statement of Profit and Loss.

As at March 31, 2018, none of the Group's property, plant and equipment were considered impaired.

### 1.17 EMPLOYEE BENEFITS

#### **a) Gratuity**

The Group have an obligation towards gratuity, a defined benefit retirement plan covering eligible employees and the Group funds the benefit through contributions. For defined benefit retirement benefit plans, the cost of providing benefits is determined using the projected unit credit method, with actuarial valuations being carried out at the end of each year. Remeasurement, comprising actuarial gains and losses, the effect of the changes to the asset ceiling and the return on plan assets (excluding net interest), is reflected immediately in the balance sheet with a charge or credit recognised in other comprehensive income in the period in which they occur. Remeasurement recognised in other comprehensive income is reflected immediately in retained earnings and is not reclassified to profit or loss. Past service cost is recognised in profit or loss in the period of a plan amendment. Net interest is calculated by applying the discount rate at the beginning of the period to the net defined benefit liability or asset. Defined benefit costs are categorised as follows:

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

- i) service cost (including current service cost, past service cost, as well as gains and losses on curtailments and settlements);
- ii) net interest expense or income; and
- iii) remeasurement

The Group presents the first two components of defined benefit costs in profit or loss in the line item 'Employee benefits expense'. Curtailment gains and losses are accounted for as past service costs.

The retirement benefit obligation recognised in the balance sheet represents the actual deficit or surplus in the Group's defined benefit plans. Any surplus resulting from this calculation is limited to the present value of any economic benefits available in the form of refunds from the plans or reductions in future contributions to the plans. A liability for a termination benefit is recognised at the earlier of when the entity can no longer withdraw the offer of the termination benefit and when the entity recognises any related restructuring costs.

### b) **Compensated absences**

A liability of compensated absences recognised in the period the related service is rendered at the cost of providing benefits is determined using the projected unit credit method, with actuarial valuations being carried out at the end of each year.

### c) **Provident and other funds**

Payments to defined contribution retirement benefit plans are recognised as an expense when employees have rendered service entitling them to the contributions. Contribution towards provident fund for the employees is made to the regulatory authorities, where the Group has no further obligations. Such benefits are classified as Defined Contribution Schemes as the Group does not carry any further obligations, apart from the contributions (currently 12% of employees' salary) made on a monthly basis. Contribution paid during the year are charged to Statement of Profit and Loss.

### d) **Leave Encashment**

Provision for leave encashment is made on the basis of actuarial valuation done at the year end. Actuarial gains/ losses are recognised in the year in which such gains/ losses arise.

### e) **Measurement date**

The measurement date of retirement plans is 31 March .

## 1.18 SEGMENT REPORTING

The Group is engaged mainly in the business of promotion, construction and development of integrated townships, residential and commercial complexes, multi-storeyed buildings, flats, houses, apartments, shopping malls etc. These in the context of Ind AS 108 - operating segments reporting are considered to constitute one reportable segment.

## 1.19 BORROWING COST

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Interest income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

## 1.20 FINANCIAL INSTRUMENTS

### a) **Classification, initial recognition and measurement**

- A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. Financial assets other than equity instruments are classified into categories: financial assets at fair value through profit or loss and at amortised cost. Financial assets that are equity instruments are classified as fair value through profit or loss or fair value through other comprehensive income. Financial liabilities are classified into financial liabilities at fair value through profit or loss and other financial liabilities.
- Financial instruments are recognized in the balance sheet when the Group becomes a party to the contractual provisions of the instrument.
- Initially, a financial instrument is recognized at its fair value. Transaction costs directly attributable to the acquisition or issue of financial instruments are recognized in determining the carrying amount, if it is not classified as at fair value through profit or loss. Subsequently, financial instruments are measured according to the category in which they are classified.

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

- Financial assets at amortised cost: Financial assets having contractual terms that give rise on specified dates to cash flows that are solely payments of principal and interest on the principal outstanding and that are held within a business model whose objective is to hold such assets in order to collect such contractual cash flows are classified in this category. Subsequently, these are measured at amortized cost using the effective interest method less any impairment losses.
- Equity investments at fair value through other comprehensive income: These include financial assets that are equity instruments and are irrevocably designated as such upon initial recognition. Subsequently, these are measured at fair value and changes therein are recognized directly in other comprehensive income, net of applicable income taxes.
- When the equity investment is derecognized, the cumulative gain or loss in equity is transferred to retained earnings.
- Financial assets at fair value through profit or loss: Financial assets are measured at fair value through profit or loss unless it is measured at amortised cost or at fair value through other comprehensive income on initial recognition. The transaction costs directly attributable to the acquisition of financial assets at fair value through profit or loss are immediately recognised in profit or loss.
- Equity instruments: An equity instrument is any contract that evidences residual interests in the assets of the Group Company after deducting all of its liabilities. Equity instruments issued by the Company are recorded at the proceeds received, net of direct issue costs.
- Financial liabilities at fair value through profit or loss: Derivatives, including embedded derivatives separated from the host contract, unless they are designated as hedging instruments, for which hedge accounting is applied, are classified into this category. These are measured at fair value with changes in fair value recognized in the Statement of Profit and Loss.
- Financial guarantee contracts: These are initially measured at their fair values and, are subsequently measured at the higher of the amount of loss allowance determined or the amount initially recognized less, the cumulative amount of income recognized.
- Other financial liabilities: These are measured at amortized cost using the effective interest method.

### b) Determination of fair value:

The fair value of a financial instrument on initial recognition is normally the transaction price (fair value of the consideration given or received). Subsequent to initial recognition, the Group determines the fair value of financial instruments that are quoted in active markets using the quoted bid prices (financial assets held) or quoted ask prices (financial liabilities held) and using valuation techniques for other instruments. Valuation techniques include discounted cash flow method and other valuation models.

### c) Derecognition of financial assets and financial liabilities:

The Group derecognizes a financial asset only when the contractual rights to the cash flows from the asset expires or it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. If the Group neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Group recognizes its retained interest in the asset and an associated liability for amounts it may have to pay. If the Group retains substantially all the risks and rewards of ownership of a transferred financial asset, the Group continues to recognize the financial asset and also recognizes a collateralized borrowing for the proceeds received.

Financial liabilities are derecognised when these are extinguished, that is when the obligation is discharged, cancelled or has expired.

### d) Impairment of financial assets:

The Group recognizes a loss allowance for expected credit losses on a financial asset that is at amortized cost. Loss allowance in respect of financial assets is measured at an amount equal to life time expected credit losses and is calculated as the difference between their carrying amount and the present value of the expected future cash flows discounted at the original effective interest rate.

## 1.21 USE OF ESTIMATES AND JUDGEMENTS

- The preparation of financial statements in conformity with Ind AS requires management to make judgments, estimates and assumptions, that affect the application of accounting policies and the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of these financial statements and the reported amounts of revenues and expenses for the years presented. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed at each balance sheet date. Revisions to accounting estimates are recognised in the period in which the estimate is revised and future periods affected.

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

In particular, information about significant areas of estimation of uncertainty and critical judgements in applying accounting policies at the date of the financial statements, which may cause a material adjustment to the carrying amounts of assets and liabilities within the next financial year the amounts recognised in the financial statements are given below:

**a) Revenue Recognition**

The Revenue is more dependent over the estimated cost and estimated revenue of the projects. The Company estimates total cost and total revenue of the project at the time of launch of the project. These are reviewed at each reporting date. Significant assumptions are required in determining the stage of completion and the estimated total contract cost. These estimates are based on events existing at the end of each reporting date.

**b) Inventory**

Inventory of real estate property including work-in-progress is valued at lower of cost and net realisable value (NRV). NRV of completed property is assessed by reference to market prices existing at the reporting date and based on comparable transactions made by the Group and/or identified by the Group for properties in same geographical area. NRV of properties under construction/development is assessed with reference to marked value of completed property as at the reporting date less estimated cost to complete.

**c) Deferred Tax Assets/Liabilities**

Recognition of deferred tax assets is based on estimates of taxable profits in future years. The Group prepares detailed cash flow and profitability projections, which are reviewed by the board of directors of the Group.

**d) Contingent Liabilities**

Assessment of the status of various legal cases/claims and other disputes where the Company does not expect any material outflow of resources and hence these are reflected as contingent liabilities (Refer Note-37)

**e) Defined benefit plans**

The cost and present value of the gratuity obligation and compensated absences are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases, attrition rate and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

**f) Useful Life of Depreciable Assets/Amortisable Assets**

Management reviews its estimate of the useful lives of depreciable/ amortisable assets at each reporting date, based on the expected utility of the assets. certainties in these estimates relate to technical and economic obsolescence that may change the utility of assets

**g) Valuation of investment in subsidiaries and associates**

Investments in Subsidiaries and associates are carried at cost. At each balance sheet date, the management assesses the indicators of impairment of such investments. This requires assessment of several external and internal factor including capitalisation rate, key assumption used in discounted cash flow models (such as revenue growth, unit price and discount rates) or sales comparison method which may affect the carrying value of investments in subsidiaries and associates.

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

### NOTE 2: PROPERTY, PLANT AND EQUIPMENT

*(Rupees in Lakh)*

Particulars	Leasehold Building	Freehold Building	Plant & Machinery	Office Equipments	Furniture and fixtures	Computers	Vehicles	Total
<b>GROSS CARRYING VALUE</b>								
As at 1.04.2017	1,042.08	569.89	4,148.87	79.25	106.81	60.48	476.51	6,483.89
Additions	-	-	2.09	2.95	0.08	5.77	28.62	39.51
Disposals/adjustments	-	91.62	3.62	-	-	0.87	19.45	115.56
As at 31.03.2018	1,042.08	478.27	4,147.34	82.20	106.89	65.38	485.68	6,407.84
Additions	-	-	-	1.06	0.72	-	18.09	19.87
Disposals/adjustments	619.38	-	0.42	0.39	-	0.02	17.45	637.66
As at 31.03.2019	422.70	478.27	4,146.92	82.87	107.61	65.36	486.32	5,790.05
<b>Depreciation</b>								
As at 1.04.2017	25.43	10.08	438.36	17.96	21.97	24.45	74.83	613.08
Charge for the year	8.73	9.16	432.99	14.36	18.52	11.82	72.85	568.43
Elimination on disposal of assets	-	0.79	0.08	-	-	0.83	2.27	3.97
As at 31.03.2018	34.16	18.45	871.27	32.32	40.49	35.44	145.41	1,177.54
Charge for the year	39.74	8.37	430.54	11.18	14.29	6.00	66.42	576.54
Elimination on disposal of assets	14.76	-	0.30	0.39	-	-	1.61	17.06
As at 31.03.2019	59.14	26.82	1,301.51	43.11	54.78	41.44	210.22	1,737.02
<b>Net block</b>								
As at 31.03.2018	1,007.92	459.82	3,276.07	49.88	66.40	29.94	340.27	5,230.30
As at 31.03.2019	363.56	451.45	2,845.41	39.76	52.83	23.92	276.10	4,053.03

#### Notes:

#### i. Depreciation has been charged to:

	2018-19	2017-18
- Profit & Loss Account	174.64	163.73
- Project in Progress Account	401.90	404.68
	<b>576.54</b>	<b>568.41</b>

#### ii. Legal formalities relating to conveyance of freehold building having gross value of Rs. 530.24 Lakh (as at 31st March, 2018 Rs. 530.24 Lakh) and lease deed of lease hold building having gross value of Rs. 191.01 Lakh (as at 31st March, 2018 Rs. 1218 Lakh) are pending execution.

#### iii. Deemed Cost of property, plant and equipment (represents deemed cost on the date of transition to Ind AS i.e. on 1st April 2016)

	Leasehold Building	Freehold Building	Plant & Machinery	Office Equipments	Furniture and fixtures	Computers	Vehicles	Total
Gross block	1,638.38	638.75	5,855.69	504.14	408.32	618.64	1,148.89	10,812.81
Accumulated depreciation	596.30	68.85	1,691.10	429.47	301.93	562.93	666.89	4,317.49
Net block	1,042.08	569.89	4,164.59	74.67	106.39	55.71	482.00	6,495.33

#### iii. For details of Assets charged, Refer Note-18 and Note 23 of the Consolidated financial statements



## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

### NOTE 3 : INVESTMENTS

(Rupees in Lakh)

Particulars	Face Value (Rs. Each)	As at 31st March, 2019		As at 31st March, 2018	
		Quantity (Shares/ Units)	Book Value	Quantity (Shares/ Units)	Book Value
<b>A. TRADE INVESTMENTS AT COST</b>					
- Investment in Equity shares					
Unquoted, fully paid up					
- Shares in Associates					
(a) Optus Corona Developers Pvt. Ltd.	10	4988	124.03	4,988	124.13
			<b>124.03</b>		<b>124.13</b>
<b>NOTES:</b>					
<b>3.1 Aggregate Value of Unquoted Investments</b>					
- Investment in Associates			124.03		124.13

### NOTE 4 : NON CURRENT- LOANS

(Unsecured considered good )

Particulars	As at 31st March, 2019	As at 31st March, 2018
<b>At Amortized Cost</b>		
- Housing Loan to Staff	6.80	14.28
- Other Long Term Advances		71.16
	<b>6.80</b>	<b>85.44</b>

### NOTE 5 : NON CURRENT- OTHER FINANCIAL ASSETS

Particulars	As at 31st March, 2019	As at 31st March, 2018
<b>At Amortized Cost</b>		
- Deposit with Corporates	5.19	5.09
	<b>5.19</b>	<b>5.09</b>

### NOTE 6 : NON CURRENT- INCOME TAX

- Advance Income Tax/ Tax deducted at source	12,574.55	12,427.89
Less: Provision for Income Tax	(11,485.93)	(11,485.83)
	<b>1,088.62</b>	<b>942.07</b>

### NOTE 7: NON CURRENT ASSETS- OTHERS

- Advance for purchase of land/ flat	75.20	-
	<b>75.20</b>	<b>-</b>

### NOTE 8 : INVENTORIES

(At lower of cost or realizable value)

- Building Materials, Restaurant's Provisions,		
- Beverages etc. & stores	1,155.71	1,216.23
- Flats, Houses & Farm Land	842.78	835.26
- Land	11,666.87	12,042.25
- Projects in progress	1,86,457.88	1,32,946.96
	<b>2,00,123.24</b>	<b>1,47,040.70</b>

8.1 For Inventory charged refer note-18 & 23 of the Consolidated financial statements

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

### NOTE 9 : OTHER INVESTMENTS

*(Rupees in Lakh)*

(Valued at Fair Value through Profit and Loss)

- Investment in Mutual Funds		
Unquoted, fully paid up		
- Units in Mutual Fund		
a) Canara Robeco Capital Protection Oriented Fund Series 6- Regular Growth (99,990 (Previous year: 99,990) Units of Face Value of Rs.10 each)	12.36	11.87
	<b>12.36</b>	<b>11.87</b>
<b>9.1 Unquoted Investments</b>		
- Investment in others instruments at Fair Value through Profit and Loss	12.36	11.87

### NOTE 10 : TRADE RECEIVABLES

(Unsecured considered good)

Trade Receivables	8,939.88	9,098.71
	<b>8,939.88</b>	<b>9,098.71</b>

10.1 The average credit period is 21 to 45 days. For payments, beyond credit period, interest is charged as per contractual rate on outstanding balances which has been accounted for as per the policy of the company.

10.2 The real estate sales are made on the basis of cash down payment or construction linked payment plans. In case of construction linked payment plans, invoice is raised on the customer in accordance with milestones achieved as per the flat buyer agreement. The final possession of the property is offered to the customer subject to payment of full value of consideration. Accordingly, the Company does not expects any credit losses.

### NOTE 11 : CASH AND CASH EQUIVALENTS

*(Rupees in Lakh)*

Particulars	As at 31st March, 2019		As at 31st March, 2018	
<b>CASH AND CASH EQUIVALENTS</b>				
<b>Balance with Banks</b>				
- In current account	414.24		334.78	
<b>Cash in hand</b>	92.11		204.69	
(including imprest with staff)		506.35		539.48
		<b>506.35</b>		<b>539.48</b>

11.1 Balance in current account includes Rs. 42.91 Lakh (as at 31st Mar 2018 Rs 21.99 Lakh) held in escrow account for a project under Real Estate Regulation Act. The money can be utilised for payments of the specified projects.

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

### NOTE 12 : OTHER BANK BALANCES

(Rupees in Lakh)

- Earmarked balances with banks				
a Unpaid Dividend Bank accounts	57.36		59.76	
b Money kept in escrow accounts	96.47	153.83	96.64	156.40
- Fixed deposits held as margin money or security against:				
a Guarantees	865.39		1,005.99	
b Fixed Deposit pledged with authorities	213.17	1,078.56	163.86	1,169.85
- Other Fixed Deposits with Banks		4.05		506.94
		<b>1,236.44</b>		<b>1,833.19</b>

12.1 Fixed Deposits with Banks includes deposits of Rs. Nil (as at 31st March, 2018 Rs. Nil )with maturity of more than 12 months.

12.2 Cash and Bank balances includes restricted cash balance of Rs. 1232.39 lakh /- (As at 31st March, 2018 Rs.1326.25 Lakh/-). The restrictions are primarily on account of cash and bank balances held as margin money, deposit against guarantees, unpaid dividends and escrow accounts.

12.3 The deposit maintained by the Company with banks can be withdrawn at any point of time without prior notice or penalty on the principal.

### NOTE 13 : CURRENT- FINANCIAL ASSETS- LOANS

(Unsecured-considered good)

Particulars	As at 31st March, 2019	As at 31st March, 2018
- Housing Loan to Staff	7.32	10.61
- Deposit with Corporates (Incl accrued interest)	4,294.05	3,287.82
	<b>4,301.37</b>	<b>3,298.43</b>

### NOTE 14 : CURRENT- OTHER FINANCIAL ASSETS

- Deposit with Corporates (Incl accrued interest)	127.92	131.05
- Security Deposits Paid to Collaborator	4,988.43	5,120.94
- Security Deposits Paid to Others	397.38	404.11
- Other Advances	3.30	186.18
	<b>5,517.03</b>	<b>5,842.28</b>

### NOTE 15 : CURRENT- OTHER CURRENT ASSETS

- Advances against Land/Projects	6,311.15	7,586.24
- Prepaid Expenses (including Brokerage)	4,566.82	2,583.88
- Other advances *	1,532.43	1,176.07
	<b>12,410.40</b>	<b>11,346.19</b>

\* Other Advances include Advance to Contractors, Creditors, Suppliers, Security Deposit paid.

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

### NOTE 16: EQUITY

*(Rupees in Lakh)*

Authorised, Issued, Subscribed and paid up share capital and par value per share

Particulars	As at 31st March, 2019		As at 31st March, 2018	
<b>- Authorised Share Capital</b>				
9,49,90,000 Equity Shares of Rs.10/- each		9,499.00		9,499.00
5,01,000 Redeemable Cumulative Preference Shares of Rs.100/-each		501.00		501.00
		<b>10,000.00</b>		<b>10,000.00</b>
<b>- Issued, Subscribed and Paid-up Share Capital</b>				
5,93,85,828 Equity Shares of Rs.10/- each fully paid for cash.	5,938.58		5,938.58	
Add: Forfeited Shares (Paid-up amount)	-	5,938.58	-	5,938.58
		<b>5,938.58</b>		<b>5,938.58</b>

#### NOTES:

##### 16.1 Terms/ Rights attached to equity shares

The Company has only one class of equity shares having a par value of Rs.10/- per share. Each holder of equity shares is entitled to one vote per share. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting. In the event of liquidation of the Company, the holders of equity shares would be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of the equity shares held by the shareholders.

##### 16.2 Reconciliation of number of equity shares outstanding at the beginning and at the end of the year

Particulars	As at 31st March, 2019	As at 31st March, 2018
Number of shares outstanding as at the beginning of the year	5,93,85,828	5,93,85,828
Number of shares outstanding as at the end of the year	5,93,85,828	5,93,85,828

##### 16.3 Detail of Shareholder's holding more than 5% shares

S. No.	Name of Shareholder	As at 31st March, 2019		As at 31st March, 2018	
		No. of shares	Percentage	No. of shares	Percentage
1	Deepak Ansal	66,72,870	11.24%	66,72,870	11.24%
2	Kushagr Ansal	30,61,368	5.16%	30,61,368	5.16%
3	Karun Ansal	30,61,368	5.16%	30,61,368	5.16%
4	Akashdeep Portfolios Pvt. Ltd.	42,94,710	7.23%	42,94,710	7.23%
5	Glorious Properties Pvt. Ltd.	39,29,037	6.62%	39,29,037	6.62%
6	Global Consultants & Designers Pvt. Ltd.	45,49,362	7.66%	45,49,362	7.66%
7	Snow White Cable Network Pvt. Ltd.	32,11,905	5.41%	32,11,905	5.41%
8	Sungrace Security Services Pvt. Ltd.	29,87,424	5.03%	29,87,424	5.03%

##### 16.5 Company has not issued any preference share capital

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

### NOTE 17 : OTHER EQUITY

(Rupees in Lakh)

Particulars	As at 31st March, 2019		As at 31st March, 2018	
<b>- Capital Reserve</b>				
Opening Balance	913.72		904.40	
Add: Amount received against shares (partly paid) forfeited	-	913.72	9.32	913.72
<b>- Exchange differences on translating the financial statement of a foreign operation</b>				
Opening Balance	(32.98)		(26.16)	
Add: Exchange differences arising during the year on translation of financial statements of a non-integral foreign operation.	0.33	(32.65)	(6.82)	(32.98)
<b>- Capital Redemption Reserve</b>				
Opening Balance	492.56		492.56	
Add: Transferred from Statement of Profit and Loss on redemption of Preference Shares	-	492.56	-	492.56
<b>- Securities Premium</b>				
Opening Balance	2,823.02		2,823.02	
Add : Received during the year	-	2,823.02	-	2,823.02
<b>- General Reserve</b>				
Opening Balance	23,998.69		23,998.69	
Add: Adjustment on account of Ind AS 115 (net of Tax)	(12,849.33)		-	
Add: Transferred from Retained earnings	-	11,149.36	-	23,998.69
<b>- Retained earnings</b>				
Opening Balance	7,842.88		9,751.91	
Add: Profit/(Loss) for the year	(394.91)		(1,909.03)	
	7,447.97	7,447.97	7,842.88	7,842.88
<b>- Other Comprehensive Income</b>				
Opening Balance	71.75		27.95	
Add: Profit/loss for the year	30.99	102.74	43.80	71.75
		22,896.72		36,109.63

#### NOTE:

##### 17.1 Nature and purpose of reserves:

**Capital Reserve** - The Group has transferred the amount received on forfeiture of partly paid share/warrant in Capital reserve.

**Capital Redemption Reserve** - The Group has transferred a part of the net profit of the company to the Capital Redemption Reserve in previous years on buy back of equity shares.

**Securities Premium** - The amount received in excess of the face value of the equity share issued by the Group is recognised in securities premium reserve.

**General Reserve** - The Group has transferred a part of the net profit of the company to the general reserve in previous years.

**Retained earnings** - Retained earnings are profits of the company earned till date less transferred to general reserve.

**17.2** The Company had revalued building on 31st March, 1996 on the basis of approved valuer report and had balance of Rs. 67.20 Lakh (as on 31st March, 2018 Rs. 589.51 Lakh). This revaluation reserve has been clubbed into General Reserve due to adoption of deemed cost option under Ind AS.

**17.3** For Ind AS 115 Impact refer- Note No.54 of the Consolidated financial statement.

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

### NOTE 18 : LONG-TERM BORROWINGS

*(Rupees in Lakh)*

Particulars	As at 31st March, 2019		As at 31st March, 2018	
	Non Current	Current	Non Current	Current
<b>A. SECURED</b>				
<b>From Banks</b>				
- Term Loan	279.27	120.00	419.75	120.00
- Bank Overdraft	86.21	130.96	189.66	126.72
- Vehicle/ Equipment Loan	23.10	21.43	48.04	20.86
<b>From Others</b>				
- Term Loan from Corporate Bodies	9,691.37	30,899.89	31,248.74	8,788.67
- Vehicle/ Equipment Loan from Corporate Bodies	20.89	34.70	46.72	57.45
<b>B. UNSECURED</b>				
- Public Deposits	379.09	1,975.48	1,218.01	2,881.74
- Loan from Corporate Bodies				
- Related Parties	-	9,536.30	2,820.69	2,261.89
- Others	241.50	1,286.44	1,489.25	200.00
- Loan from Others				
- Related Parties	738.79	-	867.00	-
<b>TOTAL</b>	<b>11,460.22</b>	<b>44,005.20</b>	<b>38,347.86</b>	<b>14,457.34</b>

#### NOTES:

##### 18.1 Term Loan from Bank referred above to the extent of:

- Rs. 399.27 Lakh (As at 31st March, 2018 Rs. 316.38 Lakh) are secured by way of mortgage of immovable property owned by a subsidiary situated at Rewari .

##### 18.2 Bank Overdraft referred above to the extent of:

- Rs. 217.17 Lakh (as at 31st March, 2018: Rs. 316.38 Lakh) overdraft facility is secured by way of mortgage of unsold units owned by the Company in one of its project at Ghaziabad and guaranteed by promoter directors.

##### 18.3 Term Loan from Corporate Bodies referred above to the extent of:

- Rs. 14202.29 Lakh (as at 31st March, 2018: Rs. 18384.62 Lakh) are secured by way of mortgage of project land owned by the Company and its subsidiaries situated at Agra, Indore, Meerut and Gurgaon, mortgage of Leasehold building situated at Noida, mortgage of premises situated at Delhi owned by promoter directors and their families, assignment of receivables of Agra, Indore, Meerut and certain Gurgaon projects and pledge of part of promoters shareholding in the Company and pledge of 100% shares of Toptrack Infotech Pvt. Ltd. and guaranteed by promoter directors.
- Rs. 253.24 Lakh (as at 31st March, 2018: Rs. 709.14 Lakh) are secured by way of mortgage of Commercial Plot owned by the Company, Residential plot owned by promoter situated at Noida and Palam Vihar respectively, unsold units in the project at Meerut and guaranteed by promoter director.
- Rs. 8216.02 Lakh (as at 31st March, 2018: Rs. 8456.14 Lakh) are secured by way of mortgage of land owned by the Company and its subsidiaries situated at Yamunanagar and Amritsar, hypothecation of finished goods and assignment of receivables of Yamunanagar Project and guaranteed by promoter directors.
- Rs. 2818.74 Lakh (as at 31st March, 2018: Rs. NIL) are secured by way of mortgage of land owned by the Company and its subsidiaries situated at Karnal under DDDJAY, hypothecation of finished goods and assignment of receivables of Karnal Project and guaranteed by promoter directors.
- Rs. Nil (as at 31st March, 2018: Rs. 22.67 Lakh) are secured by way of mortgage of land owned by the Company and its subsidiaries situated at Jhansi and Ghaziabad and assignment of receivables of Jhansi and Ghaziabad Projects and guaranteed by promoter directors.
- Rs. 14985.00 Lakh (as at 31st March, 2018: Rs. 13083.82 Lakh) are secured by way of mortgage of land owned by the Company and its subsidiaries situated at Gurgaon, assignment of finished goods and receivables of Gurgaon, Alwar, Ajmer and Gr. Noida Projects, pledge of term deposit and pledge of shares of a subsidiary company and associate company and guaranteed by promoter directors, a subsidiary company and an associate company.
- Rs. 115.96 Lakh (As at 31st March, 2018: Rs. 743.00 Lakh) are secured by way of mortgage of immovable property situated at Rewari, Haryana owned by four corporate bodies.
- The rate of interest are as per the sanction letter/agreement.

# Notes to Consolidated Financial Statements for the year ending 31st March, 2019

(Rupees in Lakh)

**18.4 Vehicle/ Equipment Loan from Bank/ Corporate Bodies referred above are secured by way of hypothecation of respective vehicle/ construction equipment.**

**18.5 Term Loan/ Overdraft from Bank referred above to the extent of:**

Rs. 217.17 Lakh have been guaranteed by the promoter directors. (As at 31st March, 2018: Rs.316.38 Lakh)

**18.6 Term Loan from Corporate Bodies referred above to the extent of:**

Rs. 40475.3 Lakh have been guaranteed by the promoter directors. (As at 31st March, 2018 Rs. 40656.38 Lakh)

**18.7 Public Deposits**

The Company has discontinued acceptance / renewal of fixed deposits w.e.f. 1st April, 2016. Due to recession in the real estate industry resulting in financial crunch, the Company approached the National Company Law Tribunal (NCLT), New Delhi, in July 2016 under section 74(2) of the Companies Act, 2013 and has received the approval for extension of time to repay the deposits vide NCLT's order dated 3rd October, 2016. The total deposits at the time of Company's application to the NCLT amounting to Rs.8457.47 Lakh are generally being repaid by the Company as per the terms of NCLT Orders though there are some overdue amounts. However, the NCLT vide its order dated 1st December, 2017 has permitted to pay Rs. 125.00 Lakh per month including hardship cases and same scheme has been extended by NCLT till May, 2019 vide its latest order dated 25.04.2019. The Company is in the process of complying with the above NCLT orders. The outstanding amount of public deposits as on 31st March, 2019 has been classified into current and non current after considering extension granted by the NCLT.

**18.8 Loan under Restructuring**

During the previous year, long term loan from IFCI have been restructured. The Company is entitled to reliefs and concessions granted by the financial institution effective from the cut-off date. Key terms of restructuring is as under:

- Tenure : 8 Years and 6 Months

- Additional moratorium of 3 months from cut-off date on principal repayments.

- Principal Repayment of Loans: 99 structured monthly installments starting from 15th October, 2017 till 15th December, 2025

**18.9 India Bulls Commercial credit limited ("the Lender")** has recalled the entire outstanding principal of Rs.14,985 Lakh along with accrued interest, penal interest and other charges vide recall notice dated 13.03.2019. Further on 05.04.2019 notice under Sec 13(2) of the Securitisation and Reconstructions of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 was issued by India Bulls ARC under which full repayment of Rs.17,508 Lakh (including interest till 05.04.2019) within 60 days of receipt of this notice has been demanded. As per the management, Balance outstanding as per the Books as on 31.03.2019 is Rs15,457 Lakh (including interest of Rs. 473 Lakh) Balance Confirmation/Statement is not available and hence the Impact of reconciliation (if any) is not ascertainable.

HDFC Ltd has issued the demand notice u/s 13(2) of the SARFAESI Act, 2002 for enforcement of Secured Assets against the entire outstanding loans/dues of Rs. 15,019 Lakh (including interest till 30.04.2019). Balance outstanding as per the Books as on 31.03.2019 is Rs 14,770 Lakh (including interest of Rs. 57 Lakh) Balance Confirmation/Statement is not available and hence the Impact of reconciliation (if any) is not ascertainable.

**18.10 Maturity Profile of Long Term Borrowings are set out below:**

Particulars	1-2 years	2-3 years	3-4 years	More than 4years
<b>SECURED</b>				
- Term Loan from Bank	120	120	39.27	-
- Bank Overdraft	86.21	-	-	-
- Vehicle/ Equipment Loan from Bank	15.00	7.03	1.06	-
- Term Loan from Corporate Bodies	2,584.06	2,349.05	1,200.00	3,558.26
- Vehicle/ Equipment Loan from Corporate Bodies	12.62	4.67	2.57	1.02
<b>UNSECURED</b>				
- Public Deposits	379.09	-	-	-
- Term Loan from Related Parties	738.79	-	-	-
- Term Loan from Corporate Bodies	241.50	-	-	-

**18.11 The Company has defaulted in repayment of loans and interest in respect of the following:**

Particulars	As at 31st March, 2019		As at 31st March, 2018	
	Period of default	Amount	Period of default	Amount
a. Overdraft from Bank				
- Principal		-	-	-
- Interest	-	-	1 to 30 days	2.43
b. Term Loan from corporate bodies/others				
- Principal	31 to 136 days	1,046.74	15 to 44 days	6.00
- Interest	15 to 59 days	1,232.06	15 to 59 days	432.34



## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

### NOTE 19 : OTHER FINANCIAL LIABILITIES (NON-CURRENT)

*(Rupees in Lakhs)*

Particulars	As at 31st March, 2019	As at 31st March, 2018
- Collection for replacement of assets & Security Deposit	3,246.10	2,891.70
	<b>3,246.10</b>	<b>2,891.70</b>

### NOTE 20 : LONG-TERM PROVISIONS

Provision for Compensated absences	111.06	111.91
Provision for Gratuity	78.23	55.09
	<b>189.29</b>	<b>167.00</b>

### NOTE 21 : DEFERRED TAX LIABILITIES (NET)

<b>a) Deferred Tax Liabilities</b>				
- Impact of difference between carrying amount of Property, Plant and Equipment in the financial statements and as per income tax rules	375.49		872.85	
- Impact of expenses charged to Other Comprehensive Income but allowable/chargeable as deduction in future years under Income Tax Act, 1961.	42.23		44.51	
- Interest Capitalised on Borrowing Cost but claimed as deduction from Income	4,101.43		5,552.12	
- Impact of expenses charged to statement of profit and loss but already allowed in past years under Income Tax Act, 1961	79.39	4,598.54	-	6,469.48
<b>b) Deferred Tax Assets</b>				
- Impact of expenses charged to statement of profit and loss but allowable as deduction in future years under income tax act, 1961	337.74		337.74	
- Effect of adjustment of Ind AS 115	4,952.46		-	
- MAT Credit Receivable	1,432.12		1,432.15	
- Unabsorbed depreciation and business loss carried forward	1,048.91		1,390.89	
- Others	42.14	7,475.63	59.92	3,220.70
<b>Deferred Tax Liability (Net)</b>		<b>(2,877.09)</b>		<b>3,248.78</b>

21.1 For Defer Tax Reconciliation, refer Note- 52 of the financial statement

### NOTE 22 : OTHER LONG-TERM LIABILITIES

- Security Deposits received from employees	38.94	90.35
	<b>38.94</b>	<b>90.35</b>

### NOTE 23 : SHORT-TERM BORROWINGS

<b>A) SECURED AT AMORTISED COST</b>		
<b>Credit Facilities Repayable on Demand From Bank</b>		
- Working Capital Loan from Bank	5,864.02	7,420.33
- Bank Overdraft	1,110.76	1,138.84
<b>From Others</b>		
- Term Loan from Corporate Bodies	-	-
<b>B) UNSECURED AT AMORTISED COST</b>		
- Public Deposits	982.30	1,207.30
- From Others	3.00	3.00
	<b>7,960.08</b>	<b>9,769.47</b>

#### NOTES:

23.1 Working Capital Loans from Scheduled Banks are secured by charge over stocks of materials, unsold finished stock, construction work-in-progress, book-debts of the Company, Office premises at Indra Prakash Building (Lease hold building, Commercial Plot at Parwanoo, Residential Plot at Lucknow, Residential Plots at Gurgaon owned by director & their family, Unsold area & Corporate Office at Ghaziabad (Freehold Building) and have been guaranteed by promoter directors & their family. The rate of interest are as per the sanction letter.

23.2 Bank Overdraft is secured by mortgage of flats situated at Mumbai owned by a corporate body.

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

(Rupees in Lakh)

### NOTE 24 : TRADE PAYABLES

Particulars	As at 31st March, 2019	As at 31st March, 2018
Micro, Small and Medium Enterprises - (Refer Note 42)	-	-
Others	26,579.24	30,935.41
	<b>26,579.24</b>	<b>30,935.41</b>

24.1 Refer Note 49 for Trade payables which are going to be settled within 12 months from the reporting date & for information about liquidity risk and market risk.

### NOTE 25 : OTHER FINANCIAL LIABILITIES (CURRENT)

Current maturities of Long term debt (Refer Note 18)	44,005.20	14,457.34
Interest accrued and due on borrowings	1,421.10	432.34
Interest accrued but not due on borrowings	2,638.36	2,175.09
Unpaid/Unclaimed dividends	57.13	59.53
Unclaimed matured deposits	805.59	573.94
(Including Interest accrued and due on unclaimed matured deposits)		
- Security Deposits/ Retention Money	1,330.35	1,520.02
- Other payables	6,786.99	5,401.13
	<b>57,044.72</b>	<b>24,619.37</b>

#### NOTE:

25.1 The Other payables referred above includes Brokerage Provision, Customer Refund, payable to Associates Co. and Staff Imprest. Further Customer Refund Includes Rs.117.29 Lakh (as at 31st March 2018 Rs.110.52 Lakh) payable to other related parties.

25.2 Refer Note 49 for other financial liabilities for information about liquidity risk and market risk.

### NOTE 26 : SHORT-TERM PROVISIONS

- Provision for compensated absences	8.56	13.91
- Provision for Gratuity	186.83	146.95
	<b>195.39</b>	<b>160.85</b>

### NOTE 27 : CURRENT TAX LIABILITIES (NET)

- Income Tax Liabilities (Net)	142.00	95.00
	<b>142.00</b>	<b>95.00</b>

### NOTE 28 : OTHER CURRENT LIABILITIES

<b>Other payables</b>		
- Advances from Customers- Contract Liability (Refer Note 55)	1,03,797.41	32,256.18
- Statutory Liabilities	2,669.33	3,168.35
	<b>1,06,466.74</b>	<b>35,424.54</b>

28.1 The Advances from Customers referred above includes Rs. 748.34 Lakh (as at 31.03.2018: Rs. 733.98 Lakh ) from other related parties.

28.2 Advances from customers are against sale of real estate projects and generally are not refundable except in the case of cancellation of bookings.

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

### NOTE 29 : REVENUE FROM OPERATIONS

*(Rupees in Lakh)*

Particulars	As at 31st March, 2019		As at 31st March, 2018	
<b>A) Real Estate Operations</b>				
- Sale of Commercial/Residential Flats, Shops, Houses and Plots	13,787.43		19,413.20	
- Interest From Customers	331.77		116.07	
- Rent Received	719.28		698.30	
- Administration Charges	106.24		101.06	
- Forfeiture against cancellation	20.03	14,964.75	245.66	20,574.29
<b>B) Hospitality Operations</b>				
- Sale of Food & Beverage	287.45		302.48	
- Other Income Hospitality	11.17	298.62	7.97	310.44
<b>C) Services</b>				
- Contract Work	-	-	39.18	39.18
<b>D) Maintenance Income</b>				
- Common Maintenance Charges Received	2,413.27		2,219.45	
- Water Charges	51.22		63.20	
- Surcharge on Late Payment	148.42		168.40	
- Watch & Ward Charges	163.43		152.02	
- Electricity Charges Received	1,428.55		1,378.76	
- Stacking Charges	16.70	4,221.59	11.38	3,993.21
		<b>19,484.96</b>		<b>24,917.11</b>

#### Disaggregate Revenue Information

The table below represents disaggregated revenues from contracts with customers for the year ended March 31, 2019 by offering and contract type. The company believes that this disaggregation best depicts how the nature, amount, timing and uncertainty of our revenues and cash flows are affected by industry, market and economic factors.

Particulars	Year ended March 31, 2019
Revenue by Nature/ Category	
Real Estate Operations	14,964.74
Hospitality Operations	298.63
Maintenance Income	4,221.61
<b>Total</b>	<b>19,484.98</b>

#### Contract Balances

Particulars	Year ended March 31, 2019
Trade receivables from contracts (refer note 10)	8,939.88
Contract Assets	-
Advance from customer (Contract Liabilities) (refer note 28)	1,03,797.41

Contract assets are initially recognised for revenue earned on account of contracts where revenue is recognised over the period of time as receipt of consideration is conditional on successful completion of performance obligations as per contract. Once the performance obligation is fulfilled and milestones for invoicing are achieved, contract assets are classified to trade receivables. The opening balance of these accounts is after taking the effect of Ind AS 115 as mentioned in Note - 55.

Contract liabilities include amount received from customers as per the installments stipulated in the buyer agreement to deliver properties once the properties are completed and control is transferred to customers. The opening balance of these accounts, as disclosed below, is after taking the effect of Ind AS 115 as mentioned in Note - 55.

#### Set out below is the amount of revenue recognised from :

Movement of Contract liability	Year ended March 31, 2019
Amounts included in contract liabilities at the beginning of the year*	1,02,204.79
Amount received/ Adjusted against contract liability during the year	15,380.05
Performance obligations satisfied in current year	(13,787.43)
Amounts included in contract liabilities at the end of the year	1,03,797.41

\*Amount represent balance at the beginning after adopting Ind AS 115

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

### NOTE 30 : OTHER INCOME

(Rupees in Lakh)

Particulars	As at 31st March, 2019		As at 31st March, 2018	
Gain on Sale of property, plant and equipments		1,253.18		128.68
Interest				
- From Bank	102.21		122.42	
- From Others	1,663.07		1,569.57	
- From Implicit rate of return on the financial assets	(394.07)	1,371.21	91.09	1,783.08
Gain on Sale of Current Investments		97.53		-
Net gain/ (loss) arising on financial assets designated through FVTPL		0.49		1.19
Miscellaneous Income		381.75		709.33
		<b>3,104.16</b>		<b>2,622.27</b>

### NOTE 31 : COST OF CONSTRUCTION

Particulars	As at 31st March, 2019	As at 31st March, 2018
Opening Balance of Projects-in- Progress Account	1,33,404.79	1,30,326.60
<b>Add: Impact of Ind AS 115 on opening Projects-in- Progress</b>	<b>51,008.38</b>	<b>-</b>
<b>Add: Expenses Incurred during the year</b>		
- Payments Against Land	360.62	3,447.73
- Payment to Collaborators	362.25	273.43
- Expenses Through Contractors	1,971.18	2,931.89
- Materials/Stores Consumed	1,810.07	3,081.80
- Plan Submission Fee	240.33	(701.52)
- Salary, Wages & Other Benefits	365.58	537.36
- External Development Charges	874.62	2,166.12
- Infrastructure Development Charges	(73.92)	161.33
- Sundry Expenses	923.06	1,546.20
- Interest on Loan	3,012.29	2,030.29
- Finance Charges	802.04	502.34
- Repair and Maintenance- Plant and Machinery	16.12	44.02
- Depreciation	401.90	404.68
- Architect Fees	15.28	5.32
	<b>1,95,494.59</b>	<b>1,46,757.59</b>
Less:		
- Miscellaneous Income	292.55	(38.05)
- Adjustment on account of revaluation of closing project-in-progress of foreign subsidiary	457.83	7.43
- Project-in-progress written off	-	457.83
Closing Balance of Project-in- Progress Account	1,86,457.88	1,32,946.96
<b>Cost of Construction charged to Statement of Profit and Loss</b>	<b>8,286.33</b>	<b>13,383.42</b>

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

### NOTE 32 : CONSUMPTION OF PROVISIONS, BEVERAGES, WINES & SMOKES

*(Rupees in Lakh)*

Opening Stock	7.31	7.54
Add: Purchases during the year	86.83	94.51
Less: Closing Stock	7.07	7.31
	<b>87.07</b>	<b>94.75</b>

### NOTE 33 : CHANGES IN INVENTORIES OF FINISHED STOCKS

<b>Stock as on 31.03.2019</b>		
- Commercial Flats, Shops, Houses, Plots, Farms etc.	2,700.56	2,990.27
<b>Stock as on 31.03.2018</b>		
- Commercial Flats, Shops, Houses, Plots, Farms etc.	2,990.27	3,017.66
	<b>289.71</b>	<b>27.39</b>

### NOTE 34 : EMPLOYEE BENEFITS EXPENSE

- Salaries, Wages, Commission and Other Benefits	1,813.37	1,909.86
- Contribution to Provident and Other Funds	241.72	311.62
- Staff Welfare	68.70	81.17
	<b>2,123.79</b>	<b>2,302.65</b>

#### Note

**34.1** During the year the Chairman and managing director (CMD) was paid a total remuneration of Rs. 19.75 Lakh approved by the Shareholders of the Company in their Annual General Meeting held on 28.09.2018 but before the approval of Secured Creditors as required by 3rd proviso to section 197(1). Hence the amount so paid to him is refundable to the Company within a period of 2 years from the receipt of such monies, i.e. by the month of May, 2020 as per the requirements of Section 197(9) of the Companies Act, 2013. The remuneration till the time refunded, held by him in trust for the Company.

### NOTE 35 : FINANCE COST

Particulars	As at 31st March, 2019	As at 31st March, 2018
Interest Expense	10,705.94	10,111.15
Interest on Income tax for earlier years	-	62.10
Other Borrowing Costs	96.29	85.02
	<b>10,802.23</b>	<b>10,258.27</b>
Less: Interest Charged to Projects in Progress	3,012.28	2,030.29
	<b>7,789.95</b>	<b>8,227.98</b>

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

### NOTE 36 : OTHER EXPENSES

(Rupees in Lakh)

Particulars	As at 31st March, 2019	As at 31st March, 2018
Rent	537.64	543.79
Repair and Maintenance		
- Plant and Machinery	1.53	1.74
- Building	799.82	751.78
- Others	100.93	107.65
Advertisement & Publicity	158.92	256.10
Brokerage and Commission	279.52	524.40
Bank Charges	29.61	43.09
Postage & Telephone	67.08	76.50
Printing & Stationary	28.60	25.62
Travelling & Conveyance	212.30	235.66
Project-in-progress written off	-	457.83
Insurance	12.04	21.33
Office Maintenance	14.37	34.33
Electricity, Water & Fuel charges	1,741.56	1,700.56
Payment to Auditors		
- Audit Fee	17.45	17.94
- For Other Services	0.10	2.11
Lease Charges Paid	32.99	-
Directors' Fees	10.00	14.81
Charity & Donations	57.25	59.05
Corporate Social Responsibility	9.21	53.94
Loss on Sale of Fixed Assets	3.19	2.83
Miscellaneous Expenses	449.57	373.16
Amounts Written Off	71.69	0.67
Bad Debts	-	221.02
Consultation/Development Fee Written Off	0.06	-
Franchise Management Fee	15.07	15.07
Legal & Professional Charges	271.94	192.35
Security Guard Expenses	213.10	218.24
Business Promotion	26.65	31.70
Rates & Taxes	23.63	15.87
	<b>5,185.82</b>	<b>5,999.14</b>
- Share of loss from Associates	0.10	0.09
<b>Other Expenses for current period</b>	<b>5,185.92</b>	<b>5,999.24</b>
<b>Add: Prior Period Adjustment (Net)</b>	<b>0.06</b>	<b>-</b>
<b>Total Other Expenses</b>	<b>5,185.98</b>	<b>5,999.24</b>

36.1 Charity & Donation includes Donation to Political Parties (Bhartiya Janta Party) of Rs.50 Lakh (previous year Rs.50 Lakh)

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

### NOTE 37 : CONTINGENT LIABILITIES AND COMMITMENTS

(To the extent not provided for)

(Rupees in Lakh)

Particulars	As at 31st March, 2019	As at 31st March, 2018
<b>37.1 Contingent Liabilities</b>		
<b>i) Guarantees</b>		
- Guarantees given by the Group to Banks/Financial Institutions against credit facilities extended to third parties. (to the extent of outstanding Loan amount)	563.95	563.95
<b>ii) Claims against the Group not acknowledged as Debts</b>		
- Income Tax/ Wealth Tax demand being disputed by the Company (See Note (a) below)	2,211.88	1,751.19
- Sales Tax demand being disputed by the Company (See Note (b) below)	979.25	979.25
- Stamp Duty demand being disputed by the Company (See Note (c) below)	704.88	709.84
- Claims by customers for refund of amount deposited/ Compensation/ Interest (to the extent quantifiable)	2,730.17	1,247.40
- Other Claims against the Company not acknowledged as debts	488.82	185.21
	<b>7,115.01</b>	<b>4,872.89</b>

a) In respect of certain assessment years upto 2006-07, the Delhi High Court has allowed the appeal of the Income Tax Department filed against the order of the Income Tax Appellate Tribunal, New Delhi, holding that the Notional Annual Letting Value of Flats/Commercial spaces etc. lying unsold in the closing stock is liable to tax under the head 'Income from House Property'. Based on the High Court Order, the tax department has created a demand of Rs.1246.60 Lakh (as at 31.03.2018: Rs. 1232.34 Lakh) against the Company. The Company has filed special leave petition before the Supreme Court against the order of the Delhi High Court which has been admitted by the Supreme Court. A further liability of Rs.360.42 Lakh (as at 31.03.2018: Rs.360.42 Lakh) is estimated in respect of cases which are pending before the ITAT/High Court.

b) In respect of certain assessment years, Sales tax authorities have held that construction of properties by developer/ builder is liable to sales tax / VAT and have raised a demand of Rs.1211.06 Lakh (as at 31.03.2018: Rs.1211.06 Lakh) against the Company which are being disputed by the Company before the appellate authorities. Against these demands, the Company has paid Rs.634.47 Lakh (as at 31.03.2018: Rs.634.47 Lakh) under protest and the balance demand has been stayed by the authorities. The management is of the view that in case the Company becomes liable to pay sales tax /VAT, the same will be recovered from the customers to whom these properties have been sold and there is no contingent liability in this respect. The Company has started collecting VAT from Customers on provisional basis.

c) The Revenue Authorities of different states have raised demands of Rs.704.88 Lakh (as at 31.03.2018: Rs.709.84 Lakh) towards deficiency in Stamp Duty on purchase of land / registration of agreements. Against these demands, the Company has paid Rs.226.39 Lakh (as at 31.03.2018: Rs.233.92 Lakh) under protest and the balance demand has been stayed by the appellate authorities. Pending final decision in the matter, no provision has been considered necessary.

In respect of various claims against the Company disclosed above, it has been advised that it has a reasonably good case to succeed at various appellate authorities and hence does not expect any material liability when the cases are finally decided.

iii) In respect of block assessment for the period 01April 1989 to 10 February 2000, Income Tax Appellate Tribunal (ITAT) has given full relief to the company and rejected departments ground of appeal for tax claim of Rs.127.07 Lakh (as at 31.03.2018: Rs.127.07 Lakh). Further, in respect of assessment of certain years, demands had been raised by the Income Tax Department against the Company amounting to Rs.723.45 Lakh (as at 31.03.2018: Rs.723.45 Lakh) approx by disallowing deduction under section 80(IB) of the Income Tax Act, 1961 and other matters. the appeal filed by the Company have been decided in its favour by CIT (Appeals) / ITAT / High Court. The tax department has gone for further reference in the above matters to ITAT/High Court/Supreme Court. The Management has been advised that it has a good case to succeed and no tax liability is likely to be arise in these cases.



## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

(Rupees in Lakh)

- iv) Due to depressed market conditions, in some of the cases sale consideration received on sale of plots / flats/ apartments is lower than the value adopted or assessed by the regulatory authorities for the purpose of payment of stamp duty (circle rate) and could attract the provisions of section 43CA of the Income Tax Act, 1961. For the Assessment Year 2014-15, 2015-16 & 2016-17, the assessing officer has added the difference between sale consideration and circle rates to the income of the Company and created additional demand of Rs.1018.37 Lakh (as at 31.03.2018 Rs.773.04 Lakh) . The Company has opted to refer the matter to Valuation Cell of the Income Tax Department for assessing the fair value of the properties sold. The final tax liability under section 43CA can not be ascertained at this stage as the Income Tax Department has not completed the valuation exercise. Such dispute is likely to arise for the subsequent financial years also.

### 37.2 Capital and Other Commitments

- i) Estimated amount of contracts remaining to be executed on capital account (net of advances) and not provided for in the books are as follows:

Particulars	As at March 31, 2019	As at March 31, 2018
-Capital advance for purchase of office at Ansal Plaza and Gurgaon	212.49	212.49
-Advance for purchase of plots/Land	1,257.49	-
<b>Total</b>	<b>1,469.98</b>	<b>212.49</b>

- ii) The Holding Company has entered into joint development agreements with owners of land for its construction and development. As stipulated under the agreements, the Company is required to share in area/ revenue from such development in exchange of undivided share in land as stipulated under the agreements. As on March 31,2019 the Company has paid Rs.8116.00 Lakh (As at 31.03.2018 Rs. 8116.00 Lakh) as deposits/ advances against the joint development agreements. Further, the Company has given advances for purchase of land. Under the agreements executed with the land owners, the Company is required to make further payments based on terms/ milestones stipulated in the agreement. The future commitment in respect of purchase of land, to the extent quantifiable, amounts to Rs. NIL/- (As at 31.03.2018 Rs. Nil)
- iii) The land for development has been allocated to Foreign Subsidiary on leasehold basis for 10 years. The future liability in respect of unallocated area (to be handed over in future) by authorities for development is Rs. 256.18 Lakh (as at 31.03.2018 Rs. 2,71.56 Lakh)

- 38 The Group has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on Long term contracts. Further the company did not have any derivative contracts.
- 39 There have been no delays in transferring amounts required to be transferred to the Investor Education and Protection Fund.
- 40 The Group has no outstanding derivative or foreign currency exposure as at the end of the current year and previous year.
- 41 The Group is engaged primarily in the business of Real Estate development and also running Hospitality Business. The Board for the purpose of resource allocation and assessment of segment performance focus of real estate and hospitality division. However, there are no separate reportable segments as per criterion set out under Ind AS 108 on "Segment Reporting" in the Company.
- 42 **Disclosure under section 22 of the Micro, Small and Medium Enterprises Development Act, 2006.**

Particulars	As at 31st March, 2019	As at 31st March, 2018
a) Principal amount remaining unpaid to any supplier as at the end of accounting year	-	-
b) Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	-	-
c) The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day under this Act.	-	-
d) The amount of interest due and payable for the year	-	-
e) The amount of interest accrued and remaining unpaid at the end of the year	-	-
f) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid	-	-

Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the management. This has been relied upon by the auditors.

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

### 43. Corporate Social Responsibility (CSR) Expenditure

	For the year 2018-19	For the year 2017-18
a) Gross amount required to be spent by the Group during the year	9.21	53.94
b) Amount spent during the year on following:		
i) Construction/ Acquisition of any assets	-	-
ii) on purpose other than (i) above		
-- Contribution towards promotion of education	9.21	53.94
<b>Total</b>	<b>9.21</b>	<b>53.94</b>

44. "The Holding Company has opted for 'composition scheme' notified by the State of Haryana with effect from 1st April, 2014 under which VAT is payable at compounded lumpsum rate of 1% plus surcharge of 5%. Under the scheme, the Company is debarred from recovering the VAT paid from the customers. The VAT payable under the said scheme for the period 1.4.2014 to 30.06.2017 amounting to Rs. 960.51 Lakh (as on 31st March 2018 - Rs. 1126.37 Lakh)(including interest) has been provided in the books of account of the Company and charged to project expenses of the related projects.

### 45. Particulars of Earning per share (Basic & Diluted)

	For the year 2018-19	For the year 2017-18
<b>Net profit / (Loss) for the year</b>	(394.91)	(1,909.03)
Number of Equity shares at the beginning of the year	5,93,85,828	5,93,85,828
Number of Equity shares at the year end	5,93,85,828	5,93,85,828
<b>Weighted Average number of equity shares for basic EPS</b>	5,93,85,828	5,93,85,828
Weighted Average number of equity shares used to compute diluted earning per share*	5,93,85,828	5,93,85,828
Nominal value of the share (Rs.)	10.00	10.00
Basic & diluted earning per share (Rs.)	(0.66)	(3.21)

\*There have been no transactions involving equity shares or potential equity shares between the reporting date and the date of authorization of these financial statements.

### 46. Operating Lease arrangements- As Lessee

The Group has taken various residential / commercial premises under cancelable operating leases. These leases are normally renewable on expiry. The detail of lease charges recognised during the year are as follows:

Particulars	For the year 2018-19	For the year 2017-18
Lease Charges- Charges to statements of profit and loss	554.13	563.18

### Operating Lease arrangements- As Lessor

The Company has given various residential / commercial premises under cancelable operating leases. These leases are normally renewable on expiry. The detail of lease income recognised during the year are as follows:

	For the year 2018-19	For the year 2017-18
Lease Income- Recognised in statements of profit and loss	719.28	698.30

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

(Rupees in Lakh)

47. The disclosures of Employee Benefits as defined in Indian Accounting Standard 19 are given below:

### A. Defined Benefit Plan

- i) **Gratuity:** The Group provides for gratuity, a defined benefit plan, covering eligible employees in India. The Parent Company's employees' gratuity scheme is funded with an insurance company in the form of a qualifying insurance policy. The present value of the obligation is determined on the basis of year end actuarial valuation using the Projected Unit Credit Method, which recognizes each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation. The Subsidiary Company also makes provision for such liability in the books of accounts on the basis of year end actuarial valuation. However, no fund has been created for this scheme by the subsidiary..
- ii) **Leave Encashment:** The Group also has a leave encashment scheme with defined benefits for its employees. The Group makes provision for such liability in the books of accounts on the basis of year end actuarial valuation. No fund has been created for this scheme.

### I Reconciliation of opening and closing balances of Defined Benefit Obligation

	Gratuity	
	2018-19	2017-18
- Present Value of Obligation at beginning of the year	479.46	516.20
- Interest cost	37.05	39.05
- Current Service Cost	33.60	33.09
- Prior Service Cost	-	54.57
- Benefits Paid	(76.06)	(152.86)
- Actuarial (Gain)/Loss on obligations	(16.62)	(10.60)
- Transfer in /(out)	-	-
- Present Value of Obligation at end of the year	483.48	479.45

### II Reconciliation of opening and closing balances of fair value of plan assets

	Gratuity	
	2018-19	2017-18
- Fair value of plan assets at beginning of the year	277.43	392.59
- Expected return on plan assets	21.43	25.10
- Contributions	-	-
- Benefits Paid	(74.31)	(135.89)
- Actuarial Gain / (Loss) on Plan assets	(6.12)	(4.37)
- Fair value of plan assets at end of the year	218.43	277.43

### III Reconciliation of fair value of assets and obligations

	Gratuity	
	As at 31st March, 2019	As at 31st March, 2018
- Fair value of plan assets at end of the year	218.43	277.43
- Present Value of Obligation at end of the year	483.48	479.45
- (Net Asset)/ Liability recognized in Balance Sheet	265.05	202.02
- Current Liability	186.82	202.02
- Non-Current Liability	78.23	-

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

(Rupees in Lakh)

	Gratuity	
	Year Ended 31st March, 2019	Year Ended 31st March, 2018
<b>IV Expenses recognized in Profit &amp; Loss Statement</b>		
- Current Service Cost	33.60	37.68
- Past Service Cost	-	48.39
- Interest Cost	37.05	34.46
- Expected return on plan assets	21.43	25.10
- Change in financial assumption / Experience Variances	-	-
- Expenses recognised in Profit & Loss Statement	49.22	95.43
<b>V Other comprehensive income (OCI)</b>		
- Actuarial (Gain) / Loss on obligations	(16.62)	(10.60)
- Actuarial (Gain) / Loss on Plan assets	6.12	4.37
- (Gain) / Loss Change in financial assumption / Experience Variances	-	6.18
- Net (Income) / Expense recognised in Other Comprehensive Income	(10.50)	(0.05)
<b>VI Actuarial Assumptions</b>		
	Gratuity	
	2018-19	2017-18
<b>a. Financial assumption</b>		
- Discount Rate (per annum)	7.70%	7.73% to 7.75%
- Salary Escalation (per annum)	5% to 6%	5% to 6%
<b>b. Demographic assumptions</b>		
- Retirement age	58 Years	58 Years
- Attrition/Withdrawal rates, based on age: (per annum)		
upto 30 years	2% to 3%	2% to 3%
31-44 years	2.0%	2.0%
above 44 years	1.00%	1% to 2%

### VII Experience adjustments- Gratuity

	Gratuity				
	31.03.2019	31.03.2018	31.03.2017	31.03.2016	31.03.2015
- PVDBO	483.48	479.46	516.20	511.91	464.98
- FV of of Plan Assets	218.43	277.43	392.59	437.23	420.57
- Funded Assets (Surplus/Deficit)	(265.05)	(202.04)	(123.61)	(74.68)	(44.42)
- Experience gain/(Loss) adjustment on Plan Liabilities	16.62	4.42	(4.53)	13.04	23.11
- Experience gain/(Loss) on Plan Assets	(6.12)	4.37	4.26	(1.09)	1.46

### VIII Maturity Profile of the Defined Benefit Obligation

Particulars	Year Ended 31st March, 2019	Year Ended 31st March, 2018
- Within the next 12 months	66.16	17.12
- Between 2 to 5 years	224.32	144.61
- Above 6 years	623.81	317.74

### IX Sensivity analysis

Significant actuarial assumptions for the determination of defined obligation are discount rate and expected salary increase. The sensitivity analysis below have been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

(Rupees in Lakh)

Particulars	Change in assumptions	Gratuity	
		Year Ended 31st March, 2019	Year Ended 31st March, 2018
Discount rate	Increase by 1%	34.22	18.58
	Decrease by 1%	(39.29)	(20.68)
Salary escalation rate	Increase by 1%	(38.16)	(19.02)
	Decrease by 1%	33.86	17.43

Sensitivities due to mortality and withdrawal are not material and hence impact of change not calculated.

### X Risk Exposure

These plans typically expose the Company to actuarial risks such as :-

- **Interest Rate Risk** : the defined benefit obligation calculated uses a discount rate based on government bonds. If bond yields fall, the defined benefit obligation will tend to increase.
- **Salary Inflation risk** : higher than expected increases in salary will increase the defined benefit obligation.
- **Demographic risks** : this is the risk of volatility of results due to unexpected nature of decrements that include mortality attrition, disability and retirement. The effects of these decrement on the DBO depends upon the combination salary increase, discount rate, and vesting criteria and therefore not very straight forward. It is important not to overstate withdrawal rate because the cost of retirement benefit of a short caring employees will be less compared to long service employees.
- **Asset Liability Mismatch** : This will come into play unless the funds are invested with a term of the assets replicating the term of the liability.
- **Investment Risk** : For funded plans that rely on insurers for managing the assets, the value of assets certified by the insurer may not be the fair value of instruments backing the liability. In such cases, the present value of the assets is independent of the future discount rate. This can result in wide fluctuations in the net liability or the funded status if there are significant changes in the discount rate during the inter-valuation period.
- **Liquidity Risk** : Employees with high salaries and long durations or those higher in hierarchy, accumulate significant level of benefits. If some of such employees resign / retire from the company there can be strain on the cash flows.
- **Legislative Risk/Regulatory Risk** : Legislative risk is the risk of increase in the plan liabilities or reduction in the plan assets due to change in the legislation / regulation. The government may amend the Payment of Gratuity Act thus requiring the companies to pay higher benefits to the employees. This will directly affect the present value of the Defined Benefit Obligation and the same will have to be recognized immediately in the year when any such amendment is effective.

### XI Leave Encashment

The leave obligations cover the Group's liability for earned leaves. The amount of provision of Rs.8.56 Lakh (31 March 2018: Rs.13.09 Lakh) is presented as current, since the Company does not have an unconditional right to defer settlement for any of these obligations. However, based on past experience, the Company does not expect all employees to take the full amount of accrued leave or require payment within the next 12 months, therefore based on the independent actuarial report, only a certain amount of provision has been presented as current and remaining as non-current. The amount debited /(recognized) for the year is:

Particulars	Year Ended 31st March, 2019	Year Ended 31st March, 2018
In Statement of Profit and Loss	30.49	25.30
In Other Comprehensive Income	(23.72)	(70.19)
<b>Total (Income)/Expense recognised during the year (before tax)</b>	<b>6.77</b>	<b>(44.89)</b>

### NOTES:

47.1 The estimates of rate of escalation in salary considered in actuarial valuation, take into account inflation, seniority, promotion and other relevant factors including supply and demand in employment market.

#### B. Defined Contribution Plan

The Company makes provident fund contribution to defined contribution retirement benefit plan for its employees. Under the scheme, the company deposits an amount determined as a specified percentage of basic pay with the regional provident fund commissioner. Contribution to defined contribution plan recognized as expense for the year is Rs.117.85 Lakh (as at 31st March, 2018 Rs.140.00 lakh)

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

(Rupees in Lakh)

### 48. Related Party Disclosures

As per Indian Accounting Standard- 24, the disclosures of transactions with related parties are given below:

a) List of the related parties where control exists and related parties with whom transaction have taken place and description of their relationship:

1	Key Management Personnel (KMP's)/ Non Executive Director	Mr. Deepak Ansal (Chairman & Managing Director) Mrs. Divya Ansal (Non Executive Director w.e.f. 14.09.2017) Mr. Kushagr Ansal (Whole Time Director) Mrs. Nisha Ahuja (Non Executive Director upto 13.09.2017) Mr. Ashok Khanna (Non Executive Director) Mr. Surrinder Lal Kapur (Non Executive Director) Mr. Maharaj Kishan Trisal (Non Executive Director) Mr. Karun Ansal (President) Mr. KK Singhal (Executive Director upto 31.05.2017) Mr. Sanjay Mehta (Chief Financial Officer upto 29th may 2018) Mr. Tarun Kathuria (Chief Financial Officer w.e.f 30th may 2018) Mr. SN Grover (Company Secretary)
2	Relatives of Key Management Personnel (With whom transaction taken place during the year)	M/s Deepak Ansal-(H.U.F)- (Karta Mr. Deepak Ansal) Mrs. Divya Ansal (Wife of Mr. Deepak Ansal) Mrs. Megha Ansal (wife of Mr. Kushagr Ansal) Mrs. Neha Ansal (wife of Mr. Karun Ansal) Mr. Aryan Ansal (Son of Mr. Kushagr Ansal) Ms. Ayesha Ansal (Daughter of Mr. Kushagr Ansal) Mr. Veer Ansal (Son of Mr. Karun Ansal) Ms. Geeta Singhal ( Wife of Mr. K K Singhal) Mrs Jyotika Mehta (Wife of Mr. Sanjay Mehta) Mrs. Chandani Mehta (Daughter of Mr. Sanjay Mehta) M/s Optus Corona Developers Private Ltd. M/s Infinet India Ltd. M/s Akash Deep Portfolios Private Ltd. M/s Suraj Kumari Charitable Trust M/s Ansal Clubs Pvt. Ltd. M/s Sungrace Security Services Private Ltd. M/s Snow White Cable Network Private Ltd. M/s Global Consultant & Designers Private Ltd. M/s Glorious Properties Private Ltd. M/s Toptrack Infotech Private Ltd. M/s Toptrack Real Estate Private Ltd. M/s Ansal Land & Housing Private Ltd. M/s Shree Satya Sai Construction and Development Private Ltd. M/S Ansal Rep (Construction) International Pvt. Ltd. M/S Ansal Development Pvt. Ltd. M/S Effective Investments Consultants Ltd. M/S Ansal Theatres & Clubotels Pvt. Ltd. M/s Ansal Buildwell Ltd. M/s Khanna Watches Ltd.
3	Associates	
4	Enterprise over which KMP and their relatives have significant influence (SI)	Ansal Housing & Construction Ltd. Group Gratuity Trust
5	Trust Employee Benefit	

Note: Related party relationships are as identified by the company and relied upon by the Auditors.

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

### 48. Related Party Disclosures

b) The following transactions were carried out with the related parties in the ordinary course of business

(Rupees in Lakh)

Particulars	Current Year				31.03.2018
	KMP & Its Relatives	Associates	Entites over which KMP & its Relatives have SI	Total	Total
<b>Rent received</b>					
M/s Ansal Clubs Pvt. Ltd.			2.83	2.83	2.40
<b>Remuneration</b>					
Mr. Deepak Ansal	19.75		--	19.75	22.73
Mrs. Divya Ansal	--		--	-	11.42
Mr. Karun Ansal	11.46		--	11.46	5.53
Mr. Kushagr Ansal	13.92		--	13.92	11.75
Mr. KK Singhal	--		--	0.00	21.10
Mr. Tarun Kathuria	29.58		--	29.58	0.00
Mr. Sanjay Mehta	4.81		--	4.81	45.08
Mr. SN Grover	27.30		--	27.30	28.04
<b>Sitting Fee</b>					
Surrinder Lal Kapur	3.60		--	3.60	5.20
Ashok Khanna	3.60		--	3.60	5.20
Maharaj Kishen Trisal	1.60		--	1.60	4.00
Divya Ansal	1.20		--	1.20	0.40
<b>Retainership Fee</b>					
Mrs. Megha Ansal	17.37			17.37	18.32
Mrs. Neha Ansal	17.37			17.37	18.32
<b>Rent Expense</b>					
Mr. Deepak Ansal	4.13			4.13	10.30
Mrs. Divya Ansal	17.06			17.06	17.09
<b>Amount paid under Collaboration</b>					
Mr. Deepak Ansal and Mr. Kushagr Ansal	1.60			1.60	16.20
<b>Finance Cost</b>					
Mr. Deepak Ansal	--		--	-	83.71
Mrs. Divya Ansal	--		--	-	1.10
Mr. Kushagr Ansal	--		--	-	1.92
Mr. Aaryan Ansal	--		--	-	2.51
Mr. Veer Ansal	--		--	-	1.89
Ms. Ayesha Ansal	--		--	-	0.66
M/s Sungrace Securities Services Pvt. Ltd.	--		79.50	79.50	85.03
M/s Global Consultants & Designers Pvt. Ltd.	--		77.15	77.15	80.50
M/s Akash Deep Portfolios Pvt. Ltd.	--		90.02	90.02	96.66
M/s Glorious Properties Pvt. Ltd.	--		4.49	4.49	3.95
M/s Snow White Cable Network Pvt. Ltd.	--		78.55	78.55	85.45
M/s Ansal Development Pvt. Ltd.	--		208.31	208.31	157.27
M/s Ansal Land & Housing Pvt. Ltd.	--		248.91	248.91	255.31
M/s Ansal Rep Construction International Pvt. Ltd.	--		135.62	135.62	128.62
M/s Ansal Clubs Pvt. Ltd.	--		25.22	25.22	22.29
M/s Khanna Watches Ltd.	--		10.50	10.50	10.50



## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

*(Rupees in Lakh)*

Particulars	Current Year				31.03.2018
	KMP & Its Relatives	Associates	Entites over which KMP & its Relatives have SI	Total	Total
<b>Amount Received against Booking/Construction*</b>					
Mr. Kushagr Ansal	--			-	133.93
Mr. Karun Ansal	--			-	121.42
M/s Suraj Kumari Charitable Trust	--		9.12	9.12	53.94
Ms. Geeta Singhal	--			-	1.65
<b>Amount Refunded against Booking</b>					
Mr. Deepak Ansal	-			-	775.20
Master Aaryan Ansal	-			-	46.37
Master Veer Ansal	-			-	1.89
Ms. Ayesha Ansal	-			-	0.66
<b>Cancellation of Allotment of Plots/Flats**</b>					
Mr. Deepak Ansal	-			-	756.06
Master Aaryan Ansal	-			-	47.87
Master Veer Ansal	-			-	3.02
Ms. Ayesha Ansal	-			-	1.06
Mr. Maharaj Kishen Trisal	-			-	107.48
<b>Loan received during the year</b>					
Mr. Deepak Ansal	802.50			802.50	700.00
Mrs. Divya Ansal	62.00			62.00	111.00
Mr. Kushagr Ansal	673.00			673.00	134.00
M/s Global Consultants & Designers Pvt. Ltd.			6.00	6.00	63.00
M/s Ansal Development Pvt. Ltd.			3515.00	3515.00	101.50
M/s Ansal Land & Housing Pvt. Ltd.			1505.00	1505.00	227.00
M/s Ansal Rep Construction International Pvt. Ltd.			411.00	411.00	227.25
M/s Ansal Clubs Pvt. Ltd.			152.00	152.00	91.50
<b>Loan Repaid during the year</b>					
Mr. Deepak Ansal	765.00			765.00	46.00
Mrs. Divya Ansal	40.00			40.00	0.00
Mr. Kushagr Ansal	183.00			183.00	32.00
M/s Sungrace Securities Services Pvt. Ltd.			105.00	105.00	5.00
M/s Global Consultants & Designers Pvt. Ltd.			17.00	17.00	150.00
M/s Akash Deep Portfolios Pvt. Ltd.			222.55	222.55	7.50
M/s Glorious Properties Pvt. Ltd.			32.23	32.23	0.00
M/s Snow White Cable Network Pvt. Ltd.			106.00	106.00	24.75
M/s Ansal Development Pvt. Ltd.			7.00	7.00	105.50
M/s Ansal Land & Housing Pvt. Ltd.			1,031.50	1031.50	612.74
M/s Ansal Rep Construction International Pvt. Ltd.			72.00	72.00	5.00
M/s Ansal Clubs Pvt. Ltd.			35.00	35.00	0.00

\* The amount represent monies received against sale of flats for which revenue is recognised on fulfillment of revenue recognition criteria.

\*\* The amount represent money which is due for payment against cancellation of booked flats/plots for which revenue is derecognised based on criteria given in Ind AS 115.

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

(Rupees in Lakh)

### c) Closing Balances

Particulars	KMP & Its Relatives	Associates	Entites over which KMP & its Relatives have SI	Total	Total
<b>Investment in Associate</b>					
M/s Optus Corona Developers Pvt. Ltd.		125.01		125.01	125.01
<b>Debit Balance Outstanding</b>					
M/s Optus Corona Developers Pvt. Ltd.		0.04			0.04
M/s Suraj Kumari Charitable Trust			294.19	294.19	294.19
<b>Other Financial Liability- Customer refund Outstanding</b>					
Master Aaryan Ansal	1.51			1.51	1.51
Master Veer Ansal	1.13			1.13	1.13
Ms. Ayesha Ansal	0.40			0.40	0.40
Mr. Maharaj Kishen Trisal	107.48			107.48	107.48
Mr. Ashok Khanna	6.78			6.78	6.78
<b>Borrowings</b>					
Mr. Deepak Ansal	695.58			695.58	654.00
Mrs. Divya Ansal	133.99			133.99	111.00
Mr. Kushagr Ansal	593.73			593.73	102.00
M/s Sungrace Securities Services Pvt. Ltd.			357.00	357.00	462.00
M/s Global Consultants & Designers Pvt. Ltd.			16.63	16.63	27.63
M/s Akash Deep Portfolios Pvt. Ltd.			305.05	305.05	527.60
M/s Glorious Properties Pvt. Ltd.			-	-	16.00
M/s Snow White Cable Network Pvt. Ltd.			413.16	413.16	519.16
M/s Ansal Development Pvt. Ltd.			4455.67	4455.67	961.07
M/s Ansal Land & Housing Pvt. Ltd.			1716.57	1716.57	1253.10
M/s Ansal Rep Construction International Pvt. Ltd.			1226.22	1226.22	908.85
M/s Khanna Watches Ltd.			75.00	75.00	75.00
M/s Ansal Clubs Pvt. Ltd.			286.50	286.50	169.50
<b>Interest accrued and due on Borrowings</b>					
Mr. Deepak Ansal	-				4.08
Mrs. Divya Ansal	-				0.99
Mr. Kushagr Ansal	-				1.73
M/s Sungrace Securities Services Pvt. Ltd.			212.42	212.42	140.87
M/s Global Consultants & Designers Pvt. Ltd.			319.26	319.26	473.82
M/s Akash Deep Portfolios Pvt. Ltd.			237.76	237.76	156.74
M/s Glorious Properties Pvt. Ltd.			-	-	12.19
M/s Snow White Cable Network Pvt. Ltd.			147.60	147.60	76.91
M/s Ansal Development Pvt. Ltd.			329.02	329.02	141.54
M/s Ansal Land & Housing Pvt. Ltd.			453.80	453.80	229.78
M/s Ansal Rep Construction International Pvt. Ltd.			247.95	247.95	125.90
M/s Ansal Clubs Pvt. Ltd.			48.16	48.16	25.45
<b>Other Current Liabilities- Customer Advances</b>					
M/s Suraj Kumari Charitable Trust			419.46	419.46	410.34
Mrs. Megha Ansal	253.89			253.89	253.89
Mrs. Neha Ansal	20.30			20.30	20.30
Master Aaryan Ansal	1.51			1.51	1.51

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

*(Rupees in Lakh)*

Particulars	KMP & Its Relatives	Associates	Entites over which KMP & its Relatives have SI	Total	Total
Ms. Ayesha Ansal	0.40			0.40	0.40
Master Veer Ansal	1.13			1.13	1.13
Mr. KK Singhal				-	46.42
<b>Other Current Liabilities- Other Payables</b>					
M/s Ansal Buildwel Ltd.			16.81	16.81	16.81
M/s Suraj Kumari Charitable Trust			340.64	340.64	340.69
M/s Ansal Clubs Pvt. Ltd.			317.22	317.22	310.54
Mr. Deepak Ansal	12.35			12.35	12.13
Mrs. Divya Ansal	-			-	10.00
Mr. Kushagr Ansal	3.81			3.81	8.99
Mrs. Megha Ansal	24.63			24.63	16.06
Mrs. Neha Ansal	35.88			35.88	26.40
Mr. Karun Ansal	14.96			14.96	24.05
Mr. Tarun Kathuria	12.77			12.77	0.00
Mr. Sanjay Mehta	7.97			7.97	9.19
Mr. SN Grover	2.87			2.87	1.12
<b>Guarantees &amp; Collaterals taken from:</b>					
<b>(to the extent of loan outstanding)</b>					
Mr. Kushagr Ansal	53935.48		-	53935.48	56667.75
Mr. Deepak Ansal	53460.36		-	53460.36	55942.71
Mr. Karun Ansal	850.00		-	850.00	850.00
Ms Divya Ansal	1271.00		-	1271.00	1271.00

### Compensation of Key Managerial Personnel

The remuneration of director and other member of Key Managerial Personnel during the year was as follows:

Particulars	2018-19	2017-18
1. Short-term benefits	113.81	118.50
2. Post employment benefits	(6.99)	27.15
3. Other long-term benefits	-	-
4. Share based payments	-	-
5. Termination benefits	-	-
<b>Total</b>	<b>106.82</b>	<b>145.65</b>

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

### 49. FINANCIAL INSTRUMENTS

#### A. Financial Instruments by category and hierarchy

##### (i) Financial Instruments by Category

Particulars	As at 31st March, 2019				As at 31st March, 2018			
	Total	Amortised Cost	At cost	FVTPL	Total	Amortised Cost	At cost	FVTPL
<b>Financial assets</b>								
i Investments								
- Investments in Associates at Cost	124.03	-	124.03	-	124.13	-	124.13	-
- Investment in instruments at Fair value through Profit and Loss	12.36	-	-	12.36	11.87	-	-	11.87
ii Trade receivables	8,939.88	8,939.88	-	-	9,098.71	9,098.71	-	-
iii Unbilled Revenue	-	-	-	-	1,518.56	1,518.56	-	-
iv Cash and cash equivalents	506.35	506.35	-	-	539.48	539.48	-	-
v Bank Balance other than (iv) above	1,236.44	1,236.44	-	-	1,833.19	1,833.19	-	-
vi Loans	4,308.17	4,308.17	-	-	3,383.87	3,383.87	-	-
vii Other financial assets	5,522.23	5,522.23	-	-	5,847.37	5,847.37	-	-
<b>Total financial assets</b>	<b>20,649.46</b>	<b>20,513.07</b>	<b>124.03</b>	<b>12.36</b>	<b>22,357.18</b>	<b>22,221.19</b>	<b>124.13</b>	<b>11.87</b>
<b>Financial liabilities</b>								
i Borrowings	19,420.30	19,420.30	-	-	48,117.33	48,117.33	-	-
ii Trade Payables	26,579.24	26,579.24	-	-	30,935.41	30,935.41	-	-
iii Other financial liabilities	60,290.82	60,290.82	-	-	27,511.07	27,511.07	-	-
<b>Total financial liabilities</b>	<b>1,06,290.36</b>	<b>1,06,290.36</b>	<b>-</b>	<b>-</b>	<b>1,06,563.81</b>	<b>1,06,563.81</b>	<b>-</b>	<b>-</b>

The Group has disclosed financial instruments such as trade receivables, unbilled revenue, cash and cash equivalents, loans, other financial assets, trade payables and financial liabilities at carrying value because their carrying amounts represent the best estimate of the fair values..

##### (ii) Fair value hierarchy

The fair value of financial instruments have been classified into three categories depending on the input used in the valuation technique.

The categories used are as follow:

Level 1: Quoted prices for identical instruments in an active market

Level 2: Directly or indirectly observable market input, other than Level 1 inputs

Level 3: Inputs which are not based on observable market data

Financial Assets measured at fair value - recurring fair value measurements

(Rupees in Lakh)

Particulars	As at 31st March, 2019		As at 31st March, 2018	
	Carrying amount	Category	Carrying amount	Category
Investment carried at fair value through profit and loss				
Mutual Funds	12.36	Level 2	11.87	Level 2

##### (iii) Valuation techniques used to determine fair value.

Specific valuation technique used to value financial instruments includes:

- the use of net asset value (NAV) for mutual funds on the basis of the statement received from investee party.
- the use of adjusted net asset value method for certain equity investments because the amount of investment is not material and management is not expecting significant changes in fair value of investments.

#### B Financial Risk Management

The Group's business operations are exposed to various financial risks such as liquidity risk, market risks, credit risk, interest rate risk, funding risk etc. The Group's financial liabilities mainly includes borrowings taken for the purpose of financing company's operations, trade payable and other financial liabilities. Financial assets mainly includes trade receivables, unbilled revenue, investment in subsidiaries/associates, loans, security deposit etc. The Group is not exposed to Material foreign currency risk and have not entered in forward contracts and derivative transactions.

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

The Group has a system based approach to financial risk management. The Group has internally instituted an integrated financial risk management framework comprising identification of financial risks and creation of risk management structure. The financial risks are identified, measured and managed in accordance with the Group's policies on risk management. Key financial risks and mitigation plans are reviewed by the board of directors of the Group.

### I Liquidity Risk

Liquidity risk is the risk that the Group may face to meet its obligations for financial liabilities. The objective of liquidity risk management is that the Group has sufficient funds to meet its liabilities when due. However, presently the Group is under stressed conditions, which has resulted in delays in meeting its liabilities. The Group, regularly monitors the cash outflow projections and arrange funds to meet its liabilities.

The following table summarises the maturity analysis of the Group's financial liabilities based on contractual undiscounted cash outflows:

Particulars	Carrying amount	Payable within 1 year	Payable in 1-2 years	Payable in 2-3 years	Payable in 3-4 years	Payable more than 4 years
<b>As at 31 March, 2019</b>						
Long Term Borrowings	55,465.40	44,005.20	4,177.27	2,480.75	1,242.90	3,559.28
Short Term Borrowings	7,960.08	7,960.08	-	-	-	-
Trade Payables	26,579.24	26,579.24	-	-	-	-
Other financial liabilities	13,039.52	11,709.17	1,330.35	-	-	-
	<b>1,03,044.24</b>	<b>90,253.69</b>	<b>5,507.62</b>	<b>2,480.75</b>	<b>1,242.90</b>	<b>3,559.28</b>
<b>As at 31 March, 2018</b>						
Long Term Borrowings	52,805.19	14,457.34	14,544.34	13,062.45	4,383.17	6,357.89
Short Term Borrowings	9,769.47	9,769.47	-	-	-	-
Trade Payables	30,935.41	30,935.41	-	-	-	-
Other financial liabilities	10,162.04	8,794.02	1,368.02	-	-	-
	<b>1,03,672.10</b>	<b>63,956.24</b>	<b>15,912.36</b>	<b>13,062.45</b>	<b>4,383.17</b>	<b>6,357.89</b>

Note : Current maturities of long term debt have been excluded from other financial liabilities and included under borrowings

Note : The group expects to meet its other obligation's from operating cash flows and proceeds from maturing financial assets

### Financing facilities

Particulars	As at 31st March, 2019	As at 31st March, 2018
Secured bank overdraft facility :		
- amount used	8,484.81	10,237.76
- amount unused	489.96	481.77

### II Market risk

Market risk is the risk that future cash flows will fluctuate due to changes in market prices i.e. interest rate risk and price risk.

#### a. Interest rate risk

Interest rate risk is the risk that the future cash flows will fluctuate due to changes in market interest rates. The Group is mainly exposed to the interest rate risk due to its borrowings. The Group manages its interest rate risk by having balanced portfolio of fixed and variable rate borrowings. The Group does not enter into any interest rate swaps.

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

(Rupees in Lakh)

### Interest rate sensitivity analysis

The exposure of the Group's borrowing to interest rate change at the end of the reporting periods are as follows :

Particulars	As at 31st March, 2019	As at 31st March, 2018
<b>Variable rate borrowings</b>		
Long Term	37,403.31	38,979.56
Short Term	6,974.79	8,559.17
<b>Total Variable rate borrowings</b>	<b>44,378.10</b>	<b>47,538.73</b>
<b>Fixed Rate Borrowings</b>		
Long Term	16,250.53	10,218.89
Short Term	4,985.55	6,307.74
<b>Total Fixed Rate Borrowings</b>	<b>21,236.08</b>	<b>16,526.63</b>
<b>Total Borrowing</b>	<b>65,614.18</b>	<b>64,065.36</b>

### Sensitivity

Variable Interest rate loans are exposed to interest rate risk, the impact on profit or loss before tax maybe as follows :

Particulars	As at 31st March, 2019	As at 31st March, 2018
Actual interest cost	10,705.94	10,111.15
if ROI is increased by 1% on outstanding loans then incremental Cost	65.61	640.65
<b>Total interest cost</b>	<b>10,771.56</b>	<b>10,751.80</b>
if ROI is increased by 1% on outstanding loans then incremental Cost	(65.61)	(640.65)
<b>Total interest cost</b>	<b>10,640.33</b>	<b>9,470.50</b>

### b. Price risk

The Group has very limited exposure to price sensitive securities, hence price risk is not material.

### III Credit Risk

Credit risk is the risk that customer or counter-party will not meet its obligation under the contract, leading to financial loss. The Group is exposed to credit risk for receivables from its real estate customers and refundable security deposits.

Customers credit risk is managed, generally by receipt of sale consideration before handing over of possession and/or transfer of legal ownership rights. The Group credit risk with respect to customers is diversified due to large number of real estate projects with different customers spread over different geographies.

Based on prior experience and an assessment of the current receivables and unbilled revenue, the management believes that there is no credit risk and accordingly no provision is required. The ageing of trade receivables and unbilled revenue is as below:

Particulars	As at 31st March, 2019	As at 31st March, 2018
Outstanding for more than 6 months	6,284.83	6,944
Outstanding for 6 months or less	2,655.05	2,154
Not due for payment (unbilled revenue)	-	1,519
	<b>8,939.88</b>	<b>10,617</b>

### Cash and Bank Balances

Credit risk from cash and bank balances is managed by the Group 's finance department in accordance with the company's policy

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

### 50. Capital Management

For the purpose of capital management, capital includes equity capital, share premium and all other equity reserves attributable to equity shareholders of the company.

The Group capital management objectives are:

a. to ensure the company's ability to continue as a going concern

b. to provide an adequate return to shareholders

by controlling the prices in relation to the level of risk

The Group manages its capital structure and makes adjustments in light of changes in economic conditions and the requirement of financial covenants. The Group maintains balance between debt and equity. The Group monitors its capital management by using a debt-equity ratio, which is total debt divided by total capital.

**The debt equity ratio of the Company is as follows:**

(Rupees in Lakh)

Particulars	31st March, 2019	31st March, 2018
Equity Capital	5,938.58	5,938.58
Capital Reserve	913.72	913.72
Securities Premium Reserve	2,823.02	2,823.02
Retained Earnings	7,447.97	7,842.88
Foreign Currency Translation Reserve	(32.65)	(32.98)
General Reserve	11,149.36	23,998.69
Other Comprehensive Income	102.74	71.75
<b>Total Equity</b>	<b>28,342.74</b>	<b>41,555.65</b>
Non Current Liabilities	11,460.22	38,347.86
Short-Term Borrowings	7,960.08	9,769.47
Current Maturities of long term borrowings	48,870.26	17,638.69
<b>Total Liability</b>	<b>68,290.55</b>	<b>65,756.03</b>
<b>Debt to Equity</b>	<b>2.41 : 1</b>	<b>1.58 : 1</b>

In order to achieve this overall objective, the Company's capital Management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements. No changes were made in the objectives, policies or processes for managing capital during the years ended 31st March 2019 and 31st March 2018.

\* Refer Note 17.2 of financial statements

### 51 Interest In Other Entities

51.1 The consolidated financial statements present the consolidated Accounts of Ansal Housing limited with its following associate :

Name of Entity	Country of Incorporation	Activities	Proportion of Ownership of Interest	
			As at 31st March, 2019	As at 31st March, 2018
Optus Corona Developers Pvt. Ltd.	India	Real estate	49.88%	49.88%

#### 51.2 Summarised Financial Statements

Particulars	As at 31st March, 2019	As at 31st March, 2018
<b>Non-Current Assets (A)</b>		
Financial Assets- Loans	1,007.70	1,007.70
<b>Current Assets (B)</b>		
Financial Assets- Cash and Cash Equivalents	1.98	1.98
<b>Total Assets (A+B)</b>	<b>1,009.68</b>	<b>1,009.68</b>
<b>Current Liabilities</b>		
Other Current Liabilities	884.87	884.79
<b>Total Liabilities</b>	<b>884.87</b>	<b>884.79</b>
<b>Net Assets</b>	<b>124.80</b>	<b>124.89</b>



## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

### 51.3 Summarised Performance

(Rupees in Lakh)

Particulars	For 31st March, 2019	For 31st March, 2018
Revenue from Operation	-	-
Other expenses	0.09	0.09
Profit and Loss before tax	(0.09)	(0.09)
Profit and Loss after tax	(0.09)	(0.09)
Other comprehensive income	-	-

### 51.4 Reconciliation of Net Assets considered for consolidated financial to net asset as per associate financials

Particulars	As at 31st March, 2019	As at 31st March, 2018
Net Asset as per Entity's Financial	124.80	124.89
Add/(Less) :- Consolidation Adjustment		
(i) Dividend Distribution	-	-
(ii) Others	0.77	0.76
Net Assets as per Consolidated Financial Statements	124.03	124.13

### 51.5 Reconciliation of Profit and Loss/OCI considered for consolidated financial Statements to net assets as per associate financials

Particulars	For 31st March, 2019	For 31st March, 2018
Profit / (Loss) as per Entity's Financials	(0.09)	(0.09)
Add/(less) : Consolidation Adjustment		
(i) Dividend Distribution	-	-
(ii) Others	0.01	(0.00)
Profit / (Loss) as per Consolidated Financial Statements	(0.10)	(0.09)

### 51.6 Movement of Investment using equity method

Particulars	For 31st March, 2019	For 31st March, 2018
Interest as at 1st April	124.13	124.22
Add: Share of Profit for the period	(0.10)	(0.09)
Add: Share of OCI for the period	-	-
Balance as at 31st March	124.03	124.13

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

### 52. INCOME TAX / DEFERRED TAX

#### A. Income Tax

Particulars	Year Ended 31st March, 2019	Year Ended 31st March, 2018
<b>i Income tax expense/(benefit) recognised in Statement of Profit and Loss</b>		
<b>Current Tax</b>		
In respect of the current year	217.65	151.70
Tax adjustment for earlier years	0.00	0.02
	<b>217.65</b>	<b>151.73</b>
<b>Deferred Tax</b>		
In respect of the current year	(1,171.15)	(964.76)
Total Income tax expense recognised	(953.50)	(813.03)
<b>ii Income tax expense/(benefit) reconciliation with effective tax rate on accounting profit:</b>		
Profit/(loss) before tax	(1,348.41)	(2,722.06)
Income tax expense calculated at 27.82% (2017-18 : 34.61%)	(375.13)	(942.05)
Adjustment for Disallowable expenses/Income	15.80	57.75
Adjustment for computation as per Income Computation and Disclosure Standards	46.23	48.36
Impact of change in tax rate	(922.49)	-
Others	282.09	22.91
<b>Income tax expense/(benefit) recognised in statement of profit and loss</b>	<b>(953.50)</b>	<b>(813.03)</b>
The tax rate used for the years 2018-19 and 2017-18 reconciliations above is the corporate tax rate of 25% (P.Y.-30%) plus surcharge 7% (P.Y.12%) plus education cess of 4% (P.Y.-3%) on corporate tax, payable by corporate entities in India on taxable profits under the Indian tax Law		
<b>iii Income tax recognised in Other comprehensive income</b>		
Remeasurements of defined benefit obligation	(2.28)	26.45
<b>Total Income tax recognised in Other comprehensive income</b>	<b>(2.28)</b>	<b>26.45</b>

Note: Above workings are based on provisional computation of tax expense and subject to finalisation including that of tax audit or otherwise in due course.

#### B Deferred Tax

i The movement in deferred tax assets and liabilities during the year ended 31 March, 2019: *(Rupees in Lakh)*

Particulars	Year Ended 31st March, 2018 - Deferred Tax (Asset)/Liabilities	(Credit)/charge in Statement of Profit and Loss	(Credit)/ charge in Other Comprehensive Income	Year Ended 31st March, 2019 - Deferred Tax (Asset)/Liabilities
<b>Deferred Tax Liabilities</b>				
a Impact of difference between carrying amount of fixed assets in the financial statements and as per income tax rules	872.85	(497.36)	-	375.49
b Impact of expenses/Income charged to Other Comprehensive Income but allowable/chargeable as deduction in future years under Income Tax Act, 1961.	44.51	-	(2.28)	42.23
c Interest Capitalized on Borrowing Cost but claimed as deduction from Income	5,552.12	(1,450.69)	-	4,101.43
d Impact of expenses charged to statement of profit and loss but already allowable as deduction in past years under Income Tax Act, 1961.	-	79.39	-	79.39
	<b>6,469.48</b>	<b>(1,868.66)</b>	<b>(2.28)</b>	<b>4,598.54</b>

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

(Rupees in Lakh)

<b>Deferred Tax Assets</b>	-	<b>79.39</b>		
e Impact of expenses charged to statement of profit and loss but allowable as deduction in future years under Income Tax Act, 1961.	(337.74)	337.74	-	-
f MAT Credit Receivable	(1,432.15)	0.03	-	(1,432.12)
g Unabsorbed depreciation and business loss carried forward	(1,390.89)	341.97	-	(1,048.91)
h Effect of adjustment of Ind AS 115	-	(4,952.46)	-	(4,952.46)
i Others	(59.92)	17.79	-	(42.14)
	<b>(3,220.70)</b>	<b>(4,254.92)</b>	-	<b>(7,475.62)</b>
<b>Net Deferred Tax Liability</b>	<b>3,248.78</b>	<b>(6,123.58)</b>	<b>(2.28)</b>	<b>(2,877.08)</b>

- ii The movement in deferred tax assets and liabilities during the year ended 31 March, 2018:

Particulars	As at 1st April, 2017 - Deferred Tax (Asset)/Liabilities	(Credit)/charge in Statement of Profit and Loss	(Credit)/charge in Other Comprehensive Income	Year Ended 31st March, 2018 - Deferred Tax (Asset)/Liabilities
<b>Deferred Tax Liabilities</b>				
a Impact of difference between carrying amount of fixed assets in the financial statements and as per income tax rules	652.06	220.79	-	872.85
b Impact of expenses/Income charged to Other Comprehensive Income but allowable/chargeable as deduction in future years under Income Tax Act, 1961.	18.06	-	26.45	44.51
c Interest Capitalized on Borrowing Cost but claimed as deduction from Income	6,073.62	(521.50)	-	5,552.12
	<b>6,743.74</b>	<b>(300.71)</b>	<b>26.45</b>	<b>6,469.48</b>
<b>Deferred Tax Assets</b>				
d Impact of expenses charged to statement of profit and loss but allowable as deduction in future years under Income Tax Act, 1961.	(123.55)	(214.20)	-	(337.74)
e MAT Credit Receivable	(1,432.17)	0.03	-	(1,432.15)
f Unabsorbed depreciation and business loss carried forward	(949.40)	(441.49)	-	(1,390.89)
g Others	(42.42)	(17.51)	-	(59.92)
	<b>(2,547.54)</b>	<b>(673.16)</b>	-	<b>(3,220.70)</b>
<b>Net Deferred Tax Liability</b>	<b>9,291.28</b>	<b>(973.87)</b>	<b>26.45</b>	<b>3,248.78</b>

- iii The Holding Company has recognised deferred tax assets on its unabsorbed depreciation and business losses carried forward. The Company has executed flat/plot sale agreements with the customers against which the Company has also received advances, as disclosed in Note 28 of the financial statements. Revenue in respect of such sale agreements will get recognised in future years on percentage completion method. Based on these sale agreements, the Holding Company has reasonable certainty as on the date of the balance sheet, that there will be sufficient taxable income available to realize such assets in the near future. Accordingly, the Holding Company has created deferred tax assets on its carried forward unabsorbed depreciation and business losses.
- iv This refers to the deferred tax asset recognised on reversal of margin of Rs. 17801.78 Lakh from General Reserve as of 1 April 2018 on account of adoption of Ind AS 115 (refer note 54). The deferred tax asset will be recovered as and when such margin will be recycled to statement of profit and loss. The Company believes there is reasonable certainty of recovery of such deferred tax asset as margins will be recognised in subsequent periods as and when revenue will be recorded based on transfer of control.
- v During the year, the Company has adopted Ind AS 115 'Revenue from contracts with customer's for the purpose of revenue recognition which has impacted the revenue recognition principles in respect of certain contracts where revenue was recognition based on percentage of completion method ('PoCM') till 31 March 2018. However, for the purpose of tax computation under normal provisions, company has continued to follow percentage of completion method ('POCM') basis of revenue recognition.

### 53. Events after the Reporting period

There are no events observed after the reported period which have an impact on the Group operations except as disclosed under Note No. 18.8 and Note No. 37 of the financial statement.

### 54. Investment in Srilankan company

- a The holding company has an Investment of Rs. 491.67 lakh in a wholly owned subsidiary company in Sri Lanka by way of equity shares. The subsidiary company had filed an arbitration claim against the Board of Investment of Sri Lanka (BOI) which has been withdrawn during the previous year and company gone for settlement. The BOI has terminated the agreements for development of integrated township in

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

(Rupees in Lakh)

Sri Lanka between the subsidiary and the BOI. During the previous year, the management of the subsidiary company has written off all assets. Now the subsidiary company does not have enough assets to redeem the said investment but management of the company is of the opinion that they will be able to redeem the said investment through the settlement and write down of Investment is not required at this stage.

### 55. Impact of application of Ind AS 115 Revenue from Contracts with Customers

- a. The Ministry of Corporate Affairs vide notification dated 28th March 2018 has made Ind AS 115 "Revenue from Contracts with Customers" (Ind AS 115) w.e.f. 1st April, 2018. The Group has applied the modified retrospective approach as per para C3(b) of Ind AS 115 to contracts that were not completed as on 1st April 2018 and the cumulative effect of applying this standard is recognised at the date of initial application i.e. 1st April, 2018 in accordance with para C7 of Ind AS 115 as an adjustment to the opening balance of General Reserve, only to contracts that were not completed as at 1st April, 2018. The transitional adjustment of Rs. 12849.33 lakh (net of deferred tax) has been adjusted against opening General Reserve based on the requirements of the Ind AS 115 pertaining to recognition of revenue based on satisfaction of performance obligation.
- b. Refer note 1.6 - "Revenue recognition" under Significant accounting policies in the Annual report of the Group, for the revenue recognition policy prior to April 1, 2018.
- c. Due to the application of IND AS 115 for the full year ended March 31, 2019 Income from Projects as per note no. 29 is higher by Rs. 629.55 lakh, Cost of Project as per note no. 31 is lower by Rs. 1858.53 lakh, Loss before Tax is lower by Rs. 1246.02 lakh, Tax expense is lower by Rs. 346.64 lakh and loss after tax is lower by Rs. 899.39 lakh. Accordingly, the basic and diluted EPS for the year ended March 31, 2019 is higher by Rs. 1.51 per share. These changes are due to recognition of revenue based on satisfaction of performance obligation (at a point in time), as opposed to the previously permitted percentage of completion method. Accordingly, the comparatives have not been restated for the full year ended March 31, 2018 and hence not comparable.
- d. Due to the application of Ind AS 115, Project-in-progress as per note no. 8 is higher by Rs. 51008.38 lakh, Deferred Tax Asset as per note no. 21 is higher by Rs. 4952.46 lakh, Prepaid Expenses as per note no. 15 is higher by Rs. 2425.50 lakh, General Reserve as per note no. 17 is lower by Rs. 12849.33 lakh and Advances received from customers (Net of Trade receivables) as per note no. 28 is higher by Rs. 68661.55 lakh as on April 1, 2018.
- e. Due to the application of Ind AS 115, Project-in-progress as per note no. 8 is higher by Rs. 71865.21 lakh, Deferred Tax Asset as per note no. 21 is higher by Rs. 4605.81 lakh, Prepaid Expenses as per note no. 15 is higher by Rs. 2442.54 lakh, Retained Earnings as per note no. 17 is lower by Rs. 11949.95 lakh and Advances received from customers (Net of Trade receivables) as per note no. 28 is higher by Rs. 71865.21 lakh as on March 31, 2019.
- f. The adoption of Ind AS 115 did not have material impact on other comprehensive income or the company's operating, investing and financing cash flows.

### 56. Approval of the financial statements

The financial statements were approved for issue by Board of Directors on 29 May, 2019

### 57. Balance Confirmation of certain outstanding balances

The confirmation/ Reconciliation of balances of certain unsecured trade payables, retention money and security deposit with suppliers are subject to confirmations. The management is confident that on confirmation/reconciliation there will not be any material impact on the financial statements.

### 58. STANDARDS ISSUED BUT NOT YET EFFECTIVE

The amendments to standards that are issued, but not yet effective, up to the date of issuance of the Group financial statements are disclosed below. The Group intends to adopt these standards, if applicable, when they become effective.

The Ministry of Corporate Affairs (MCA) has issued the Companies (Indian Accounting Standards) Amendment Rules, 2017 and Companies (Indian Accounting Standards) Amendment Rules, 2018 amending the following standard:

#### a. Ind AS 116

On March 30, 2019, the Ministry of Corporate Affairs has notified Ind AS 116, Leases. Ind AS 116 will replace the existing leases standard, Ind AS 17, leases and other interpretations. The standard set out the principles for the recognition, measurement, presentation and disclosure of leases for both parties to a contract i.e., the lessee and the lessor. Ind AS 116 introduces a single lessee accounting model and requires a lessee to recognise the assets and liabilities for all leases with a term of more than 12 months, unless the underlying asset is of low value. Currently operating lease expenses are charged to the statement of profit and Loss. The standard also contains enhanced disclosed requirements.

#### b. Appendix C to Ind AS 12 Uncertainty over Income Tax Treatment

The Interpretation addresses the accounting for income taxes when tax treatments involve uncertainty that affects the application of Ind AS 12 and does not apply to taxes or levies outside the scope of Ind AS 12, nor does it specifically include requirements relating to interest and penalties associated with uncertain tax treatments. The Interpretation specifically addresses the following:

- i. Whether an entity considers uncertain tax treatments separately
- ii. The assumptions an entity makes about the examination of tax treatments by taxation authorities
- iii. How an entity determines taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates
- iv. How an entity considers changes in facts and circumstances

An entity has to determine whether to consider each uncertain tax treatment separately or together with on or more other uncertain tax treatments. The approach that better predicts the resolution of the uncertainty should be followed. In determining the approach that better predicts the resolution of the uncertainty, an entity might consider, for example, (a) how it prepares its income tax filings and supports tax treatments; or (b) how the entity expects the taxation authority to make its examination and resolve issues that might arise from that examination.

#### c. Amendments to Ind AS 109: Prepayment Features with Negative Compensation

Under Ind AS 109, a debt instrument can be measured at amortised cost or at fair value through other comprehensive income, provided that the contractual cash flows are 'solely payments of principal and interest on the principal amount outstanding' (the SPPI criterion) and the instrument is held within the appropriate business model for that classification. The amendments to Ind AS 109 clarify that a financial asset

## Notes to Consolidated Financial Statements for the year ending 31st March, 2019

(Rupees in Lakh)

passes the SPPI criterion regardless of the event or circumstance that causes the early termination of the contract and irrespective of which party pays or receives reasonable compensation for the early termination of the contract.

The amendments should be applied retrospectively and are effective for annual periods beginning on or after 1 April 2019. These amendments have no impact on the financial statements of the Group.

### d Amendments to Ind AS 19: Plan Amendment, Curtailment or Settlement

The amendments to Ind AS 19 address the accounting when a plan amendment, curtailment or settlement occurs during a reporting period. The amendments specify that when a plan amendment, curtailment or settlement occurs during the annual reporting period, an entity is required to:

- i. Determine current service cost for the remainder of the period after the plan amendment, curtailment or settlement, using the actuarial assumptions used to remeasure the net defined benefit liability (asset) reflecting the benefits offered under the plan and the plan assets after that event. The amendments should be applied retrospectively and are effective for annual periods beginning on or after 1 April 2019. These amendments have no impact on the financial statements of the Group.
- ii. Determine net interest for the remainder of the period after the plan amendment, curtailment or settlement using: the net defined benefit liability (asset) reflecting the benefits offered under the plan and the plan assets after that event; and the discount rate used to remeasure that net defined benefit liability (asset).

The amendments also clarify that an entity first determines any past service cost, or a gain or loss on settlement, without considering the effect of the asset ceiling. This amount is recognised in profit or loss.

An entity then determines the effect of the asset ceiling after the plan amendment, curtailment or settlement. Any change in that effect, excluding amounts included in the net interest, is recognised in other comprehensive income.

The amendments apply to plan amendments, curtailments, or settlements occurring on or after the beginning of the first annual reporting period that begins on or after 1 April 2019. These amendments will apply only to any future plan amendments, curtailments, or settlements of the Group.

### e Amendments to Ind AS 28: Long-term interests in associates and joint ventures

The amendments clarify that an entity applies Ind AS 109 to long-term interests in an associate or joint venture to which the equity method is not applied but that, in substance, form part of the net investment in the associate or joint venture (long-term interests). This clarification is relevant because it implies that the expected credit loss model in Ind AS 109 applies to such long-term interests.

The amendments also clarified that, in applying Ind AS 109, an entity does not take account of any losses of the associate or joint venture, or any impairment losses on the net investment, recognised as adjustments to the net investment in the associate or joint venture that arise from applying Ind AS 28 Investments in Associates and Joint Ventures. The amendments should be applied retrospectively in accordance with Ind AS 8 for annual reporting periods on or after 1 April 2019.

### f Annual improvement to Ind AS

These improvements include:

#### i. Amendments to Ind AS 103: Party to a Joint Arrangements obtains control of a business that is a Joint Operation

The amendments clarify that, when an entity obtains control of a business that is a joint operation, it applies the requirements for a business combination achieved in stages, including remeasuring previously held interests in the assets and liabilities of the joint operation at fair value. In doing so, the acquirer remeasures its entire previously held interest in the joint operation.

An entity applies those amendments to business combinations for which the acquisition date is on or after the beginning of the first annual reporting period beginning on or after 1 April 2019. These amendments are currently not applicable to the Group but may apply to future transactions.

#### ii. Amendments to Ind AS 111: Joint Arrangements

A party that participates in, but does not have joint control of, a joint operation might obtain joint control of the joint operation in which the activity of the joint operation constitutes a business as defined in Ind AS 103. The amendments clarify that the previously held interests in that joint operation are not remeasured.

An entity applies those amendments to transactions in which it obtains joint control on or after the beginning of the first annual reporting period beginning on or after 1 April 2019. These amendments are currently not applicable to the Group but may apply to future transactions.

#### iii. Amendments to Ind AS 12: Income Taxes

The amendments clarify that the income tax consequences of dividends are linked more directly to past transactions or events that generated distributable profits than to distributions to owners. Therefore, an entity recognises the income tax consequences of dividends in profit or loss, other comprehensive income or equity according to where the entity originally recognised those past transactions or events.

An entity applies those amendments for annual reporting periods beginning on or after 1 April 2019. Since the Group current practice is in line with these amendments, the Group does not expect any effect on its financial statements.

#### iv. Amendments to Ind AS 23: Borrowing Costs

The amendments clarify that an entity treats as part of general borrowings any borrowing originally made to develop a qualifying asset when substantially all of the activities necessary to prepare that asset for its intended use or sale are complete.

An entity applies those amendments to borrowing costs incurred on or after the beginning of the annual reporting period in which the entity first applies those amendments. An entity applies those amendments for annual reporting periods beginning on or after 1 April 2019. Since the Group current practice is in line with these amendments, the Group does not expect any effect on its financial statements.

**FORM AOC-1**

(Pursuant to proviso of sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)  
**Statement containing salient features of the financial statement of subsidiaries/ associate companies/ joint ventures**  
**for the year ended 31<sup>st</sup> March, 2019**

**Part "A": Subsidiaries**

(Information in respect of each subsidiary to be presented with amount in Rs. Lakh)

Sr. No.	Name of the subsidiary	Share capital	Reserves & surplus	Total Assets	Total Liabilities	Investments	Turnover	Profit before taxation	Provision for taxation	Profit after taxation	Proposed Dividend	% of share holding
1.	Geo Connect Limited	987.93	2267.06	11168.64	7913.66	0.00	4998.59	629.04	179.66	449.39	NIL	100%
2.	Maestro Promoters Pvt. Ltd.	1.00	16.23	72.56	55.32	12.21	0.21	-0.09	0.00	-0.09	NIL	100%
3.	Wrangler Builders Pvt. Ltd.	1.00	9.98	1415.37	1404.40	11.58	0.00	-0.30	0.00	-0.30	NIL	100%
4.	Anjuman Buildcon Pvt. Ltd.	1.00	12.32	1303.95	1290.63	0.00	1.00	0.84	0.22	0.62	NIL	100%
5.	A. R. Infrastructure Pvt. Ltd.	4.92	43.65	48.70	0.13	0.00	0.00	-0.11	0.00	-0.11	NIL	100%
6.	Third Eye Media Pvt. Ltd.	1.00	0.53	1.63	0.10	0.00	0.00	-0.11	0.00	-0.11	NIL	100%
7.	Fenny Real Estate Pvt. Ltd.	2.00	-2.31	5.07	5.38	0.00	0.00	-0.11	0.00	-0.11	NIL	100%
8.	A. R. Paradise Pvt. Ltd.	10.00	-1.13	109.30	100.43	0.00	0.00	-0.11	0.00	-0.11	NIL	100%
9.	Aeeve Iron & Steel Works Pvt. Ltd.	9.00	64.38	73.47	0.09	0.00	0.00	-0.11	0.00	-0.11	NIL	100%
10.	Sunrise Facility & Management Pvt. Ltd.	1.00	-2.59	0.21	1.80	0.00	0.00	-0.15	0.00	-0.15	NIL	100%
11.	Enchant Constructions Pvt. Ltd.	1.00	0.03	184.57	183.54	0.00	0.00	-0.11	0.00	-0.11	NIL	100%
12.	Sonu Buildwell Pvt Ltd	0.00	0.00	0.00	0.00	0.00	0.00	-0.07	0.00	-0.07	NIL	0%
13.	Rishu Buildtech Pvt Ltd	0.00	0.00	0.00	0.00	0.00	0.00	-0.08	0.00	-0.08	NIL	0%
14.	Andri Builders & Developers Pvt. Ltd.	1.00	-3.15	869.79	871.94	0.00	0.00	-0.14	0.00	-0.14	NIL	100%
15.	Cross Bridge Developers Pvt. Ltd.	1.00	2.98	358.25	354.27	0.00	0.00	-0.08	0.00	-0.08	NIL	100%
16.	Identity Buildtech Pvt. Ltd.	1.00	135.53	136.72	0.19	0.00	0.00	-0.31	0.00	-0.31	NIL	100%
17.	VS Infratown Pvt. Ltd.	56.63	-3.27	404.45	351.09	0.00	0.00	-0.27	0.00	-0.27	NIL	100%
18.	Shamia Automobiles Pvt. Ltd.	1.00	-60.11	110.30	169.41	0.00	14.80	-57.09	0.00	-57.09	NIL	100%
19.	Oriane Developers Pvt. Ltd.	1.00	-1.42	503.44	503.86	0.00	0.00	-0.16	-0.04	-0.12	NIL	100%
	Foreign											
	Housing & Construction Lanka Pvt. Ltd	491.67	-498.04	-6.38	0.84	7.22	0.00	0.00	-3.18	0.00	-3.18	NIL

**Part "B": Associates and Joint Ventures**

Statement pursuant to Section 129 (3) of the Companies Act, 2013 related to Associate Companies and Joint Ventures.

Name of Associate	Optus Corona Developers Pvt. Ltd.
1. Latest audited Balance Sheet Date	31 <sup>st</sup> March, 2019
2. Shares of Associate/Joint Ventures held by the company on the year end	
(i) No. of shares held by AHCL	4988 Shares
(ii) Amount of Investment in Associates/Joint Venture	125.01 Lacs
(iii) Extend of Holding %	49.88 %
3. Description of how there is significant influence	Ansal Housing Ltd. is holding 49.88% of the total paid up hare capital of the Company.
4. Reason why the associate/joint venture is not consolidated	NA
5. Net worth attributable to Shareholding as per latest Audited Balance Sheet	0.98 Lacs
6. Profit / Loss for the year	
i. Considered in Consolidation	(0.09)
ii. Not Considered in Consolidation	(0.09)

Notes:

**Deepak Ansal**  
*Chairman & Managing Director*  
DIN: 00047971  
**Ashok Khanna**  
*Director*  
DIN: 01510677

**Kushagr Ansal**  
*Wholtime Director & CEO*  
DIN: 01216563  
**Maharaj Kishen Trisal**  
*Director*  
DIN: 00059545

**Surrinder Lal Kapur**  
*Director*  
DIN: 00033312

Place : New Delhi  
Date : 29th May, 2019

**Tarun Kathuria**  
*Chief Financial Officer*

**Som Nath Grover**  
*Addl. V.P. & Company Secretary*  
M.No.: F4055



An ISO 9001:2015 Company

Registered Office: 606, 6<sup>th</sup> Floor, Indra Prakash, 21 Barakhamba Road, New Delhi - 110001

Tel: 011-23317466

Corporate Identity Number: L45201DL1983PLC016821

Website: www.ansals.com Email: sect@ansals.com

### ATTENDANCE SLIP

(Please hand over at the entrance of the Meeting Hall)

### 35<sup>th</sup> Annual General Meeting : 27<sup>th</sup> September, 2019

I/We hereby record my/our presence at the 35<sup>th</sup> ANNUAL GENERAL MEETING of the company held at Sri Sathya Sai International Centre and School, Pragati Vihar, Lodhi Road, New Delhi- 110003 on Friday, 27<sup>th</sup> September, 2019 at 3:30 P.M.

Full name of the Member (IN BLOCK LETTERS) \_\_\_\_\_

Folio No.....DP ID.....Client ID.....

No. of Shares held.....

Full name of Proxy (IN BLOCK LETTERS).....

Member's/Proxy's Signature.....

**Note: Your entry to the Meeting will be regulated by this attendance slip.**

----- TEAR HERE -----



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### FORM NO. MGT-11

### PROXY FORM

[Pursuant to the provisions of Section 105(6) of the Companies Act, 2013 and Rule 19(3) of the Companies (Management and Administration) Rules, 2014]

Name of the Member(s) : \_\_\_\_\_

Registered Address : \_\_\_\_\_

E-mail ID : \_\_\_\_\_

Folio No. /Client ID : \_\_\_\_\_

DP ID : \_\_\_\_\_

I / We being the holder(s) of \_\_\_\_\_ Equity shares of ₹ 10/- each of Ansal Housing Limited, hereby appoint:

1. Name : \_\_\_\_\_

Address : \_\_\_\_\_

E-mail ID : \_\_\_\_\_ Signature \_\_\_\_\_ or failing him

2. Name : \_\_\_\_\_

Address : \_\_\_\_\_

E-mail ID : \_\_\_\_\_ Signature \_\_\_\_\_ or failing him

3. Name : \_\_\_\_\_

Address : \_\_\_\_\_

E-mail ID : \_\_\_\_\_ Signature \_\_\_\_\_

as my / our proxy to attend and vote (on a poll) for me/us and on my /our behalf at the 35<sup>th</sup> Annual General Meeting (AGM) of the Company, to be held on Friday, the 27th September, 2019 at 3:30 P.M. at SRI SATHYA SAI INTERNATIONAL CENTRE AND SCHOOL, PRAGATI VIHAR, LODHI ROAD, NEW DELHI- 110003 and at any adjournment thereof in respect of the resolutions, as indicated overleaf:



Signed: this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Signature of Member(s): \_\_\_\_\_

Signature of proxy holder(s): \_\_\_\_\_

Affix 1 Rupee  
Revenue  
Stamp

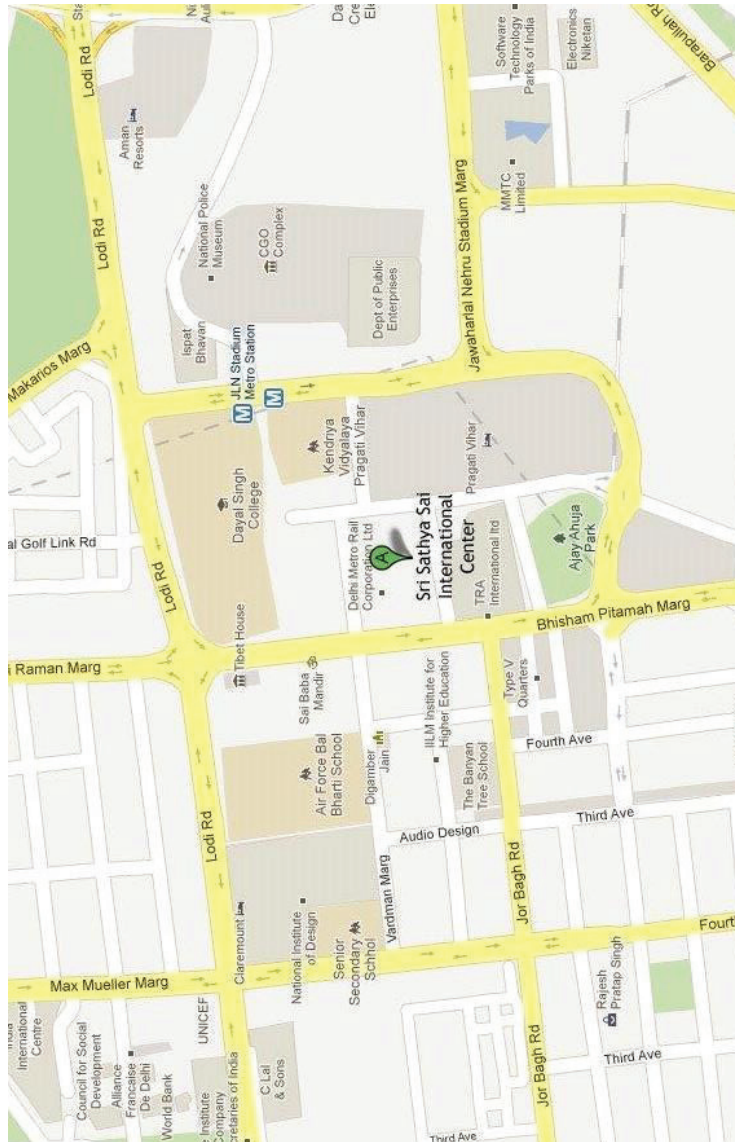
**Note:**

1. This form of proxy in order to be effective should be duly completed and deposited at the Registered Office of the Company, not less than 48 hours before the commencement of the meeting.

Resolutions:		Preference
<b>Ordinary Business</b>		
1.	To receive, consider and adopt the Audited Financial Statements for the year ended 31st March, 2019 together with Directors' Report and Auditors' Report thereon and Consolidated Audited Financial Statements for the year ended 31st March, 2019.	
2.	To appoint a director in place of Mr. Kushagr Ansal (DIN: 01216563) who retires from the office by rotation and being eligible, offers himself for re-appointment.	
<b>Special Business</b>		
3.	Appointment of Mrs. Neha Ansal (DIN: 08469989) as Non-Executive Non Independent Director of the Company.	
4.	Approval of payment of remuneration to Mr. Kushagr Ansal, Whole- time Director & CEO as per Schedule V of the Companies Act, 2013 for the period 1st April, 2019 to 30th September, 2021	
5.	Approval of issuance of 55,00,000 (Fifty Five Lakhs) Equity Shares on preferential basis to the promoters/promoter group.	
6.	To approve remuneration of M/s. Chandra Wadhwa & Co., Cost Accountants as the Cost Auditors of the Company for the Financial Year 2019-2020.	

## Route Map to the Venue of the AGM

Sri Sathya Sai International Centre  
and School, Pragati Vihar,  
Lodhi Road, New Delhi-110 003



## **Ansal Housing Limited**

— An ISO 9001:2015 Company —

(Formerly known as Ansal Housing & Construction Ltd.)

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Regd. Office : 606, 6<sup>th</sup> Floor, Indra Prakash, 21, Barakhamba Road, New Delhi - 110001. Ph. : 91-11-23317466, 23315108  
Head Office : 2F-AHCL, 2<sup>nd</sup> Floor, Ansal Plaza, Sector-1, Vaishali, Ghaziabad, U.P. - 201010. Ph. : 91-120-3854111, 4195111  
E-mail : ahl@ansals.com Website : [www.ansals.com](http://www.ansals.com)  [www.facebook.com/AnsalsHousing](https://www.facebook.com/AnsalsHousing) CIN : L45201DL1983PLC016821

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