ansal HOUSING
ENRICHING LIVING STYLES

41st Annual REPORT

2024-25

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CONTENTS

CORPORATE INFORMATION

Board of Directors	Mr. Kushagr Ansal	Managing Director & CEO
	Mrs. Iqneet Kaur	Non-Executive Independent Director
	Mr. Bal Kishan Sharma	Non-Executive Independent Director
	Mr. Rajendra Sharma	Non-Executive Director
President (Projects)	Mr. Karun Ansal	
Key Managerial Personnel	Mr. Tarun Kathuria	Chief Financial Officer
	Mrs. Shalini Talwar	Company Secretary (upto 22nd July, 2025)
	Mr. Sandeep Singh Chauhan	Company Secretary (w.e.f. 23rd July, 2025)
Senior Management Personnel	Mr. Sudarshan Singh Kaushik	Sr. V.P. (Taxation)
	Mr. Sabu Thomas	Sr. V.P. (HR & Admn/Facilities)
	Ms. Ranjita Krishna	V.P. (Marketing)
	Mr. Vipin Mehta	V.P. (Marketing)
	Mr. Vijay Singh Charan	Addl. V.P. (Projects)
	Mr. Aditya Kumar Gupta	Addl. V.P. (Services)
	Mrs. Shalini Talwar	Compliance Officer

Statutory Auditors	M/s. Dewan P N Chopra & Co., Chartered Accountants, C-109, Defence Colony, New Delhi-110024
Internal Auditors	M/s. Khanna & Annadhanam, Chartered Accountants, 706 Akash Deep, 26 A, Barakhamba Road, New Delhi-110001
Cost Auditors	M/s. U. Tiwari & Associates, Cost Accountants, #G-2503, The Jewel of Noida, Dasnac, Plot No. 14, ECO City, Noida, Uttar Pradesh-201301
Secretarial Auditors	M/s. Rahul Jain & Co., Company Secretaries, 218, SSG Majesty Mall, Road No 43, Guru Harikishan Marg, West Enclave, Pitampura, Near Maxfort School, Delhi– 110034
Bankers	Canara Bank, Punjab National Bank, UCO Bank and Axis Bank Ltd.
Financial Institutions	Suraksha Asset Reconstruction Ltd., Asset Care & Reconstruction Enterprise Limited.
Registrar & Share Transfer Agent	M/s. MUFG Intime India Private Limited (Formerly Link Intime India Private Limited) Noble Heights, 01st Floor, Plot No.: NH-2, C-1 Block, LSC, Near Savitri Market, Janakpuri, New Delhi - 110058, Tel. No. 49411000
Registered Office	606, 6th Floor, Indra Prakash, 21 Barakhamba Road, **New Delhi-110001**
Head Office	GF-SR-18, Ansal Plaza, Sector-1, **Vaishali-201010**, Ghaziabad, Uttar Pradesh
Branch Offices	Ansals Club Royale, Ansal Town, Village Bagda, Post Barauli Ahir, Shamsabad Road, **Agra-283125**, Uttar Pradesh.
	Ansal Town, Main Sikar Road, Near Janana Hospital, On Nagore Bypass Road, **Ajmer- 305001**, Rajasthan.
	Ansal Town, 200 Ft. Rajgarh Bypass Road, Near New Sadar Thana, **Alwar-301001**, Rajasthan.
	Ansal Town, Verka-Batala Bypass Road, Near DAV International School, **Amritsar-143001**, Punjab.
	Ansal Town, UGF-1, Ansals Galleria, Talawali Chanda, A.B. Road, **Indore-452010**, 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 Sumangalam, Plot No. A-16, Raj Nagar District Centre, **Ghaziabad- 201002**, Uttar Pradesh.
	Ansals Town Walk, Sector – 104, Dwarka Expressway, Near D.P.S. School, Dhanwapur Village, **Gurgaon-122001**, Haryana.
	Ansal Town, Ansals Galleria, Sector-36, Adjoining Sector-4, Near Namaste Chowk, **Karnal-132001**, Haryana.
	Flat No. 2, First Floor, 'Satwant Nilay', House No. 3-A, Kaiserbagh Avenue, Near Parivartan Chowk and Gymkhana Club Kaiserbagh, Lucknow, Uttar Pradesh.
	Ansal Town, Near Bindal Papers Ltd., Bhopa Road, **Muzaffarnagar-251001**, Uttar Pradesh.
	Ansal Town, Shop No.- 8, 2nd Floor, Ansals Galleria, Near Modipuram Crossing, Delhi-Haridwar Bypass Road, **Meerut-250001**, Uttar Pradesh.
	B–10, Ansal Sampark–1, SCO–194-195, City Centre, Sector 5, **Panchkula-134109**, Haryana.
	Ansal Town, Sector 19, Opp. Sector-4, Bypass Road, **Rewari-123401**, Haryana.
	Ansal Town, Shop No. 4, GF, Ansals Galleria, Sector -20, Near Police Line, Ambala Bypass Road, Jagadhari, **Yamuna Nagar-135003**, Haryana.
	Ansals Woodbury Apartments, High Land Marg (Nabha Pabhat Road), Near Air Force Station, **Zirakpur-146103**, Punjab
Overseas	No. 107/2/1A, D S Fonseka Road, Colombo, Srilanka-05

BOARD'S REPORT

Dear Members,

The Directors of your Company have immense pleasure in presenting the 41st Board Report on the Company's business and operations, together with the Audited Statement of Accounts for the financial year ended 31st March, 2025. Consolidated performance of the Company and its subsidiaries has been referred to wherever required.

FINANCIAL HIGHLIGHTS

In compliance with the provisions of the Companies Act, 2013 and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, (Listing Regulations), the Company has prepared its standalone and consolidated financial statements as per IND-AS for the financial year 2024-25. Your company's performance on standalone and consolidated basis during the year as compared with that of the previous year is summarised as under:

(Figures in ₹ Lakhs)

	Particulars	STANDALONE				CONSOLIDATED			
		2024-25		2023-24		2024-25		2023-24	
1.	**Total Revenue**		**38398.83**		**38935.26**		**46398.89**		**46920.42**
	Less:								
	Total expenses excluding depreciation and finance cost	34611.84		31728.06		42614.96		39609.47	
	Depreciation	138.89		152.14		157.41		168.13	
	Finance Cost	3034.18	37784.91	6569.39	38449.59	3111.67	45884.04	6688.20	46465.80
2	**Profit/(Loss) before exceptional items**		**613.92**		**485.67**		**514.85**		**454.62**
	Exceptional Items- Income / (Expenses)		6058.68		47.66		6042.03		549.25
3	**Net Profit/(Loss) After Exceptional Items and before Tax**		**6672.60**		**533.33**		**6556.88**		**1003.87**
	Less:								
	-Provision for Tax		4758.67		157.92		4747.38		210.63
4	**Net Profit/(Loss) After Tax but before prior period items**		**1913.93**		**375.41**		**1809.50**		**793.24**
	Less:								
	-Tax Provisions for earlier years		-		-		-		-
5	**Net Profit/(Loss) after Tax and prior period items**		**1913.93**		**375.41**		**1809.50**		**793.24**
	Add :								
	Other Comprehensive Income		**(22.10)**		**(86.38)**		(28.56)		(100.60)
6	**Net Profit/(Loss) after Comprehensive Income**		**1891.83**		**289.03**		**1780.94**		**692.64**
7	**EPS (Basic & Diluted)**		**2.75**		**0.54**		**2.60**		**1.14**

FINANCIAL AND OPERATIONAL REVIEW

The Company's business continues to exhibit robust performance. During the financial year 2024-25, the net revenue for the standalone entity has slightly decreased to 38398.83 Lakhs from 38935.26 Lakhs in the previous year showing a slight decrease of around 1% and the earnings before interest, tax, depreciation and amortization (EBITDA) decreased to 3786.99 Lakhs from 7207.21 Lakhs in the previous financial year. The profit after tax has gone up to 1913.93 Lakhs for the year under review as against the profit after tax of 375.41 Lakhs for the previous financial year. In line with the above, the consolidated total revenue stood at 46398.89 Lakhs during the Financial Year 2024-25 against revenue of 46920.42 Lakhs in the previous year. Net Consolidated profit from ordinary activities after tax for the Financial Year 2024-25 went up to 1809.50 Lakhs against the net profit after tax of 793.24 Lakhs in the Previous Year.

During the financial year under review your Company has been able to gear up its construction activities at almost all its project sites and has been able to shorten the delays which took place during pandemic. While business cycles were affected in the financial years affected by the pandemic due to buyers holding back purchases in anticipation of regulatory changes, there has been substantial improvement in the bookings, sales and collections during the year under review and the same trend has been continuing in the current financial year too.

CHANGE IN THE NATURE OF BUSINESS

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

TRANSFER TO RESERVES

Your Directors do not propose to transfer any amount to the reserves.

DIVIDEND

In view of the business requirements of the Company, the Board of Directors of the Company has not recommended any dividend for financial year 2024-25.

TRANSFER OF AMOUNT TO INVESTOR EDUCATION AND PROTECTION FUND

Pursuant to the applicable provisions of the Companies Act, 2013 read with the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 ("IEPF Rules"), all unpaid or unclaimed dividends are required to be transferred by the Company to IEPF, after the completion of seven years. Further, according to the IEPF Rules, the shares on which dividend has not been paid or claimed by the shareholders for seven consecutive years or more shall also be transferred to IEPF.

During the year under review, the Company had transferred an amount of Unclaimed matured deposits and interest thereon of Rs. 14,56,026/- to Investor Education and Protection Fund (IEPF) Authority. Based on the Company's records, no unpaid or unclaimed dividend is required to be deposited to the Investor Education and Protection Fund during the financial year 2024-25 as no unpaid dividend is lying with the Company which is due for transfer to the Investor Education and Protection Fund.

Those members whose dividend and/or shares have been transferred to IEPF Authority are advised and requested to follow the procedure specified by IEPF Authority for claiming their dividend/shares, or may write to MUFG Intime India Private Limited (Formerly known as Link Intime India Private Limited), Registrar & Share Transfer Agent (RTA) of the Company.

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 1st 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 1st April, 2016.

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 3rd 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 subject to periodical review of the scheme. Thereafter, regular review of the fixed deposit scheme had been done by Hon'ble NCLT and the Company had been refunding the public deposits in accordance with the orders of the Hon'ble NCLT made from time to time.

However, vide its Order dated 21st September, 2022, the Hon'ble NCLT declined to extend the scheme of repayment of fixed deposits as requested by the Company and directed it to release payment to the depositors in accordance with its previous Orders dated 15th November, 2018 and 11th July, 2019. Consequent to the above order of the Hon'ble Tribunal, the Company has released outstanding principal amount of fixed deposits along with interest/future interest to all the depositors (except unclaimed deposits which are being transferred to IEPF in accordance with the law) through quarterly post-dated cheques. As on 31st March, 2025, there are only unclaimed deposits and the outstanding amount other than unclaimed is Nil.

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 2024-25	Nil
2.	Deposits remained unpaid or unclaimed as at 31.03.2025	Unpaid - ₹ Nil Unclaimed - ₹ 6.86 Crores
3.	Whether there has been any default in repayment of deposits or payment of interest thereon during the year 2024-25 and if so, number of such cases and the total amount involved- (i) at the beginning of the year; (ii) maximum during the year; (iii) at the end of the year;	 ₹ 12.90 Crores ₹ 12.90 Crores ₹ 6.86 Crores
4.	The details of deposits which are not in compliance with the requirements of Chapter V of the Companies Act, 2013	NA

SHARE CAPITAL

The issued, subscribed and paid-up equity share capital of the Company as on 31st March, 2025 stood at ₹ 6963.58 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 & Share Transfer Agent/Company for receiving the reports, 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 yet registered their email addresses are once again requested to register the same with the Company by sending their requests to sect@ansals.com. Further, Ministry of Corporate Affairs vide General Circulars No. 20/2020 dated 05th May, 2020, 02/2021 dated 13th January, 2021, 02/2022 dated 5th May, 2022, 11/2022 dated 28th December 2022, Circular No. 09/2023 dated 25th September, 2023 and Circular No.09/2024 dated 19th September, 2024 and SEBI vide Circulars No. SEBI/HO/CFD/CMD1/CIR/P/2020/79 dated 12th May, 2020, SEBI/HO/CFD/CMD2/CIR/P/2021/11 dated 15th January, 2021, SEBI/HO/CFD/CMD2/CIR/P/2022/62 dated 13th May 2022, SEBI/HO/CFD/PoD-2/P/CIR/2023/4 dated 05th January, 2023, SEBI/HO/CFD/CFD-PoD-2/P/CIR/2023/167 dated 07th October, 2023 and SEBI/HO/CFD/CFD-PoD-2/P/CIR/2024/133 dated 03rd October, 2024 have granted exemption to all the Companies from dispatching physical copies of Notices and Annual Reports to Shareholders. It is always advisable to all the shareholders to keep their email ids registered/ updated with the Company in order to receive important communication/information on time.

SUBSIDIARY, ASSOCIATE AND JOINT VENTURE COMPANIES

As on 31st March, 2025, your Company had 17 Subsidiaries and 1 Associate Company, the details whereof are set out at appropriate place in the Annual Report. M/s. Geo Connect Limited is unlisted material subsidiary Company within the meaning of Regulation 16(c) and 24 of SEBI Listing Regulations. Mrs. Iqneet Kaur, Independent Director of the Company has been appointed as Director on the Board of the above-mentioned unlisted material subsidiary. During the year M/s Oriane Developers Private Limited cease to be the material subsidiary of the Company based on the financial statements as on 31st March, 2024.

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 and may be accessed at https://www.ansals.com/page/financial_results. 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 and may be accessed at https://www.ansals.com/page/financial_subsidiary. Further, highlights of performance of subsidiaries, associates and joint venture companies and their contribution to the overall performance of the Company can be referred to in Form AOC-1 as well as Consolidated Financial Statements, which form part of this Annual Report.

AWARD OF ISO 9001: 2015

Your Company continues to enjoy the privilege of ISO 9001:2015 Certification granted to it on 17th April, 2023 through well-known certification agency **"DNV GL – Business Assurance"**. The Management System Certificate is valid till 15th April, 2026. It will be the constant endeavour of the management to continuously stress on systems/quality for ultimate delivery of its products.

MANAGEMENT DISCUSSION AND ANALYSIS REPORT

The Management Discussion and Analysis Report, as required under Regulation 34 read with Schedule V of the SEBI Listing Regulations, is presented in a separate section, forming part of the Annual Report.

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 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. Parveen Rastogi & Co., Company Secretary in Practice, on compliance with corporate governance norms under the Listing Regulations, has been annexed as part of this Report.

CHANGES IN DIRECTORS AND KEY MANAGERIAL PERSONNEL

During the Financial Year 2024-25, there were no changes in the Board of Directors and Key Managerial Personnel ("KMPs") of the Company:

In accordance with the provisions of section 152 of Companies Act, 2013, Mr. Rajendra Sharma, Director of the Company is liable to retire by rotation at the ensuing Annual General Meeting and being eligible, offers himself for re-appointment.

As on 31st March, 2025, the composition of board was as given hereunder:

DIN	Designation	Date of Appointment	
Mr. Kushagr Ansal*	01216563	Managing Director & CEO	26.08.2006
Mrs. Iqneet Kaur	05272760	Non-Executive Independent Director	29.07.2020
Mr. Bal Kishan Sharma	09675600	Non-Executive Independent Director	09.08.2022
Mr. Rajendra Sharma	10568459	Non-Executive Director	30.03.2024

*Mr. Kushagr Ansal was re-designated as the Managing Director & CEO of the Company effective from 01st October, 2024.

DECLARATION BY INDEPENDENT DIRECTORS

In the first Board Meeting held for the Financial Year 2024-25, 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 and Regulation 16(1)(b) and 25(8) of the SEBI Listing Regulations. They have also furnished their respective declarations in pursuant to Rule 6(1) and (2) of Companies (Appointment & Qualifications of Directors) Rules, 2014 with respect to their registration on the website of Indian Institute of Corporate Affairs and payment of membership fee.

Further, the Board is of the opinion that the Independent Directors of the Company uphold the highest standards of integrity and possess the requisite expertise and experience required to fulfil their duties as Independent Directors.

CONFIRMATION BY DIRECTORS REGARDING DIRECTORSHIP(S)/ COMMITTEE POSITION(S)

Based on the disclosures received, number of Directorship(s), Committee Membership(s), and Chairmanship(s) of all the Directors are within respective limits prescribed under the Act and SEBI Listing Regulations. Further, none of the Executive Directors of the Company served as an Independent Director in any other listed company. Necessary disclosures regarding Committee positions in other public companies as on 31st March 2025, have been made by the Directors and reported in the Corporate Governance Report which forms part of the Annual Report.

NOMINATION AND REMUNERATION POLICY

Pursuant to the provisions of Section 178 of the Companies Act, 2013 and Regulation 19 of SEBI (LODR) Regulations, 2015, your Company has formulated the Nomination and Remuneration Policy for its Directors, Key Managerial Personnel (KMP) and Senior Management (SMs). The Policy sets out the guiding principles for Nomination and Remuneration Committee of the Company for recommending to the Board the appointment and remuneration of the Director(s), KMP(s) and SM(s).

The Nomination and Remuneration Committee shall identify and ascertain the integrity, qualification and positive attributes, expertise and experience of the person for appointment of Director(s), KMP(s) and SM(s) and recommend to the Board their appointment based upon the need of the Company. The policy is available at the website of the Company at https://www.ansals.com/page/nomination_remuneration_policy.

CORPORATE SOCIAL RESPONSIBILITY (CSR)

During the year 2024-25, no expenditure was made by the Company towards Corporate Social Responsibility due to prevailing downfall in the Real Estate Sector as a consequence of which the average net profit in accordance of Section 135 of the Companies Act, 2013 is negative for the Financial Year under review.

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.

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 pro-active 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.

The Risk Management Policy as approved by the Board has been uploaded on the Company's website at https://www.ansals.com/page/risk_management_policy.

WHISTLE BLOWER POLICY AND VIGIL MECHANISM

The Company has established a Vigil (Whistle Blower) Mechanism for Directors and Employees in compliance with Section 177(9) of the Companies Act, 2013 read with Regulation 22 of SEBI Listing Regulations, to report their genuine concerns or grievances regarding any unethical behaviour. The details of Whistle Blower Policy are also explained in the Corporate Governance Report and the Policy of the Company is available on the website of the Company at https://www.ansals.com/page/whistle_blower_policy.

BOARD AND ITS COMMITTEES

The Board of Directors met five times during the financial year 2024-25 for which notices were served in accordance with Section 173(3) of the Companies Act, 2013. As on 31st March, 2025, the Board had five committees, namely the Audit Committee, Nomination and Remuneration Committee, Corporate Social Responsibility Committee, Stakeholders' Relationship Committee and Committee of Directors. 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.

INTERNAL CONTROL SYSTEMS AND THEIR ADEQUACY

The Company has a robust and well embedded system of internal financial controls. This ensures that all assets are safeguarded and protected against loss from unauthorised use or disposition and all transactions are authorised, recorded and reported correctly. Your Company's internal controls are commensurate with the nature, size and complexities of operations. These internal control systems ensure compliance with all applicable laws and regulations and facilitate optimum utilisation of available resources and protect the interests of all stakeholders.

Your Company has an efficacious Audit Committee consisting of Independent Directors, the details of which have been given in the Corporate Governance Report. Independent Chartered Accountant firm has been appointed as Internal Auditors and effectiveness of internal control mechanism is reviewed by Internal Auditors at regular intervals. The Audit Committee reviews audit reports submitted by the Internal Auditors from time to time.

Suggestions for improvement are considered by the Audit Committee, and its decisions are followed by the Management through the implementation of corrective actions and improvements in business processes. The Committee also meets, from time to time, the Company's Statutory Auditors to ascertain, inter-alia, their views on the adequacy of internal control systems in the Company and also keeps the Board of Directors informed of its significant observations on a regular basis.

AUDITORS AND AUDITORS' REPORT

a) Statutory Auditors

M/s. Dewan P N Chopra & Co. Chartered Accountants are the Statutory Auditors of the Company who were re-appointed by the shareholders in their Annual General Meeting held on, 27th September, 2022 for the second term of five consecutive years from the conclusion of 38th Annual General Meeting (AGM) till the conclusion of 43rd AGM.

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 and the Statutory Auditors have issued the Auditors' report with unmodified opinion on the Standalone and Consolidated Audited Financial Results of the Company for the quarter and year ended 31st March, 2025.

b) Cost Auditors

M/s. U. Tiwari & Associates, Cost Accountants, were appointed as the Cost Auditors for the financial year 2024-25 to conduct the audit of cost records maintained by the Company. Your Company is required to make and maintain cost records as specified under sub-section (1) of Section 148 of the Companies Act. Accordingly, your Company has been making and maintaining such cost records as per the requirements.

In terms of Section 148 of the Companies Act, 2013 read with Companies (Cost Records and Audit) Rules, 2014, the Audit Committee recommended and the Board of Directors appointed M/s. U. Tiwari & Associates, Cost Accountants as the Cost Auditors for the financial year 2025-26. The Cost Auditors have confirmed that they are not disqualified to be appointed as the Cost Auditors of your Company for the financial year ending 31st March, 2026. The remuneration of Cost Auditors has been approved by the Board of Directors on the recommendation of the Audit Committee. In terms of the Act and Rules thereunder requisite resolution for ratification of remuneration of the Cost Auditors by the members has been set out in the Notice of the 41st Annual General Meeting of your Company.

c) Secretarial Auditors

In terms of Section 204 of the Companies Act, 2013 and the Regulation 24A of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time, the Audit Committee recommended and the Board of Directors appointed M/s. Rahul Jain & Co., Practicing Company Secretaries as the Secretarial Auditors of the Company for the financial year 2024-25 and their report is annexed to this report as **"Annexure IIA".**

Further, in terms of the requirements under the SEBI Listing Regulations, the Secretarial Audit Report of Material Unlisted Subsidiary, viz. M/s Geo Connect Limited for the financial year 2024-25 is annexed to this report as "**Annexure IIB**". The Secretarial Audit Reports are self-explanatory.

d) Internal Auditors

In terms of Section 138 of the Companies Act, 2013 read with the Companies (Accounts) Rules, 2014, as amended from time to time, the Audit Committee recommended and the Board of Directors appointed M/s. Khanna & Annandhanam, as the Internal Auditors of the Company for the financial year 2024-25.

SECRETARIAL STANDARDS

During the period under review, your Company has complied with applicable Secretarial Standards i.e. SS-1 and SS-2, relating to "Meetings of the Board of Directors" and "General Meetings", respectively.

REPORTING OF FRAUD BY AUDITORS

During the year under review, the Statutory Auditors, Secretarial Auditor and Cost Auditors have not reported any instance of fraud in respect of the Company, by its officers or employees under Section 143(12) of the Companies Act, 2013.

OTHER STATUTORY DISCLOSURES

Web address of Annual Return

In terms of the provisions of Section 92(3) of the Companies Act, 2013 read with Section 134(3)(a) of the Companies Act, 2013, the Annual Return in Form MGT-7 shall be placed on the website of the Company as soon as the same gets filed with the Registrar of Companies. The Web link to access the same is https://www.ansals.com/page/annual_return.

Particulars of Loans, Guarantees or Investments under 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

During the year under review, your Company had not granted any loans, guarantees or made investments falling under Section 186 of the Companies Act, 2013.

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 for the financial year 2024-25 are provided as **"Annexure -III"** 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. 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.

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-IV"** 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-V**".

APPLICATIONS MADE OR PROCEEDINGS PENDING UNDER THE INSOLVENCY AND BANKRUPTCY CODE, 2016

Proceedings pending alongwith their status as on 31st March, 2025 is as follows:

S. No.	Title of the Case	Case No.	Date /Year of Filing	Status as on 31.03.2025
1	Rajiv Kumar Mahajan AND ORS Vs Ansal Housing Limited	Rst.A (IBC)/115/PB/2024	31.08.2024	Pending

DETAILS OF DIFFERENCE BETWEEN AMOUNT OF THE VALUATION DONE AT THE TIME OF ONE TIME SETTLEMENT AND THE VALUATION DONE WHILE TAKING LOAN FROM THE BANKS OR FINANCIAL INSTITUTIONS ALONG WITH THE REASONS THEREOF

During the year, there was no one time settlement done in respect of loans taken from Banks or Financial Institutions.

SHARES WITH DIFFERENTIAL VOTING RIGHTS AND SWEAT EQUITY SHARES

During the year under review, no shares with differential voting rights and sweat equity shares have been issued by the Company.

SWAYAM

'SWAYAM' is a secure, user-friendly web-based application, developed by "M/s MUFG Intime India Pvt Ltd." (Formerly known as M/s Link Intime India Pvt Ltd.), our Registrar and Share Transfer Agents, that empowers shareholders to effortlessly access various services. We request you to get registered and have first-hand experience of the portal.

This application can be accessed at https://swayam.in.mpms.mufg.com/

- Effective Resolution of Service Request - Generate and Track Service Requests/ Complaints through SWAYAM.
- Features - A user-friendly GUI.
- Track Corporate Actions like Dividend/ Interest/Bonus/split.
- PAN-based investments - Provides access to PAN linked accounts, Company wise holdings and security valuations.
- Effortlessly raise request for Unpaid Amounts.
- Self-service portal – for securities held in demat mode and physical securities, whose folios are KYC compliant.
- Statements - View entire holdings and status of corporate benefits.
- Two-factor authentication (2FA) at Login - Enhances security for investors.

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 on the Company.

B. Foreign Exchange Earnings and Outgo

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

Particulars of Foreign Exchange Earnings and Outgo –

a)	Foreign Exchange Earnings - through Credit Cards as per bank certificates/advices	Nil
b)	Dividend Received in foreign currency (Net of CDT)	Nil
c)	Foreign Exchange Outgo	
	Payment of Brokerage	Nil
	Travel Expenses	11,67,738
	Property Exhibition	Nil
	Professional Expenses	Nil

DETAILS OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNALS IMPACTING THE 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 2024-25 which have an impact on the going concern status and company's operations in future.

CREDIT RATING

The details of the credit ratings awarded to the Company are provided in the Corporate Governance Report forming part of the Integrated Annual 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 WITH STOCK EXCHANGE

The Equity Shares of the Company, continue to remain listed at BSE Limited. The listing fees payable to the BSE for the financial year 2024-25 has been paid.

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

The Company has always believed in providing a conducive work environment devoid of discrimination and harassment including sexual harassment. The Company has a well formulated Policy on Prevention and Redressal of Sexual Harassment. The objective of the Policy is to prohibit, prevent and address issues of sexual harassment at the workplace.

As part of the organization's policy for preventing sexual harassment, the Company has established an Internal Committee (IC) to prevent and resolve complaints of sexual harassment of women at work in accordance with the Sexual Harassment of Women at Workplace (Prevention, Prohibition, and Redressal) Act, 2013 and its implementing rules. During the financial year under review, the Company has complied with all the provisions of the POSH Act and the rules framed thereunder. Further details are as follow:

1.	Number of complaints of Sexual Harassment received in the Year	0
2.	Number of Complaints disposed of during the year	0
3.	Number of cases pending for more than ninety days	0

MATERNITY BENEFIT

The Company affirms that it has duly complied with all provisions of the Maternity Benefit Act, 1961, and has extended all statutory benefits to eligible women employees during the year.

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 :

i. 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, 2025 and of the loss of the Company for that period;
ii. 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;
iii. that the directors had prepared the annual accounts on a going concern basis;
iv. 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; and
v. 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.

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.

Regd. Office:
606, 6th Floor, Indra Prakash,
21, Barakhamba Road,
New Delhi - 110 001.
Place : Vaishali, Ghaziabad
Dated : 28.05.2025

For and on behalf of the Board of Directors

(Kushagr Ansal)
Managing Director & CEO
DIN: 01216563

(Bal Kishan Sharma)
Non-Executive Independent Director
DIN: 09675600

ANNEXURE I TO BOARD'S REPORT

REPORT ON CORPORATE SOCIAL RESPONSIBILITY (CSR) ACTIVITIES OF THE COMPANY FOR THE FINANCIAL YEAR ENDED 31ST MARCH, 2025

1. **Brief outline on CSR Policy of the Company.**

   (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.

2. **Composition of CSR committee**

Sl. No.	Name of Director	Designation / Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1	Mr. Kushagr Ansal	Chairman	0	0
2	Mr. Bal Kishan Sharma	Member	0	0
3	Mrs. Iqneet Kaur	Member	0	0

3. **Provide the web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the company.**

   Composition of the CSR committee as shared above is available on the Company's website at https://www.ansals.com/page/composition_committees and CSR Policy of the Company is available at https://www.ansals.com/page/csr_policy.

4. **Provide the details of Impact assessment of CSR projects carried out in pursuance of sub-rule (3) of rule 8 of the Companies (Corporate Social Responsibility Policy) Rules, 2014, if applicable (attach the report).**

   Not Applicable

5. **Details of the amount available for set off in pursuance of sub-rule (3) of rule 7 of the Companies (Corporate Social responsibility Policy) Rules, 2014 and amount required for set off for the financial year, if any;**

Sl. No.	Financial Year	Amount available for set-off from preceding financial years (in ₹)	Amount required to be set-off for the financial year, if any (in ₹)
1	2021-22	Nil	Nil
2	2022-23	Nil	Nil
3	2023-24	Nil	Nil
	Total	Nil	Nil

6. **Average net profit of the company as per section 135(5).**
The average net profit of the Company in accordance of Section 135 of the Companies Act, 2013 is negative for the Financial Year under review.

7. **(a) Two percent of average net profit of the company as per section 135(5):** N.A.
(Company has average net loss)
(b) Surplus arising out of the CSR projects or programmes or activities of the previous financial years: Nil
(c) Amount required to be set off for the financial year, if any: Nil
(d) Total CSR obligation for the financial year (7a+7b-7c): Nil

8. **(a) CSR amount spent or unspent for the financial year:**

Total Amount Spent for the Financial Year. (in ₹)	Amount Unspent (in ₹)				
	Total Amount transferred to Unspent CSR Account as per section 135(6).		Amount transferred to any fund specified under Schedule VII as per second proviso to section 135(5).		
	Amount.	Date of transfer.	Name of the Fund	Amount.	Date of transfer.
N.A.	N.A.	N.A.	N.A.	N.A.	N.A.

(b) Details of CSR amount spent against ongoing projects for the financial year:

(1)	(2)	(3)	(4)	(5)		(6)	(7)	(8)	(9)	(10)	(11)	
Sl. No.	Name of the Project	Item from the list of activities in Schedule VII to the Act	Local area (Yes/ No).	Location of the project.		Project duration.	Amount allocated for the project (in Rs.)	Amount spent in the current financial Year(in Rs.)	Amount transferred to Unspent CSR Account for the project as per Section 135(6) (in Rs.)	Mode of Implementation-Direct (Yes/No)	Mode of Implementation - Through Implementing Agency	
				State	District						Name	CSR Registration number
Not Applicable												

(c) Details of CSR amount spent against other than ongoing projects for the financial year:

(1)	(2)	(3)	(4)	(5)		(6)	(7)	(8)	
Sl. No.	Name of the Project	Item from the list of activities in schedule VII to the Act	Local area (Yes/ No)	Location of the project.		Amount spent for the project (in ₹)	Mode of implementation-Direct (Yes/No)	Mode of implementation - Through implementing agency.	
				State	District			Name	CSR registration number
Not Applicable									

(d) Amount spent in Administrative Overheads: Nil
(e) Amount spent on Impact Assessment, if applicable: Nil
(f) Total amount spent for the Financial Year (8b+8c+8d+8e) : N.A.

(g) Excess amount for set off, if any

Sl. No.	Particular	Amount (in ₹)
(i)	Two percent of average net profit of the company as per section 135(5)	N.A. (Company has average net loss)
(ii)	Total amount spent for the Financial Year	N.A
(iii)	Excess amount spent for the financial year [(ii)-(i)]	0
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous financial years, if any	0
(v)	Amount available for set off in succeeding financial years [(iii)-(iv)]	0

9. (a) Details of Unspent CSR amount for the preceding three financial years:

Sl. No.	Preceding Financial Year	Amount transferred to Unspent CSR Account under section 135(6) (in ₹)	Amount spent in the reporting Financial Year (in ₹)	Amount transferred to any fund specified under Schedule VII as per section 135(6), if any.			Amount remaining to be spent in succeeding financial years. (in ₹)
				Name of the Fund	Amount (in ₹)	Date of transfer	
1.	2021-22	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
2.	2022-23	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
3.	2023-24	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
	Total	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.

(b) Details of CSR amount spent in the financial year for ongoing projects of the preceding financial year(s):

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Sl. No.	Project ID.	Name of the Project.	Financial Year in which the project was commenced	Project duration	Total amount allocated for the project (in ₹)	Amount spent on the project in the reporting Financial Year (in ₹)	Cumulative amount spent at the end of reporting Financial Year. (in ₹)	Status of the project - Completed/ Ongoing
1	N.A.	Establishment & running of Nursery Schools	2015-16	Continuous	Total CSR Contribution	NIL	3,54,33,000	Ongoing
	Total					Nil	3,54,33,000	

10. In case of creation or acquisition of capital asset, furnish the details relating to the asset so created or acquired through CSR spent in the financial year (asset-wise details) : No Assets Created During the Year

(a) Date of creation or acquisition of the capital asset(s): N.A.

(b) Amount of CSR spent for creation or acquisition of capital asset: N.A.

(c) Details of the entity or public authority or beneficiary under whose name such capital asset is registered, their address etc: N.A.

(d) Provide details of the capital asset(s) created or acquired (including complete address and location of the capital asset): N.A.

11. Specify the reason(s), if the company has failed to spend two per cent of the average net profit as per section 135(5) : N.A.

For and on behalf of Ansal Housing Limited

Sd/-
Kushagr Ansal
Managing Director & CEO
Chairman of the CSR Committee

Place: Vaishali, Ghaziabad
Date: 28.05.2025

ANNEXURE IIA TO BOARD'S REPORT

SECRETARIAL AUDIT REPORT

FOR THE FINANCIAL YEAR ENDED 31-03-2025

[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, 6th 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", CIN-L45201DL1983PLC016821. 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 31-03-2025,** complied with the statutory provisions listed hereunder and also that the Company has proper Board Processes and compliance mechanism is in place to the extent, in the manner and subject to the reporting made hereinafter:

A. 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 31-03-2025 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;

   (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, 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, 2018;

      (d) SEBI (Share Based Employee Benefits and Sweat Equity) Regulations, 2021;

      (e) SEBI (Issue and Listing of Non- Convertible Securities) Regulations, 2021;

      (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, 2021;

      (h) SEBI (Buy-back of Securities) Regulations, 2018 and;

      (i) SEBI (Depositories and Participants) Regulations, 2018.

   (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 and;

      (c) Real Estate (Regulation and Development) Act, 2016.

   (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.

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

(a) *Labour Cess amounting to Rs. 721.09 Lakhs unpaid as on March 31, 2025, is required to be deposited under The Building and Other Construction Workers Welfare Cess Act, 1996. The Company is making delayed payments and wherever required with payment of delayed fees or interest thereon as per the applicable Laws. As apprised by the management of the company, Labour Cess is generally paid by the company when the assessment in respect of the same is completed by the concerned authority in the relevant project for which Labour Cess is being accrued by the company.*

(b) *Interest on Provident Fund to the tune of Rs. 89.73 Lakhs is unpaid as on March 31, 2025. However, the Company has raised this issue with the Provident Fund Department since the interest relates to the pandemic period.*

(c) *There are statutory dues namely Income Tax, Punjab VAT, UP VAT and MP VAT, GST, Stamp duty, which are disputed and unpaid as on March 31, 2025.*

(d) *There are dues on account of External Development Charges which are outstanding and unpaid as on March 31, 2025.*

(e) *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 April 1, 2016 in view of non-availability of deposit insurance which was a mandatory condition for acceptance/renewal of deposits.*

The company during the earlier and previous year has entered into full and final settlement of the balance of the maturity amount and issued postdated cheques (PDC) to substantial depositors and the same has been duly agreed and accepted by the respective depositors.

The company has taken legal opinion to substantiate/corroborate its acts. As per the legal opinion, the process of repayment adopted by the company meets the requirement of the applicable provisions of the Act.

As on March 31, 2025, there are only unclaimed deposits and the outstanding amount other than unclaimed is Nil.

(f) *There were instances of some delays in offer of possession of booked units to the buyers in some of the projects of the Company. As a result, some of the home buyers had approached RERA Authority claiming compensation due to delay in possession of the unit booked by them. The RERA Authority, in some cases has directed the Company to compensate the buyers and the same has been paid/settled by the Company from time to time.*

(g) *A complaint against the Company has been filed by HSPCB (Haryana State Pollution Control Board) /MOEF (Ministry of Environment, Forest and Climate Change) under Section 15 read with Section 19 under Environment Protection Act, 1986 for commencing construction without obtaining environment clearance in terms of notification SO/1533 dated September 14, 2006. As per the complaint, the Company has violated the provisions of Clause 8A and 8B of the said notification. The matter was pending before the presiding officer Environment Court, Kurukshetra which has now been transferred to District Court, Karnal.*

The Company has filed an appeal before the National Green Tribunal under Section 16(g) read with Section 18(1) of the National Green Tribunal Act (NGT Act), 2010 against the order passed by SEIAA dated June 21, 2023 for alleged illegal construction by the Company at Karnal which is not in accordance with provisions of EIA Notification, 2006.

I further report that:

a) The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. During the period under review, Mr. Kushagr Ansal was re-appointed and re-designated as the 'Managing Director & CEO' of the Company, from his current designation of 'Whole Time Director & CEO', with effect from October 1, 2024 for a period of 3 years with a remuneration as per the provisions of Section 197 and Schedule V of the Companies Act, 2013 and as approved by the shareholders.

b) Adequate notice was 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, wherever made, are captured and recorded as part of the minutes.

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

d) *During the year under review, the Suraksha ARC (acting as Trustee of Suraksha ARC - 047 Trust), to whom IFCI Limited had assigned its outstanding debts totaling Rs.151.04 Crores (including interest) via assignment agreement dated September 6, 2023, executed a Restructuring Agreement on June 3, 2024, and restructured the said outstanding debt at Rs. 68.25 Crores.*

e) *During the year under review, the Suraksha ARC (acting as Trustee of Suraksha ARC - 034 Trust) in favour of whom Housing Development Finance Corporation (HDFC) Limited had assigned its debt, which was previously restructured on April 06, 2020 executed a Restructuring Agreement on August 30, 2024 and restructured the said outstanding debt at Rs. 169 Crores effective from April 01, 2024.*

f) *The Company has defaulted in the repayment of dues including interest to the financial institutions and others during the year and necessary disclosures in this respect have made to the Stock Exchanges.*

g) The Company is in collaboration with Samyak Projects Private Limited ("Samyak") for developing a project at Ansal Hub 83–II (Ansal Boulevard), Gurugram. Samyak took an Inter Corporate Deposit of Rs 2,500 Lakhs from the Company to make the payment related to the project under a collaboration and failed to discharge its obligations for the repayment. The Company has approached the NCLT for initiation of the Corporate Insolvency Resolution Process (CIRP) which has been dismissed by the Hon'ble NCLT vide order dated February 28, 2023. Against the said order the Company has filed an appeal in Hon'ble National Company Law Appellate Tribunal (NCLAT) which was disposed off stating that company has the liberty to exhaust other remedies before any other appropriate forum. Consequently, the company filed an application before the Hon'ble Supreme Court which vide order dated March 12, 2024 also upheld the order of the NCLAT. Presently the company is in the process of filing a civil suit for recovery and the management is of the view that the full amount of Rs. 5,795.20 Lakhs (including accrued interest till 31/03/2020) is recoverable from the party and hence no provision for the same has been made in the books of accounts. Further company has not recognized the interest income amounting to Rs. 5,133.50 Lakhs and Rs. 3,942.71 Lakhs for the year ended March 31, 2025 and March 31, 2024 respectively due to the uncertainty of the realization of income as per Ind AS 115, "Revenue from Contract with Customer".

h) In the matter of an arbitration between the Company and Samyak Projects Private Limited, the Arbitral Tribunal vide order dated June 14, 2024, has initiated the forensic audit in order to determine and settle some claims and counterclaims of both the parties. The Arbitral Tribunal vide order dated May 22, 2024, appointed Grant Thornton as the auditors to undertake the forensic audit of the relevant records in the projects of the Company i.e., Ansal Boulevard, Sector 83, Gurugram, Ansal Hub, Sector 83, Gurugram, Ansal Height, Sector 86, Gurugram and Ansal Height, Sector 92, Gurugram.

i) During the year, a case for restoration of petition for initiation of CIRP against Ansal Housing Limited ("the Company") under Section 7 of Insolvency and Bankruptcy Code, 2016, titled "Rajiv Kumar Mahajan AND ORS VS Ansal Housing Limited" having Case No. IA (I.B.C) - 48/2025, [Rst.A (I.B.C) - 115/2024 (pertaining to the restoration of the main Company petition Case No. C.P. (I.B)-1369/2019)] was filed and the same is still pending for disposal before the Hon'ble NCLT, New Delhi Bench.

I have conducted physical as well as online verification and examination of records as facilitated by the Company for the purpose of issuing this Report.

For Rahul Jain & Co.
Company Secretaries

CS Rahul Jain
Proprietor
FCS-5804, CP NO-5975
Peer review certificate No- 5178/2023
UDIN- F005804G000472732

Date: 28/05/2025
Place: New Delhi

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 TO SECRETARIAL AUDIT REPORT

To,
The Members,
Ansal Housing Limited
606, 6th Floor, Indra Prakash Building,
21 Barakhamba Road, New Delhi-110001
CIN: L45201DL1983PLC016821

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

1. Maintenance of secretarial record 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 applicable laws, Acts, rules and regulations and happening of events etc.

5. The compliance of the provisions of Corporate and other applicable laws, Acts, 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 Rahul Jain & Co.
Company Secretaries

CS Rahul Jain
Proprietor
FCS-5804, CP NO-5975
Peer review certificate No- 5178/2023
UDIN- F005804G000472732

Date: 28/05/2025
Place: New Delhi

ANNEXURE IIB TO BOARD'S REPORT

Form MR-3
SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED 2024-25

[Pursuant to Section 204 (1) of the Companies Act, 2013 and Rule 9 of the Companies (Appointment and Remuneration Personnel) Rules, 2014]

To,
The Members,
Geo Connect Limited
606, 6th Floor, 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") having **CIN U74899DL1999PLC101065**. Secretarial Audit was conducted in a manner that provided us 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 March 31, 2025 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, returns filed and other records maintained by **GEO CONNECT LIMITED** (the "Company") for the financial year **ended on March 31, 2025** 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 to the Company during the Audit period)**

(iii) The Depositories Act, 1996 and the Regulations and Bye-Laws framed thereunder; **(not applicable to the Company during the Audit period)**

(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; **(not applicable to the Company during the Audit period)**

(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 during the Audit period):-**

a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 and amendment made thereunder;

b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 and amendment made thereunder;

c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018;

d) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021;

e) Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021**;**

f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations,1993 regarding the Companies Act and dealing with client;

g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021; and

h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018 and amendment made thereunder

(vi) Other laws as applicable specifically to the Company based on the Sector in which the Company Operates:

1. Acts as prescribed under Direct Tax and Indirect Tax;
2. The Sexual Harassment of Women at work place (Prevention, Prohibition & Redressal) Act, 2013;
3. The Employees' Provident Fund and Miscellaneous Provisions Act 1952.

Compliances/processes/systems under other specific applicable Laws (as applicable to the industry) to the Company are being verified on the basis of periodic certificate under Internal Compliance System submitted to the Board of Directors of the Company.

In respect of other laws specifically applicable to the Company, I have relied on information/records produced by the Company during the course of my audit and the reporting is limited to that extent.

I have also examined compliance with the applicable clauses of the following:

- Secretarial Standards issued by The Institute of Company Secretaries of India on Meetings of the Board of Directors and General Meeting.
- 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 Listed on NSE till 19th October, 2022).

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. 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) and other material statutory dues applicable to it.

I further report that during the audit period, no specific events / actions having a major bearing on the company's affairs in pursuance of the above referred laws, rules, regulations, guidelines, standards, etc. referred to above has occurred in the company.

FOR PARVEEN RASTOGI & CO.
(COMPANY SECRETARIES)

Sd/-
PARVEEN KUMAR RASTOGI
C.P. NO. 26582
M. NO. 4764
UDIN: F004764G000247710
Peer Review Certificate no. 5486/2024

PLACE : NEW DELHI
DATE : 01.05.2025

ANNEXURE-III TO BOARD'S 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 01.04.2024 to 31.03.2025: NIL**

Sl. No.	Particulars	Details
a)	Name (s) of the related party & nature of relationship	NA
b)	Nature of contracts/arrangements/transaction	NA
c)	Duration of the contracts/arrangements/transaction	NA
d)	Salient terms of the contracts or arrangements or transaction including the value, if any.	NA
e)	Justification for entering into such contracts or arrangements or transactions'.	NA
f)	Date of approval by the Board.	NA
g)	Amount paid as advances, if any.	NA
h)	Date on which the special resolution was passed in General meeting as required under first proviso to Section 188.	NA

2. **Details of material contracts or arrangements or transactions at arm's length basis entered into by the Company during the period from 01.04.2024 to 31.03.2025: NIL**

Sl. No.	Particulars	Details
a)	Name (s) of the related party & nature of relationship	NA
b)	Nature of contracts/arrangements/transaction	NA
c)	Duration of the contracts/arrangements/transaction	NA
d)	Salient terms of the contracts or arrangements or transaction including the value, if any.	NA
e)	Date of approval by the Board.	NA
f)	Amount paid as advances, if any.	NA

For and on behalf of the Board of Directors

Sd/-
Kushagr Ansal
Managing Director & CEO
DIN: 01216563

Place : Vaishali, Ghaziabad
Dated : 28.05.2025

ANNEXURE IV TO BOARD'S REPORT

The information required under Section 197 of the Companies Act, 2013 read with Rule 5(1) of the Companies (Appointment & Remuneration of Managerial Personnel) Rules, 2014 are given below:

1. **Ratio of the remuneration of each Director to the median remuneration of the employees of the company for the financial year 2024-25:**

Name of director	Designation	Ratio of remuneration of director to median remuneration of employees
Mr. Kushagr Ansal	Managing Director & CEO	4.77:1

2. **The percentage increase in remuneration of each Director, Chief Financial Officer, Chief Executive Officer, Company Secretary or Manager, in the Financial Year 2024-25:**

Name	Designation	Percentage increase/decrease in remuneration during FY 2024-25
Mr. Kushagr Ansal	Managing Director & CEO	Not comparable
Mr. Tarun Kathuria	Chief Financial Officer	10.32%
Mrs. Shalini Talwar	Company Secretary	Not comparable

Notes:

a. The details with regard to Non-Executive Director and Non-Executive Independent Directors are not applicable as they have not received any remuneration except sitting fees for attending Board/ Committee meetings.

b. Mr. Kushagr Ansal, Managing Director & CEO of the Company did not receive any remuneration during the Financial Year 2023-24. Hence, the percentage increase/decrease in remuneration during the Financial Year 2024-25 is not comparable with that of the previous year.

c. Mrs. Shalini Talwar was appointed as Company Secretary w.e.f. 17th December, 2023 in place of Mr. Som Nath Grover, who resigned from the said position on 16th December, 2023. Hence, the percentage increase/decrease in remuneration of Mrs. Shalini Talwar during the Financial Year 2024-25 is not comparable with the previous year, as she held the office for only part of the Financial Year 2023-24.

3. **The percentage increase in the median remuneration of employees in the Financial Year 2024-25:** Increased by 9.16%

4. **The number of permanent employees on the rolls of Company as on 31.03.2025:** 193

5. **Average percentile increase already made in the salaries of employees other than the managerial personnel in the last financial year and its comparison with the percentile increase in the managerial remuneration and justification thereof and point out if there are any exceptional circumstances for increase in the managerial remuneration:**

Particulars	Percentile increase/decrease in remuneration	Remarks
Average remuneration of all employees other than the key managerial personnel	9.08%	The remuneration increases are justified based on overall Company performance and individual responsibilities.
Managing Director & CEO	Not Comparable	He was not drawing remuneration in the previous financial year (2023-24) and was re-appointed with remuneration during Financial Year 2024-25.
CFO	10.32%	In line with the general salary revision policy of the Company, considering performance and industry benchmarks.
CS	Not Comparable	She was appointed w.e.f. 17.12.2023 and hence held office for part of the financial year 2023-24.

The increments given are based on performance, industry standards, and the overall financial position of the Company. No exceptional circumstances warranted a disproportionate increase in managerial remuneration.

6. **The Company affirms remuneration is paid as per the remuneration policy of the Company.**

ANNEXURE V TO BOARD'S REPORT

Information as per Rule 5(2) and (3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 and forming part of Board's Report for the year ended on 31st March 2025

The Statement showing the names of top ten employees in terms of remuneration drawn in the company in the prescribed form as given under:

A. Employed for the whole financial year

Name of the Employee	Designation	Nature of Employment	Qualification	Gross Remuneration (₹)	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 31.03.2025
Mr. Tarun Kathuria	Chief Financial Officer	Permanent	B. Com (H), FCA	47,86,147	36	01.04.1997	59	Dy. Finance Controller with Som Dutt Finance Ltd.	N.A.	Nil
Mr. Vijay Mahajan*	V. P. (Sales & Accounting)	Permanent	B.Com (H), FCA	39,16,997	32	04.04.2007	58	Finance Manager with Malsons Trading Co. , Dubai	N.A.	Nil
Mr. Sudarshan Singh Kaushik	Sr. V. P. (Taxation)	Permanent	M.Com, LLB, FCA	39,12,129	40	06.08.2007	63	D.G.M.(Taxation) with Angelique International Ltd., New Delhi	N.A.	Nil
Mr. Karun Ansal	President (Projects)	Permanent	B Sc. (Marketing), M.B.A. (Finance)	36,00,000	17	01.10.2008	42	Vice President, Geo Connect Limited	Brother of Mr. Kushagr Ansal, MD & CEO	1.77
Mr. Sabu Thomas	Sr. V.P. (HR & Admin/ Facilities)	Permanent	B.Com, PGDM	31,50,720	35	01.08.2005	58	Associate Director (BD) with Hyatt Regency	N.A.	Nil
Mr. Vijay Singh Charan	Addl. V. P. (Projects)	Permanent	Diploma in Civil Engineering	26,66,432	38	01.12.1989	61	Junior Engineer in Habital Resort Private Limited, Nehru Place Delhi	N.A.	Nil
Mr. Vipin Mehta	V.P.(Marketing)	Permanent	B.Com, PGDM	25,59,036	28	02.08.2004	50	Manager – Advertising with the Franchising World	N.A.	Nil
Mr. Aditya Kumar Gupta	Addl. V. P. (Services)	Permanent	B.E. (Elect.)	24,91,680	31	21.06.2010	52	Vice President with Amber Electrotech Limited	N.A.	Nil
Ms. Ranjita Krishna	V. P. (Marketing)	Permanent	MBA (Marketing)	24,77,340	33	27.12.2006	58	Sr. Brand Manager with DLF Retail Developers Limited	N.A.	Nil
Mr. Vineet Miglani	Sr. G.M (Finance)	Permanent	B.com (H), MBA/ (Finance), C.A	19,43,136	23	11.08.2006	45	Ass. Finance Controller - Mount Shivalik Industries Limited	N.A.	Nil

B. Employed for the part of financial year

Name of the Employee	Designation	Nature of Employment	Qualification	Gross Remuneration (₹)	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 31.03.2025
Nil										

NOTES:

1. Mr. Vijay Mahajan, V. P. (Sales & Accounting) and Senior Management passed away on 27th April, 2025.
2. Gross remuneration includes Basic Salary, House Rent Allowance (HRA), City Compensatory Allowance (CCA), Vehicle Allowance and Leave Travel Allowance (LTA).
3. There is no employee who holds by himself or along with his spouse and dependent children, not less than 2% Equity shares of the Company.
4. Terms of employment of all the aforesaid employees are permanent in nature.

MANAGEMENT DISCUSSION AND ANALYSIS REPORT

ECONOMIC OVERVIEW

1) Global Economy

The global economic narrative in 2025 has been dominated by an unpredictable geopolitical and trade policy environment. While most major markets are expected to see positive economic growth this year, the evolving outlook has weighed on business confidence and financial markets.

Global growth is projected to decline after a period of steady but underwhelming performance, amid policy shifts and new uncertainties. Global headline inflation is expected to decline further, notwithstanding upward revisions in some countries. Risks to the outlook are tilted to the downside. Escalating trade tensions and elevated policy-induced uncertainty may further hinder growth. Shifting policies could lead to abrupt tightening of global financial conditions and capital outflows, particularly impacting emerging markets. Demographic shifts threaten fiscal sustainability, while the recent cost-of-living crisis may reignite social unrest. More limited international development assistance could push low-income countries deeper into debt, jeopardizing living standards. At this critical juncture, policies need to be calibrated to foster international cooperation while ensuring internal economic stability, thereby helping reduce global imbalances.

While real estate markets were generally resilient during the first quarter, an atmosphere of unpredictability has weighed on business confidence and put renewed focus on supply chains. Most major markets are expected to see positive growth this year, but the outlook is dynamic and depends on U.S. trade policy and the trade, fiscal and monetary response from across the rest of the world.

2) Indian Economy

India is poised to lead the global economy once again, with the International Monetary Fund (IMF) projecting it to remain the fastest growing major economy over the next two years. According to the April 2025 edition of the IMF's World Economic Outlook, India's economy is expected to grow by 6.2 per cent in 2025 and 6.3 per cent in 2026, maintaining a solid lead over global and regional peers.

India's economic outlook for 2025 and 2026 remains one of the brightest among major global economies, as highlighted by the IMF. Despite global uncertainties and downward revisions in growth forecasts for other large economies, India is set to maintain its leadership in global economic growth. Supported by strong fundamentals and strategic government initiatives, the country is well-positioned to navigate the challenges ahead. With reforms in infrastructure, innovation, and financial inclusion, India continues to enhance its role as a key driver of global economic activity. The IMF's projections reaffirm India's resilience, further solidifying its importance in shaping the global economic future.

INDUSTRY OVERVIEW

Real Estate Sector

India's real estate sector has shown impressive resilience and growth, driven by market forces and government actions. Forecasts suggest it could reach a trillion-dollar valuation by 2030, driven by strategic investments and technological advancements. Major cities such as Mumbai, Pune, Hyderabad, and NCR play crucial roles, driving demand in residential and commercial markets due to their economic vibrancy, cultural richness, and population growth. These urban centers are focal points for significant real estate development and investment opportunities. As India progresses from a low-income to a mid-income nation, the real estate sector is poised to play a pivotal role in driving economic growth, mirroring the trajectories of other economies undergoing similar transformations. The sector's deep connections with industries such as steel, cement, and construction materials are anticipated to generate substantial employment opportunities, thereby stimulating housing demand.

Furthermore, the integration of technology and sustainability principles has reshaped India's real estate landscape. Innovations such as smart homes leveraging cutting edge technology and data-driven insights are increasingly shaping decision-making processes within the sector. Sustainability has emerged as a central theme, influencing construction methods and designs with a strong emphasis on energy efficiency. This dual commitment to technology and sustainability underscores a progressive outlook, aligning the sector with global benchmarks and fostering continual innovation.

Industry structure and developments

The real estate sector is one of the most globally recognized sectors. It is a beneficiary as well as a contributor to India's economic growth. Real estate sector in India is expected to reach US$ 1 trillion in market size by 2030, up from US$ 200 billion in 2021 and contribute 13% to 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 Indian real estate market is projected to experience a substantial increase, potentially reaching a value of US$ 5-7 trillion by the year 2047, with the possibility of surpassing US$ 10 trillion. India's physical retail landscape is poised for a substantial boost, with nearly 41 million sq. ft of retail developments set to be operational between 2024 and 2028 across the top 7 cities, encompassing projects in various stages from construction to planning. For the first time, gross leasing in India's top 7 markets surpassed the 60 million sq ft mark, reaching an impressive total of 62.98 million sq ft, marking a substantial 26.4% increase compared to the previous year. Notably, the December quarter emerged as the busiest quarter on record, with gross leasing hitting 20.94 million sq ft. Some of the major investments and developments in this sector are as follows:

- Indian real estate sector has witnessed high growth in the recent times with rise in demand for office as well as residential spaces.
- Indian real estate attracted Rs. 35,300 crore (US$ 4.15 billion) in private equity (PE) investments in 2024, marking a 32% annual increase, according to Knight Frank India's Trends in Private Equity Investment in India 2024' report.
- Construction is one of the largest sectors in terms of FDI inflow. FDI in the sector (including construction development & activities) stood at Rs. 3,83,229.78 crore (US$ 44.46 billion) from April 2000-September2024.

- In 2024, retail leasing in India reached approximately 6.4 million square feet across the top eight cities, driven by a positive outlook from retailers, especially in the H2 CY24.
- Foreign investors pump around US$ 3.1 billion yearly into Indian real estate, with a 37% YoY increase in foreign inflows in the first half of 2024.
- In the Union Budget 2024-25, under PM Awas Yojana Urban 2.0, housing needs for one crore urban poor and middle-class families will be met with a Rs. 10 lakh crore (US$ 120.16 billion) investment, including Rs. 2.2 lakh crore (US$ 26.44 billion) in central assistance over the next 5 years.
- In the 2024-25 Interim Budget, Union Minister of Finance, Ms. Nirmala Sitharaman announced a boost for India's affordable housing sector by adding two crores more houses to the flagship scheme PMAY-U.
- In order to revive around 1,600 stalled housing projects across top cities in the country, the Union Cabinet approved the setting up of Rs. 25,000 crore (US$ 3.58 billion) alternative investment fund (AIF).
- Government created an Affordable Housing Fund (AHF) in the National Housing Bank (NHB) with an initial corpus of Rs. 10,000 crore (US$ 1.43 billion) using priority sector lending short fall of banks/ financial institutions for micro financing of the HFCs.

Another area which saw significant improvement is use of technology to enhance efficiency with renewed focus on design and incorporation of sustainable and green building concepts. With tools like Building Information Modeling (BIM), AI, drone tech etc., Real estate developers are bringing in higher efficiency into the development process, while improving their adherence to environmental norms. India's robust macroeconomic fundamentals, including a large domestic market and a young, expanding workforce, contribute to its economic strength. The government's sustained focus on policies promoting manufacturing and innovation further enhances its growth potential. Domestic consumption remains a key driver and as the middle class expands and urbanization continues, the demand for homes is poised to rise.

The overview and outlook for different segments of the industry is given below:

a) <u>Residential Segment</u>

Demand for Affordable Housing

The market for affordable real estate has evolved from simple boxes to well-planned areas. Homeownership is now more accessible than ever thanks to government initiatives like the Pradhan Mantri Awas Yojana (PMAY). Think of it as democracy in real estate, as developers in 2025 concentrate on creating small, affordable homes in suburban locations that appeal to middle-class families and first-time purchasers.

Rise of Luxury Real Estate

With HNIs looking for exclusivity, state of the art amenities, and prime locations, luxury real estate in India has completely changed. Leading this market are cities like Bangalore, which provide luxurious homes with private offices, concierge services, and smart home amenities. We're referring to residences that anticipate your demands in addition to providing for you.

Emergence of Micro-Markets

Smaller cities and the suburbs are becoming popular places to invest since they provide more reasonably priced options and the possibility of future growth. Bangalore neighbourhoods like Whitefield and Sarjapur, which draw families and young professionals, are excellent illustrations of this tendency. These specialised pockets demonstrate that good things do come in little packages by providing the ideal balance of cost and facilities.

Sustainable Housing

Growing awareness of the environment and cultivating the need for healthier living environments are fuelling the growth of eco-friendly and sustainable housing projects. From having plenty of greenery around the property to ensuring that sustainable choices are made at every point possible, modern homebuyers are making well-thought-out decisions that can affect the planet.

b) <u>Retail Segment</u>

India's retail sector is expected to maintain its growth momentum in 2025 as malls continue to refine their tenant mix and offer dynamic shopping, entertainment, and dining experiences. International and domestic brands across various categories are likely to remain key drivers of leasing growth. It is estimated that the organized retail constitute about 15% of the total retail space in India. Further Real estate sector in India is expected to reach a market size of US$ 1 trillion by 2030 from present US$ 790 billion and contribute 13 per cent of the country's GDP by 2025. The growth of this sector is well complemented by the growth in the corporate environment and the demand for office space as well as urban and semi-urban accommodations. The construction industry ranks third among the 14 major sectors in terms of direct, indirect and induced effects in all sectors of the economy. 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. Commercial real estate are also growing significantly, providing the much-needed infrastructure for India's growing needs. While online shopping has threatened the retail sector, the market is adapting to the competition by offering malls and retail spaces that provide immersive experiences to attract consumers. These immersive experiences focus on delivering a complete package of leisure, entertainment, and dining options to patrons over mere product sales.

c) Office Segment

The growing prominence of India as a global business hub has resulted in heightened demand for Grade A office spaces, particularly in key cities such as Mumbai, Bangalore and Delhi NCR. The influx of multinational corporations, startups, and technology firms has led to a surge in the need for modern office spaces that are well-equipped and come with amenities like co-working areas, conference rooms, and recreational facilities. Premium office locations command high rents and attract top-tier tenants, thus driving investment and development activity in this segment.

Despite global uncertainties, the office segment is expected to remain positive on account of expansion by Global Capability Centres, reasonable advantages that India offers to global occupiers, in terms of skilled talent pool, competitive cost structures and occupiers driving their workforce to return to office. The current trends in the real estate market in India reveal that offices are not just about chairs and working times. They're adapting to support hybrid work environments. Flexible office spaces and co-working options are being sought after as businesses seek affordable alternatives to keep their productivity intact. Moreover, IT corridors and start-up hubs are fuelling real estate trends in Bangalore and other technology-driven cities.

<u>OUTLOOK</u>

India's economic outlook remains positive, demonstrating resilience amidst persistent global economic headwinds. Stabilising inflationary trends have enabled the RBI to reduce the key policy rate in February 2025- the first such adjustment in five years. Further policy rate adjustments could be anticipated in the subsequent quarters, contingent upon suitable domestic and international economic conditions.

BUSINESS/ FINANCIAL PERFORMANCE.

The Company's business continues to exhibit robust performance. During the financial year 2024-25, the net revenue for the standalone entity has slightly decreased to 38398.83 Lakhs from 38935.26 Lakhs in the previous year showing a slight decrease of around 1% and the earnings before interest, tax, depreciation and amortization (EBITDA) decreased to 3786.99 Lakhs from 7207.21 Lakhs in the previous financial year.

(₹ in crores)

Particulars	FY 2024-25	FY 2023-24
Total income from operations	38398.83	38935.26
EBITDA	3786.99	7207.21
Profit before tax	6672.60	533.33
Profit after tax	1913.93	375.41

REVIEW OF OPERATIONS

The Company is mainly indulged in the activities related and associated with development and sale of residential real estate which include plotted developments, houses, villas and apartments of varying sizes and integrated townships and also the high end, luxury residential projects. Apart from these, the development business also includes certain commercial and shopping complexes, including the ones that are integral to the residential developments.

Details of significant changes in the Key Financial Ratios in comparison with the previous financial year alongwith detailed explanations for such changes*:*

Ratio	FY2024-25	FY2023-24	Percentage Variance	Explanation for Significant Change
Debtor Turnover Ratio	3.55	3.46	-3.24%	No explanation required.
Inventory Turnover Ratio	0.30	0.22	34.24%	There has been improvement in this ratio as compared to the previous year. There were few projects in the current year where the substantial completion has been achieved and accordingly revenue has been recognised in the current with corresponding charged off of the inventory (WIP) to the statement of profit and loss. The ratio indicates, how fast, effectively/ efficiently the inventory sold is recognised in the statement of profit and loss, based on operating cycle of the Company.
Interest Coverage Ratio	1.20	1.07	11.96%	No explanation required.
Current Ratio	1.14	1.00	13.68%	No explanation required.
Debt Equity Ratio	2.38	3.55	-33.03%	There has been improvement in this ratio, as the Company has substantially reduced its debt in the current year, resulting in Lower Debt equity Ratio as compared to previous year. The reduction in this ratio also resulted in the reduction of interest liability thereby making more funds available for the purpose of working capital.
Operating Profit Margin	15.29	26.82	-43.01%	There has been reduction in the Operating Margin, as the projects which achieved substantial completion resulting in recognition of the revenue, are Built-up Projects, where the margins are generally less as compared to the plotted development.
Net Profit Margin	-11.32%	0.85%	-1435.38%	There has been slight improvement in the NP Margin before tax in the current year, however, due to recognition of income on which tax was paid in earlier, there has been reversal of deferred tax assets in the statement of profit and loss, resulting in NP margin (after tax) negative. So, effectively, the financial impact is positive and needs to be holistically studied after breaking the margin in two parts as explained above.
Return on Net Worth	-34.36%	3.22%	-1166.28%	This ratio again has to be holistically studied by taking out the impact of deferred tax assets reversal as explained in the NP Margin ratio above. There has been slight improvement in the NP Margin before tax in the current year after taking out the impact of deferred tax reversal, which highlights that the company is managing its resources efficiently/ effectively.

OPPORTUNITIES

India's real estate market is among the fastest growing in the world, driven by the country's rapid urbanization, economic expansion, and changing demographic trends. The Indian economy expanded 7.6 percent year-on-year in the quarter ending September, further reinforcing its resilience. The International Monetary Fund (IMF) forecasts India to emerge as the world's third-largest economy by 2027 with GDP expected to exceed US$5 trillion. India's real estate market is witnessing profound changes due to economic growth and shifting population dynamics. Economic expansion, projected to grow at 6.5 percent in the fiscal year 2024-25, has created an environment conducive to property development, particularly in urban areas. The government's focus on infrastructure development, coupled with a youthful workforce eager for urban living, drives this momentum. The experts in real estate sector have identified the following opportunities for the sector:

a. PropTech Innovations:

- AI-powered property valuation platforms
- Virtual property tours
- Blockchain-enabled transparent transactions
- Smart building technologies

b. Smart Cities Mission

The Smart Cities Mission is the Indian government's initiative to enhance citizens' quality of life in participating cities and towns with the aid of digital and information technology, best practices, and public-private partnerships. The Union Ministry of Urban Development has collaborated with state governments to execute this mission to make cities more people-friendly and sustainable. Since housing is a crucial requirement for the growth of the Smart Cities Mission, these cities are likely to witness a proliferation of residential projects, providing ample investment opportunities.

c. Housing Demand

The pandemic has encouraged a lot of fence-sitters to convert into first-time home buyers and existing ones to upgrade to larger homes by re-establishing the security that homeownership offers, resulting in rising housing demand across segments. An expected economic recovery along with the belief of housing prices bottoming out amongst consumers and rising income levels are some of the factors which will drive the housing demand going ahead. Hybrid working models will also continue to drive demand for larger homes. Employers are expected to continue to offer flexibility to their employees in order to attract and retain talent.

d. Over-population

India is touted to be the most populous country by the year 2050. More than 50 per cent of people are urban centers and Tier 1 cities. To accommodate the population, India would require more new cities and urban centers on a mass scale in order to provide the required resources to the inhabitants.

e. Digital Real Estate Sales

Over the past few years, digital marketing has emerged as an important tool for real estate developers to boost their sales and reach out to customers globally. While the earlier marketing activities were limited to building consumer experience and establishing connection through digital means, the pandemic has forced the developers to change their conventional sales models. Developers who have been able to migrate their sales process from on-boarding of customers to closing the deal online, have recorded healthy sales even during the lockdown. Digital collaboration tools can be leveraged by the developers to interact with potential customers, showcase project brochures, facilitate virtual site tours, and focus on NRIs to propel the sales. Going ahead, it will be imperative for the developers to adapt to a tech-savvy future in terms of digital platforms for sales and marketing and also introduce enhanced automation at sites.

THREATS & CHALLENGES

The real estate industry faces a slew of internal and external challenges as it heads into 2025. They include operational hurdles, such as inaccurate financial reporting and fragmented data systems, and broader market pressures, such as rising interest rates and housing affordability concerns. Organizations that take a proactive approach to addressing these challenges—through strategic planning, process improvement, and technological solutions—can build resilience against market uncertainties while creating opportunities for future expansion. While the management of your Company is confident of creating and exploiting the opportunities, it also finds the following challenges:

a. Artificial intelligence innovations

ChatGPT pushed AI more into the mainstream over the past year, and more real estate professionals are seeking to adopt the technology. "AI's role in real estate is rapidly evolving, with focus shifting to the accuracy, granularity and timeliness of data inputs that drive algorithms," CRE says. "While AI can optimize certain processes, commercial real estate still faces challenges with fragmented data and location-specific nuances." Further, AI algorithms require a huge amount of computing power, likely leading to a boom in data centre developments.

b. Market Volatility and Risk Management

The prevalent economic conditions, market sentiment, policy changes, or other factors may cause real estate prices to fluctuate. Although the real estate market is not generally volatile, and price fluctuations are not frequent, adopting a few risk mitigation measures is essential to effectively balance your risk and reward.

c. Regulatory Hurdles

Real estate sector is a highly regulated sector and any unfavourable changes in government policies and the regulatory environment can adversely impact the performance of the sector. There are substantial procedural delays with regards to land acquisition, land use, project launches and construction approvals. Retrospective policy changes and regulatory bottlenecks may impact profitability and affect the attractiveness of the sector and companies operating within the sector.

d. Long Pending Infrastructure Projects

There are a lot of impending projects in the Indian real estate market starting from public sector projects to private sector housing colonies. There is a delay happening in the completion of these projects and the reason for this is that the project does not get enough funding or there is a lack of technology to complete these projects on time. Another big challenge in the Indian real estate sector is the protracted approval process because project approvals in India take about days to years because there is no option of a single-window clearance and it often results in time and cost escalations.

e. Outdated Building Techniques

The Indian real estate sector is still dependent on old building techniques and hence they are over-dependent on extensive human labour for construction activities. Whereas, high-quality building materials such as concrete and iron slabs are used in new construction techniques. Therefore, today it is very important for developers to rely on modern building techniques which will help reduce construction time and labour cost and in that way the projects can be delivered fast.

f. Monetary Tightening

There has been a contrasting trend in real estate lending over the past few years wherein reputed, low leveraged developers continued to enjoy easy access to liquidity as lenders remained selective and weaker developers struggled with limited sources of capital. Real estate sector performance is closely linked to economic recovery and its monetary policies. The Reserve Bank of India has so far maintained accommodative stance as it tries to support economic recovery. However, going ahead we expect to see monetary tightening as the central bank tries to control inflation in the country. A nascent economic recovery along with rising interest rates could impact the real estate sector in the near term as cost of housing loans shoots up with rise in the cost of funding for the developers, who are already facing margin pressure due to commodity cost inflation.

PROSPECTS & OUTLOOK

India's economic outlook remains positive, demonstrating resilience amidst persistent global economic headwinds. Stabilising inflationary trends have enabled the RBI to reduce the key policy rate in February 2025. Further policy rate adjustments could be anticipated in the subsequent quarters, contingent upon suitable domestic and international economic conditions.

Residential demand is anticipated to sustain its momentum, driven by the mid-income and premium segments, while affordable housing may face ongoing affordability pressures. Developers are expected to strategically pivot towards well-connected suburban hubs and Tier-2 cities, leveraging infrastructure-led growth corridors. Cities like Jaipur, Bhubaneswar, Nagpur, and Vishakhapatnam are becoming growth hotspots due to increased government focus on regional development and rising employment opportunities outside of traditional metros. Developers are shifting focus from high-end to volume-based affordable projects that offer greater sales velocity and cater to the aspirations of India's growing middle class. At the same time, the concept of "live-workplay" communities—self-sustained townships offering integrated amenities—is gaining momentum among urban homebuyers.

Commercial real estate will likely remain robust, fuelled by the continued expansion of global capability centres (GCCS), technology sector leasing, and growing tenant demand for flexible, ESG-compliant Grade A office spaces. Digitalisation, tenant experience upgrades, and smart asset management will become increasingly critical for maintaining occupancy and rental growth. Office spaces will not disappear but will evolve to become more flexible, collaborative, and technology-enabled. The demand for Grade A offices, tech parks, and managed co-working spaces is expected to remain strong, especially in IT hubs like Bengaluru, Hyderabad, Pune, and Chennai. Further, India is fast becoming a global hub for data centres, thanks to the exponential rise in digital consumption, which is attracting heavy investment from technology firms and global investors

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 the following:

- 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 2024-25. 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.

RISKS AND CONCERNS

The management of the company is well aware about the major risks and threats posed to the industry in which the Company operates viz., economic, regulatory, taxation and environmental risks and also the investment outlook and strategy that prevails in the Indian Real estate sector. The risks that may impact the normal functioning of operations of the Company and its potential for future developments may include Market risk, Inflation risk, liquidity risk, counter-party risk, commodity risk and credit risk etc.

The Audit Committee and the Board of Directors of the Company have been implementing proper and appropriate risk management policies and guidelines in order to develop a proper base for tolerance of risk. The Company has developed a proper framework and process for monitoring of the exposures to risks and to implement the measures in timely and effective manner. Also, it is constantly reviewed by the management for further development and improvement. The Company also has a very strong in-house Legal Department to take care of Legal and Regulatory Risks in routine. The requisite insurance covers are also taken by the Company for covering the disasters etc.

HUMAN RESOURCES

Human Resource asset is the most important factor for the Company's business operations and its growth. The main focus continues to be on the development of key talent, working closely with our outsourced partners in various areas of our operations and ensuring optimum utilization of manpower in coordination with the Company's business strategy. The company conducts consultations, dialogues, deliberations, negotiations and meetings in a congenial environment and arrives at amicable solutions to issues that crop up 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, 2025, the Company's "on rolls" talent pool comprised of 193 employees.

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.

REPORT ON CORPORATE GOVERNANCE

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.
- Endeavors 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.

BOARD OF DIRECTORS

Composition of the Board

The Company has an optimal combination of Executive and Non-Executive Directors, which is in conformity with the applicable 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, 2025, the Board of Directors consisted of 4 (four) Directors out of whom one was Executive Director and 3 were Non-executive Directors out of whom 2 were Independent Directors. The brief profile of the Directors can be accessed on our website at https://www.ansals.com/page/corporate_board_directors.

During the period under review, based on the recommendation of Nomination and Remuneration Committee and Board of Directors and in terms of the provisions of the Companies Act, 2013. The shareholders of the Company approved the appointment and re-designation of Mr. Kushagr Ansal as the Managing Director & CEO of the Company, for a period of 3 years effective from 1st October, 2024, liable to retire by rotation, by way of a special resolution at the 40th Annual General Meeting of the Company held on 25th September, 2024.

Number of Board Meetings

Sl. No.	Date of Board Meetings	Total Strength of the Board on the date of meeting	No. of Directors Present	No. of Independent Directors Present
1.	29.05.2024	4	4	2
2.	13.08.2024	4	4	2
3.	13.11.2024	4	4	2
4.	13.02.2025	4	4	2

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

The names and categories of the Director on the Board, their attendance at Board Meetings during the Financial Year 2024-25 and at the last Annual General Meeting, as also number of Directorships/ Committee Memberships held by them in other Companies during the Financial Year ended 31st March, 2025 are given below:

As on 31st March, 2025

Sl. No.	Name of the Director and DIN	Category	Number of Board Meeting held during tenure	Number of Board Meetings attended	Whether attended last AGM (held on 25th September, 2024)	Number of Directorships in other public limited Companies* (including Ansal Housing Limited) as on 31st March, 2025*		Number of Memberships in Audit/Stakeholder Committee(s) (including Ansal Housing Limited) as on 31st March, 2025*		Name and Category of Directorship in other listed entity
						As Director	As Chairman	As Member	As Chairman	
1.	Mr. Kushagr Ansal (01216563)	MD & CEO (Executive/ Promoter)	4	4	Yes	1	-	2	-	-
2.	Mrs. Iqneet Kaur (05272760)	Non-Executive Independent Director	4	4	Yes	3	-	2	2	Sanmati Trading and Investment Ltd. (Independent Director)
3.	Mr. Bal Kishan Sharma (09675600)	Non-Executive Independent Director	4	4	Yes	1	-	1	1	-
4.	Mr. Rajendra Sharma (10568459)	Non-Executive Director	4	4	Yes	1	-	-	-	-

***Note:**

i. Where a Director is also a Chairman in other Companies, he/she has been included in both 'As Director' and 'As Chairman'.

ii. No. of directorships as mentioned above excludes private companies, foreign companies, companies registered under section 8 and Dormant Companies under the Act. Further, chairmanship/ membership of only Audit and Stakeholders Relationship Committees are considered as per Regulation 26(1)(b) of the SEBI Listing Regulations.

iii. Based on the disclosures received from the directors, the number of Directorship(s) and Committee Membership(s) / Chairmanship(s) of all Directors is / are within the respective limits prescribed under the Companies Act, 2013 and the Listing Regulations, 2015.

iv. No Director is related to any other Director on the Board.

v. Mr. Kushagr Ansal was re-designated as the Managing Director & CEO of the Company w.e.f. 01st October, 2024.

Details of Shares of the Company held by the Directors as on 31st March, 2025

Name of Director	No. of Shares	% of Share holding
Mr. Kushagr Ansal Managing Director & CEO	1095078	1.5726
Mrs. Iqneet Kaur, Non-Executive Independent Director	2000	0.0029
Mr. Rajendra Sharma, Non-Executive Director	600	0.0009

Independent Directors

Independent Directors are Non-Executive Director as defined under Regulation 16(1)(b) of the Listing Regulations read with Section 149(6) of the Companies Act, 2013 along with rules framed thereunder. Independent Directors have been appointed for a period of five years and shall not be liable to retire by rotation.

Mrs. Iqneet Kaur was appointed as Independent Director in the 36th Annual General Meeting held on 28th September, 2020 for a period of 5 (five) years effective from 29th July, 2020 to 28th July, 2025 and Mr. Bal Kishan Sharma was appointed as a Non-Executive Independent Director for a term of 5 (five) consecutive years on the Board of the Company effective from 9th August, 2022 to 8th July, 2027. The Company proposes to re-appoint Mrs. Iqneet Kaur, Independent Director of the Company for a second term of 5 consecutive years for which the proposal shall be placed before the shareholders for their approval in the ensuing Annual General Meeting.

Based on the declarations received from Independent Directors, the Board of Directors has confirmed that they meet the criteria as mentioned under Regulation 16(1)(b) of the Listing Regulations and that they are independent of the management of the Company. Further, in terms of Section 150 of the Act read with Rule 6 of the Companies (Appointment and Qualification of Directors) Rules, 2014, the Independent Directors of the Company have included their names in the Independent Director's Databank maintained with the Indian Institute of Corporate Affairs. The detailed terms and conditions of the appointment of Independent Directors are available on the Company's website www.ansals.com and the weblink for the same is https://www.ansals.com/page/terms_conditions_appointment_independent_directors

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

During the year under review, one separate meeting of the Independent Directors was held on 13th January, 2025. At the said meeting, the Independent Directors reviewed the performance of non-independent directors, Chairman of the Company and the Board as a whole. All the Independent Directors were present at the meeting.

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 and weblink thereto is https://www.ansals.com/page/board_familiarization_programme.

Matrix setting out the skills/ expertise/ competence of the Board of Directors

The Board comprises of qualified members who possess required skills, expertise and competencies that allow them to make effective contributions to the Board and its Committees.

In terms of the requirement of the Listing Regulations, the Board has identified the following skills / expertise / competencies of the Directors as given below:

Leadership: Experience in leading well-governed large organisations, with an understanding of organisational systems and processes complex business and regulatory environment, strategic planning and risk management, understanding of emerging local and global trends and management of accountability and performance.

Finance and Accounting Experience: Experience in handling the financial management of a large organization along with an understanding of accounting and financial statements.

Corporate Governance: Experience in developing and implementing good corporate governance practices, maintaining board and management accountability, managing stakeholders' interests and Company's responsibilities towards customers, employees, suppliers, regulatory bodies and the communities in which it operates.

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.

Personal values: Personal characteristics matching the Company's values, such as integrity, accountability and high performance standards.

While all the Board members possess relevant skills, expertise and competence to ensure effective functioning of the company as per the matrix given below:

Name of Director	Skills/Expertise/Competencies				
	Leadership	Finance and Accounting Experience	Corporate Governance	Sales and Marketing	Personal Values
Mr. Kushagr Ansal	✓	✓	✓	✓	✓
Mrs. Iqneet Kaur	✓	✓	✓	✓	✓
Mr. Bal Kishan Sharma	✓	✓	✓	×	✓
Mr. Rajendra Sharma	×	✓	✓	×	✓

BOARD COMMITTEES

As on 31st March, 2025, the Board had five committees viz. Audit Committee, Nomination and Remuneration Committee, Stakeholders' Relationship Committee, Corporate Social Responsibility and Committee of the Board. The composition of all the committees of the Board has been in accordance with the Act and Listing Regulations.

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.

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 Companies (Meetings of Board and its Powers) Rules, 2014 and the Regulation 18 of the 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 Chairperson of the Committee is an Independent (Non-Executive) Director, nominated by the Board.

Four (4) meetings of the Audit Committee were held during the financial year 2024-25 i.e., on 29th May, 2024, 13th August, 2024, 13th November, 2024 and 13th February, 2025 and the gap between any two consecutive meetings did not exceed one hundred and twenty days. The requisite quorum was present in all meetings. Minutes of each of the meetings of the Audit Committee were placed before the Board of Directors in its subsequent Board meeting. All the recommendations made by the Committee during the year under review were accepted by the Board.

The composition of the Committee and the attendance details at the Four (4) meetings held during financial year 2024-25 are given below:

Sl. No.	Name of the Committee Member	Category	Position	No. of meetings attended
1.	Mrs. Iqneet Kaur	Non-Executive Independent Director	Chairperson	4 out of 4
2.	Mr. Bal Kishan Sharma	Non-Executive Independent Director	Member	4 out of 4
3.	Mr. Kushagr Ansal	Managing Director & CEO-Executive	Member	4 out of 4

Mrs. Iqneet Kaur, Chairperson of the Committee, was present at the last Annual General Meeting held on 25th September 2024.

The Company Secretary of the Company acts as the Secretary of the Committee.

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 Regulation 18 read with Part-C of Schedule II of the Listing Regulations and Section 177(4) of the Act. The terms of reference of the Audit Committee as approved by the Board and amended from time to time, include 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. To review 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. To consider and comment on rationale, cost-benefits and impact of schemes involving merger, demerger, amalgamation etc., on the listed entity and its shareholders.
23. 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 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 Listing Regulations.

NOMINATION AND REMUNERATION COMMITTEE

The Composition, scope and powers of the Nomination and Remuneration Committee (NRC) of the Board of Directors are in conformity with the provisions of Section 178 of the Companies Act, 2013 and Regulation 19 of the Listing Regulations.

One (1) meeting of the Nomination & Remuneration Committee took place during the Financial Year 2024-25 on 13th August 2024. The attendance of members at the meeting held as above is given below:

Sl. No.	Name of the member	Category	Position	No. of meetings attended
1.	Mr. Bal Kishan Sharma	Non-Executive Independent Director	Chairperson	1out of 1
2.	Mrs. Iqneet Kaur	Non-Executive Independent Director	Member	1 out of 1
3.	Mr. Rajendra Sharma	Non-Executive Director	Member	1 out of 1

Mr. Bal Kishan Sharma, Chairperson of the Committee, was present at the Annual General Meeting held on 25th September, 2024 of the Company to answer the queries of the shareholders.

The minutes of the meetings of the

Committee are placed before and noted by the Board. All the recommendations made by the Committee during the year under review were accepted by the Board.

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:

i. 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;

ii. For every appointment of an independent director, evaluate the balance of skills, knowledge and experience on the Board and on the basis of such evaluation, prepare a description of the role and capabilities required of an independent director. The person recommended to the Board for appointment as an independent director shall have the capabilities identified in such description. For the purpose of identifying suitable candidates, the Committee may:
   - use the services of an external agencies, if required;
   - consider candidates from a wide range of backgrounds, having due regard to diversity; and
   - consider the time commitments of the candidates.

iii. Formulation of criteria for evaluation of performance of Independent Directors and the Board of Directors;

iv. Devising a policy on diversity of Board of Directors;

v. 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;

vi. 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.

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

The Nomination and Remuneration Policy is also available on the website of the Company under the web link https://www.ansals.com/common/images/Nomination-and-Remuneration-Policy.pdf

Remuneration Policy for Directors, Key Managerial Personnel and Senior Management

In terms of the provisions of Section 178 of the Act and Regulation 19 of the Listing Regulations, the Nomination and Remuneration Committee is responsible for formulating the criteria for determining qualifications, 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:

1. 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.
2. 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 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.

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.

The Committee met one time during the Financial Year 2024-25 i.e. on 13th January, 2025. 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 meetings attended
1.	Mr. Bal Kishan Sharma	Non-Executive Independent Director	Chairperson	1 out of 1
2.	Mr. Kushagr Ansal	Managing Director & CEO- Executive	Member	1 out of 1
3.	Mrs. Iqneet Kaur	Non-Executive Independent Director	Member	1 out of 1

Mr. Bal Kishan Sharma, Chairperson of the Committee, was present at the last Annual General Meeting held on 25th September, 2024 of the Company to answer the queries of the shareholders.

The minutes of the meetings of the Committee are placed before and noted by the Board. All the recommendations made by the Committee during the year under review were accepted by the Board.

The Company Secretary of the Company acts as the Secretary 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 as amended from time to time, include 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.

In order to process, execute and endorse the routine physical Share Transfers/ Transmission/ Issue of duplicate share certificates/ Name deletion request received from the shareholders by the Company once every fortnight, the following officers of the Company were authorized by the Board of Directors:-

- Mr. Tarun Kathuria : Chief Financial Officer
- Mr. Vineet Miglani : Sr. G.M (Finance)
- Mrs. Shalini Talwar : 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.

Six (6) Meetings of Senior Executives to process the Share Transfers/Transmission of the Company were held during the financial year 2024-25.

The Share Department of the Company and the Registrar and Share Transfer Agent, M/s. MUFG Intime India Pvt. Ltd. (Formerly Known as 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 2024-25 are as follows:

Particulars	Received	Resolved	Pending
Non-receipt of Share Certificates after transfer	6	6	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
Total	**Nil**	**Nil**	**Nil**

No other Complaints/ Grievances received by the Company during the Financial Year 2024-25**.**

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

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 three Directors, two of whom are the Independent Director.

The Composition of the Committee is as given below:

Sl. No.	Name of the member	Category	Position
1.	Mr. Kushagr Ansal	Managing Director & CEO - Executive	Chairperson
2.	Mr. Bal Kishan Sharma	Non-Executive Independent Director	Member
3.	Mrs. Iqneet Kaur	Non-Executive Independent Director	Member

Mr. Kushagr Ansal, Chairperson of the Committee, was present at the AGM held on 25th September, 2024 and the Company Secretary acts as the Secretary to the Committee.

No meeting of the CSR Committee took place during the financial year 2024-25.

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

1. 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;
2. To recommend the amount of expenditure to be incurred on each CSR activity;
3. To monitor the Corporate Social Responsibility Policy of the company from time to time; and
4. Such other functions as the Board may delegate from time to time.

The Corporate Social Responsibility Policy is also available on the website of the Company under the web link https://www.ansals.com/common/images/CSR-policy.pdf

COMMITTEE OF THE BOARD OF DIRECTORS

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. Four (4) meetings of Committee of Directors were held during the Financial Year 2024-25 on 30.04.2024, 31.07.2024, 15.10.2024 and 15.01.2025. The attendance of members at the meeting held during the year are given below:

Sl. No.	Name of the Member	Category	Position	No. of meetings attended
1.	Mr. Kushagr Ansal	Managing Director & CEO	Chairman	4 out of 4
2.	Mr. Rajendra Sharma	Non-Executive Director	Member	4 out of 4

SENIOR MANAGEMENT

The particulars of Senior Management as per Regulation 16(1) (d) of the Listing Regulations including the changes during the year 2024-2025 are as follows:

Name	Designation
Mr. Karun Ansal	President (Projects)
Mr. Tarun Kathuria	Chief Financial Officer
Mr. Sabu Thomas	Sr. Vice President (HR & Admn / Facilities)
Mr. Sudarshan Singh Kaushik	Sr. Vice President (Taxation)
Mr. Vijay Mahajan*	Sr. Vice President (S&A)
Mr. Vipin Mehta	Vice President (Marketing)
Ms. Ranjita Krishna	Vice President (Marketing)
Mr. Vijay Singh Charan	Addl. Vice President (Projects)
Mr. Aditya Kumar Gupta	Addl. Vice President (Services)
Mrs. Shalini Talwar	Company Secretary & Compliance Officer

Changes during Financial Year 2024-2025

The Composition of the Senior Management remained unchanged during the financial year ended 31st March, 2025. Subsequent to the end of the financial year, the Company deeply mourns the passing of Mr. Vijay Mahajan, Sr. Vice President (S & A) of the Company, on 27th April 2025. Mr. Vijay Mahajan was a valued member of the organization, and his contribution will be remembered with great respect and appreciation.

REMUNERATION OF DIRECTORS

The Board has formulated the Nomination and Remuneration Policy of Directors, Key Managerial Personnel (KMPs) and Senior Management in terms of the provisions of Section 178 of the Act and Listing Regulations. The said Policy outlines the appointment criteria and qualifications, the term/ tenure of the Directors on the Board and the matters related to remuneration of the Directors, KMPs & Senior Management.

a) Remuneration paid to Executive Directors of the Company for the Financial Year 2024-25

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

The details of remuneration paid to Mr. Kushagr Ansal, re-designated as the "Managing Director and Chief Executive Officer (CEO)" of the Company from his current position of "Whole Time Director and CEO" effective 01st October, 2024 for a period of three years (calculated in accordance with Section 197, 198 read with Schedule V of the Companies Act, 2013) for the Financial Year 2024-25 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. Kushagr Ansal	Managing Director & CEO	12,00,000 (w.e.f. 1st Oct, 2024)	6,00,000 (w.e.f. 1st Oct, 2024)	Nil	1,44,000 (w.e.f. 1st Oct, 2024)	19,44,000

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

Up to 12th August, 2024 the Company was paying a sitting fee @ 40,000/- for attending each Board Meeting and meetings of the Committees of the Board to all non-executive directors of the Company. Based on the recommendation of the Nomination and Remuneration Committee, the sitting fee payable to the non-executive Directors of the Company for attending meetings of the Board of Directors and its Committees be and is hereby revised from Rs. 40,000 (Rupee Forty Thousand only) per meeting to Rs. 50,000/- (Rupees Fifty Thousand only) per meeting with effect from 13th August, 2024. The details of sitting fee paid to the Non-Executive Directors for the financial year ended 31st March, 2025 is as follows:

Name of the Director(s)	Amount of Sitting Fee paid (in ₹)
Mrs. Iqneet Kaur	5,30,000/-
Mr. Bal Kishan Sharma	5,30,000/-
Mr. Rajendra Sharma	4,30,000/-
Total	**14,90,000/-**

c) Commission paid to Non-executive Directors for the Financial Year 2024-25.

No commission has been paid/ provided during the year.

GENERAL BODY MEETINGS

a) Particulars of last three Annual General Meetings:

Financial Year	Day	Date	Time	Venue
2023-24	Wednesday	25.09.2024	04.00 P.M.	Meeting was conducted through Video Conferencing/ Other AudioVisual Means by availing servicesof Central Depository Services(India) Limited ("CDSL")
2022-23	Wednesday	27.09.2023	04.30 P.M.	Meeting was conducted through Video Conferencing/ Other AudioVisual Means by availing servicesof Central Depository Services(India) Limited ("CDSL")
2021-22	Tuesday	27.09.2022	11.30 A.M.	Meeting was conducted through Video Conferencing/ Other AudioVisual Means by availing servicesof Central Depository Services(India) Limited ("CDSL")

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

AGM	Date of AGM	Particulars of Special Resolution passed
40th	25.09.2024	Appointment and change in designation of Mr. Kushagr Ansal (DIN: 01216563), from the position of 'Whole-Time Director & CEO' to 'Managing Director & CEO' of the Company.
39th	27.09.2023	No special resolution passed.
38th	27.09.2022	Appointment of Mr. Bal Kishan Sharma as a Non-Executive Independent Director

c) No Extra-Ordinary General Meeting was held during the year 2024-25.

d) Postal Ballot:

During the year under review, Postal Ballot was conducted by the Company for seeking the approval of the members. M/s. Abhishek Mittal & Associates (FCS 7273, COP No. 7943), a Practicing Company Secretary was appointed as the Scrutinizer to conduct the Ballot Process and Remote E-voting in a fair and transparent manner and the Company had engaged the services of Central Depository Services (India) Limited ('CDSL') as the agency for the purpose of providing e-voting facility. The details of the Postal Ballot are as follows:-

Resolution required: (Ordinary/ Special): Ordinary Resolution

Date of Postal Ballot Notice	Description	Votes in favour of the resolution		Votes against the resolution		Approval date
		No. of votes	% of total votes	No. of votes	% of total votes	
30th March, 2024	Appointment of Mr. Rajendra Sharma (DIN: 10568459) as Non-Executive Non-Independent Director of the Company	20812024	98.38	342750	1.62	10th May, 2024

The resolution was passed with the requisite majority.

Special Resolution proposed to be conducted through Postal Ballot

No Special Resolution is proposed to be conducted through Postal Ballot as on the date of this Report.

Procedure adopted for Postal Ballot:

The aforesaid Postal Ballot was conducted by the Company as per the provisions of Sections 108, 110 and other applicable provisions, If any, of the Companies Act, 2013 (the 'Act'), read with the Companies (Management and Administration) Rules, 2014 (the 'Rules') and Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations'), Secretarial Standard-2 on General Meetings (the 'SS-2'), read with the General Circular Nos. 14/2020 dated 8th April 2020, 17/2020 dated 13th April 2020, 33/2020 dated 28th September 2020, 39/2020 dated 31st December 2020, 10/2021 dated 23rd June 2021, 20/2021 dated 8th December 2021 and 11/2022 dated 28th December, 2022 and circular 09/2023 dated 25th September 2023, issued by the Ministry of Corporate Affairs.

The Postal Ballot Notices were sent to the Members in electronic form at their email addresses registered with the depositories, Company's Registrar and Share Transfer Agent. The Company also published notice in the newspapers declaring the details of completion of dispatch, e-voting details and other requirements in terms of the Act read with the Rules issued thereunder and the Secretarial Standards issued by the Institute of Company Secretaries of India. The Voting rights were reckoned on the paid-up value of shares of the Company registered in the names of the shareholders as on the cut-off date.

The Scrutinizer submitted his report to the Managing Director & CEO of the Company, after the completion of scrutiny and the consolidated results of the voting by postal ballot were then announced by the Company Secretary, as authorized by the Board of Directors of the Company.

The results were displayed at the registered office of the Company and on the Company's website at https://www.ansals.com/common/pdfs/Votingresults2024.pdf and were available on the website of the BSE Limited and CDSL.

MEANS OF COMMUNICATION

Your Company follows various channels of communication with shareholders and other stakeholders for ensuring fair disclosure and comprehensive and transparent reporting of the Company's performance and activities to safeguard shareholders' and other stakeholders interests.

Quarterly, half-yearly and annual financial results of the Company are published in leading English and Hindi language newspaper, viz., Business Standard. The financial results are also posted on the Company's website at https://www.ansals.com/page/financial_results.

The Company's official news releases and presentations are also available on the Company's website at https://www.ansals.com/page/press_coverage.

All disclosures as required under the Listing Regulations are made to respective Stock Exchanges where the securities of the Company are listed. The same are also available on the Company's website at https://www.ansals.com/page/corporate_announcement.

In compliance with Regulation 46 of the

Listing Regulations, a separate dedicated section under 'Investors' i.e. 'Disclosure under Regulation 46 of the Listing Regulations' on the Company's website gives information on various announcements made by the Company, status of unclaimed dividend, Annual Report, stock exchange compliances including shareholding patterns and updated credit ratings amongst others, corporate benefits, information relating to Stock Exchanges, details of Registrars & Transfer Agent ('RTA') and frequently asked questions along with the applicable policies of the Company.

GENERAL SHAREHOLDERS INFORMATION:

i. **Corporate Identification Number (CIN):** L45201DL1983PLC016821

ii. **Registered Office:** 606, 6th Floor, Indra Prakash, 21 Barakhamba Road, New Delhi-110001.

iii. **41st Annual General Meeting**

Day & Date:	Friday, 26th September, 2025
Time:	01:00 P.M.
Venue:	Meeting is conducted through Video Conferencing/ Other Audio Visual Means ("VC/OAVM") facility (Deemed Venue for Meeting: 606, 6th Floor, Indra Prakash, 21 Barakhamba Road, New Delhi-110001).
E-voting details:	Tuesday, 23rd September, 2025 at 9.00 a.m (IST) to Thursday, 25th September, 2025 at 5.00 p.m. (IST)
Cut-off date:	Friday, 19th September, 2025

iv. **Financial Calendar:**

The Company's financial year begins on 1st April and ends on 31st March. Our tentative calendar for declaration of Financial Results during the financial year 2025-26 are as follows:

June, 2025	on or before 14th August, 2025
September, 2025	on or before 14th November, 2025
December, 2025	on or before 14th February, 2026
March, 2026	on or before 30th May, 2026

v. **Dividend Payment Date**

The Board has not recommended any dividend for the financial year ended 31st March 2025.

vi. **Listing Information and Stock Code**

The Company's equity shares are listed on BSE Limited.

Name of Stock Exchange	Address	Stock/ Scrip code
BSE Limited	Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001	507828

The ISIN of the Company's equity shares is INE880B01015.

Annual Listing Fees for the year 2024-25 has been paid to the BSE Ltd. where Company's shares are listed. Annual Custody/Issuer fees for the financial year 2024-25 has been paid by the Company to National Securities Depository Limited ("NSDL") and Central Depository Services (India) Limited ("CDSL"). The securities of the Company have not been suspended from trading during the year.

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 MUFG Intime India Pvt. Ltd.
(Formerly Known as 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.: +91 1149411000, fax: 011-41410591
E-mail: delhi@in.mpms.mufg.com
Website: www.in.mpms.mufg.com

viii. **Share Transfer System**

SEBI, effective 1st April, 2019, barred physical transfer of shares of listed companies and mandated transfers only through demat. Further, SEBI vide its Circular No. SEBI/HO/MIRSD/MIRSD_RTAMB/P/CIR/2022/8 dated January 25, 2022, has mandated all listed companies to issue securities in dematerialised form only, while processing the service request of issue of duplicate securities certificate, claim from Unclaimed Suspense Account, renewal/ exchange of securities certificate, endorsement, sub-division/splitting of securities certificate, consolidation of securities certificates/ folios, transmission and transposition. After processing the service request, a letter of confirmation will be issued to the shareholders and shall be valid for a period of 120 days, within which the shareholder shall make a request to the Depository Participant for dematerializing those shares. If the shareholder fails to submit the dematerialisation request within 120 days, then the Company shall credit those shares in the Suspense Escrow Demat Account held by the Company. Shareholders can claim these shares transferred to Suspense Escrow Demat Account on submission of necessary documentation.

In view of the same and to eliminate all risks associated with physical shares and avail various benefits of dematerialisation, Members are advised to dematerialise the shares held by them in physical form. Members can contact the Company or RTA, for assistance in this regard. Shareholders should communicate with Company's RTA i.e. MUFG Intime India Private Limited (Formerly known as Link Intime India Private Limited), quoting their folio number or Depository Participant ID ('DP ID') and Client ID number, for any queries to their securities.

Shareholders are advised to refer the latest SEBI guidelines/ circular(s) issued for all the holder holding securities in listed companies in physical form from time to time and keep their KYC details updated at all times, to avoid freezing their folio as prescribed by SEBI.

ix. Dispute Resolution Mechanism (SMART ODR)

In order to strengthen the dispute resolution mechanism for all disputes between a listed company and/or registrars & transfer agents and its shareholder(s)/investor(s), SEBI had issued a Standard Operating Procedure ('SOP') vide Circular dated May 30, 2022. As per this Circular, shareholder(s)/ investor(s) can opt for Stock Exchange Arbitration Mechanism for resolution of their disputes against the Company or its RTA. Further, SEBI vide Circular dated July 31, 2023 (updated as on December 20, 2023), introduced the Online Dispute Resolution (ODR) Portal. Through this ODR portal, the aggrieved party can initiate the mechanism, after exercising the primary options to resolve its issue, directly with the Company and through the SEBI Complaint Redress System (SCORES) platform. The Company has complied with the above circulars and the same are available at the website of the Company https://www.ansals.com/page/investor_information.

x. Green Initiative

As a responsible corporate citizen, the Company welcomes and supports the 'Green Initiative' undertaken by the Ministry of Corporate Affairs, Government of India, enabling electronic delivery of documents including the Annual Report, quarterly and half-yearly results, amongst others, to Shareholders at their e-mail addresses previously registered with the DPs and RTAs.

Shareholders who have not registered their e-mail addresses so far are requested to do the same. Those holding shares in demat form can register their e-mail address with their concerned DPs. Shareholders who hold shares in physical form are requested to register their e-mail addresses with the RTA, by sending a letter, duly signed by the first/sole holder quoting details of Folio No.

xi. Distribution of Shareholding

The Distribution of Shareholding as on 31st March, 2025 was as under:

Shareholding (No. of Shares)		Shareholders			
From	To	Number	% to total	Total Shares	% to total
1	500	18689	71.4794	2363535	3.3941
501	1000	3140	12.0095	2514397	3.6108
1001	2000	1879	7.1866	2876554	4.1309
2001	3000	722	2.7614	1886171	2.7086
3001	4000	302	1.1551	1081507	1.5531
4001	5000	320	1.2239	1525741	2.1910
5001	10000	557	2.1303	4244156	6.0948
10001	& above	537	2.0539	53143767	76.3167
Total		**26146**	**100.00**	**69635828**	**100.00**

xii. Dematerialization 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, 2025, 98.99% 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, 2025 are as follows:

Description	No. of Shares	No. of Shareholders	% of Equity
DEMAT	**68935360**	**24131**	**99.00**
NSDL	45406871	9602	65.21
CDSL	23528489	14529	33.79
PHYSICAL	**700468**	**2015**	**1.00**
TOTAL	**69635828**	**26146**	**100.00**

xiii. Shareholding Pattern as on 31st March, 2025.

S. No.	Category	No. of Shares held	% of Shareholding
1	**Promoter & Promoter Group**		
	I. Individuals/ HUF	71,53,940	10.27
	II. Bodies Corporate	1,02,50,000	14.72
	Total Shareholding of Promoter & Promoter Group (A)	**1,74,03,940**	**24.99**
2	**Public Shareholding**		
	I. Mutual Funds/UTI	300	0.00
	II. Central Government/ State Government(s)/ President of India	1,200	0.00
	III. Banks, Financial Institutions, Insurance Companies	3,000	0.00

S. No.	Category		No. of Shares held	% of Shareholding
	IV. Non-Institutions Individuals		3,83,64,108	55.09
	V. Others:		1,38,62,025	19.92
	Trusts	2,100		
	Clearing Member	1,300		
	HUF	19,91,433		
	IEPF	15,36,384		
	NRI, OBCs and FIIs	10,83,083		
	Bodies Corporate	92,47,725		
	Body Corp- Limited Liability Partnership	202030		
	Total Public Shareholding (B)		**5,22,31,888**	**75.01**
	Total (A)+(B)		**6,96,35,828**	**100.00**

xiv. 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, 2025, the Company was rated by ICRA and rating was as under:

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

The details of credit rating are also available on our website at https://www.ansals.com/page/credit_rating.

xv. Outstanding ADRs/ GDRs/ Warrants or any convertible instruments, conversion date and likely impact on equity

No GDRs/ ADRs/ Warrants or any convertible instruments have been issued by the Company during the financial year ended 31st March 2025.

xvi. Commodity price risk and commodity hedging activities

The Company does not deal in commodities and hence the disclosure is not required to be given for commodity hedging activities.

xvii. Address for Correspondence

All enquiries, clarifications and correspondence should be addressed to the Compliance Officer at the following address:
Mrs. Shalini Talwar
Company Secretary and Compliance Officer
Ansal Housing Limited
606, 06th Floor, Indra Prakash, 21 Barakhamba Road, New Delhi - 110001
Telephone No.: 0120-3854389
E-mail address: sect@ansals.com, Website: www.ansals.com

All correspondence by members related to investor service request may be forwarded to:
M/s MUFG Intime India Pvt. Ltd. (Formerly Known as 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.: +91 1149411000, fax : 011-41410591
E-mail: delhi@in.mpms.mufg.com,
Website: www.in.mpms.mufg.com

xix. Plant Locations

The Company is engaged in real estate and allied activities, hence does not have any manufacturing or processing plants.

However, the details of various project site of the Company is given in the Corporate Information of the Annual Report.

OTHER DISCLOSURES

i. Materially significant related party transactions

All transactions entered into during the financial year 2024-25 with related parties as defined under the Companies Act, 2013, 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 2024-25 have been approved by the Audit Committee, wherever required. The related party transactions for the financial year ended 31st March, 2025 are specifically disclosed in the Notes to the annual accounts for the financial year 2024-25.

As required under Regulation 23 of Listing Regulations, the Company has formulated a Related Party Transactions Policy which is available on the weblink https://www.ansals.com/common/images/policy-on-related-party-transactions-new.pdf

ii. Details of non-compliance

There has not been any non-compliance by the Company and no penalties or strictures were imposed on the Company by BSE Limited, the Securities and Exchange Board of India or by any other regulatory bodies during the last three years.

iii. **Whistle Blower Policy/Vigil Mechanism**

In line with Regulation 22 of the Listing Regulations and Section 177(9) and (10) of the Companies Act, 2013, Whistle Blower Policy/Vigil Mechanism has been formulated for directors and 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 has been placed on the Company's website and can be accessed at the following link:

https://www.ansals.com/common/images/whistle-blower-policy-apr19.pdf

iv. **Insider Trading**

In accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, ('SEBI Insider Trading Regulations'), as amended from time to time, the Company has established systems and procedures to prohibit insider trading activity and has formulated Code of Conduct for Prevention of Insider Trading. The Code lays down procedures to be followed and disclosures to be made, while trading in the Company's shares.

v. **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. In addition to the above, the Company has adopted the following non-mandatory/ discretionary requirements of the Listed Regulations:

1. **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. The Complete Annual Report is sent to every shareholder of the Company and is also made available on the website of the Company.
2. **Modified opinion(s) in audit report**: The Auditors have expressed an unmodified opinion in their report on the standalone and consolidated financial statements of the Company.
3. **Reporting of Internal Auditor**: The Internal Auditor functionally reports to the Audit Committee.

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

Not Applicable

vii. **Total fees paid to Statutory Auditors**

Total fees of Rs. 25,46,024/- (Rupees Twenty Five Lakhs Forty Six Thousand Twenty Four only) (including GST) for financial year 2024-25, 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.

viii. **Disclosures in relation to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013:**

The Company has zero tolerance for sexual harassment and has always believed in providing a safe and harassment free workplace for every individual working in the Company.

The Company has Internal Committee (IC), in line with the requirements of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and all female employees are covered under the Policy. The Company has in place an effective mechanism for dealing with complaints relating to sexual harassment at workplace and the same available on the Company's website at

https://www.ansals.com/page/sexual_harassment_at_workplace.

The details relating to the number of complaints received and disposed of during the financial year 2024-25 are as under:

Number of complaints filed during the financial year	: 0
Number of complaints disposed of during the financial year	: 0
Number of complaints pending as at the end of the financial Year	: 0

ix. **Loans and Advances**

The disclosure with respect to Loans and Advances in the nature of Loans to Firms/ Companies in which Directors are interested is set out in Notes of the Standalone and Consolidated Financial Statements respectively forming part of this Annual Report.

x. **Details of Material Subsidiaries**

The details of material subsidiaries as per Clause 10(n) of Para C of Schedule V of the Listing Regulations are as under:

Sl. No.	Name of Subsidiary	Date & Place of Incorporation	Name of Statutory Auditors	Date of appointment of Statutory Auditor
1.	Geo Connect Limited	09/08/1999 Delhi	YKG & Associates	16.11.2021

xi. **Recommendations of Committees of the Board**

There were no instances during the financial year 2024-25, wherein the Board had not accepted recommendations made by any committee of the Board.

xii. **Certificate on Corporate Governance**

The Certificate from M/s. Parveen Rastogi & Co., Company Secretaries, confirming compliance with the conditions of Corporate Governance as stipulated under Regulation 34(3) read with Schedule V of the Listing Regulations, is attached and forms part of this Annual Report is annexed as '**Annexure-A'** to this Report.

xiii. **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 weblink https://www.ansals.com/common/images/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, Managing 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, 2025 is annexed as '**Annexure-B'** to this report.

xiv. Certificate from Practicing Company Secretary

Certificate as required under Part C of Schedule V of Listing Regulations, received from Mr. Arun Kumar (CP No. 17196), Proprietor of M/s. AKU & 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.

xv. Agreements binding listed entities

Pursuant to Regulation 30A of the Listing Regulations, no agreement has been entered or executed by the shareholders, promoters, promoter group entities, related parties, directors, key managerial personnel and employees of the Company during the financial year.

xvi. Certificate from Chief Executive Officer and Chief Financial Officer

Certificate from Mr. Kushagr Ansal, Managing Director & Chief Executive Officer and Mr. Tarun Kathuria, Chief Financial Officer, in terms of Regulation 17 (8) of the Listing Regulations for the Financial Year ended 31st March, 2025 was placed before the Board of Directors of the Company in its meeting held on 28th May, 2025.

xvii. Subsidiary Companies

As on 31st March, 2025, the Company had 17 wholly owned subsidiaries and out of these, M/s. Geo Connect Limited is an unlisted material subsidiary Company within the meaning of Regulation 16(c) and 24 of the Listing Regulations.

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.

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 with the amendments to Listing Regulations and has been uploaded and can be accessed on the Company's website at the following link: https://www.ansals.com/common/images/Material-Subsidiary-Policy.pdf

xviii. Compliance with Accounting Standards

In the preparation of the financial statements, the Company has followed the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act, read with relevant rules thereunder. The Significant Accounting Policies which are consistently applied have been set out in the notes to the financial statements.

xix. Transfer to Investor Education and Protection Fund

In terms of Sections 124 and 125 of the Companies Act, 2013 ("the Act") read with the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 (including any statutory modification(s) and/ or re-enactment(s) thereof for the time being in force) ("IEPF Rules"), dividend, if not paid or claimed for a period of 7 years from the date of transfer to Unclaimed Dividend Account of the Company, is liable to be transferred to the Investor Education and Protection Fund ("IEPF").

The Company had transferred an amount of Unclaimed matured deposits and interest thereon of Rs. 14,56,026/- to Investor Education and Protection Fund (IEPF) Authority during Financial Year 2024-25.

The Company has not transferred any unclaimed dividend to the Investor Education and Protection Fund (IEPF) Authority during the Financial Year 2024-25, as no unpaid dividend is lying with the Company which is due for transfer to the Investor Education and Protection Fund.

xx. Suspense Escrow Demat Account

In accordance with the requirements of SEBI Circular No. SEBI/HO/MIRSD/MIRSD_RTAMB/P/CIR/2022/8 dated 25th January, 2022 the Company has opened a Suspense Escrow Demat Account with the Depository Participant (DP) for transfer of shares lying unclaimed for more than 120 days from the date of issue of Letter of Confirmation to the shareholders in lieu of physical share certificate(s) to enable them to make a request to DP for dematerializing their shares.

In terms of the provisions under Schedule V of the Listing Regulations, the details in respect of Unclaimed Suspense Account of the Company held in the name and style of "ANSAL HOUSING LIMITED SUSPENSE ESCROW DEMAT ACCOUNT" are given below:

Issues	Securities	As on 01st April, 2024		Shareholders who approached the Registrar/ issuer and shares transferred in their favour from suspense account during the year	Balance as on 31st March, 2025	
		No. of shareholders	No. of shares		No. of shareholders	No. of shares
N.A.	N.A.	NIL	NIL	NIL	1	300

ANNEXURE-A TO CORPORATE GOVERNNACE REPORT

AUDITORS' CERTIFICATE ON CORPORATE GOVERNANCE

TO,
THE MEMBERS OF
ANSAL HOUSING LIMITED
606, 6TH FLOOR, INDRA PRAKASH
21, BARAKHAMBA ROAD, NEW DELHI-110001

I have examined the details of compliance of conditions of Corporate Governance by "Ansal Housing Limited" ('the Company') for the Financial Year ended 31st March, 2025 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

My 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 my 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, 2025.

Opinion

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

I 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 Parveen Rastogi & Co.
Company Secretaries

Parveen Kumar Rastogi
(Proprietor)
M. No. 4764
C.P. No. 26582
UDIN: F004764G000399037
Peer Review Certificate No. 5486/2024

Date : 21.05.2025
Place : New Delhi

ANNEXURE-B TO CORPORATE GOVERNNACE 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 2024-25.

Place : Vaishali, Ghaziabad
Dated : 01.04.2025

(Kushagr Ansal)
Managing Director & CEO

ANNEXURE-C TO CORPORATE GOVERNNACE REPORT

CERTIFICATE OF NON DISQUALIFICATION OF DIRECTORS

(Pursuant to Regulation 34(3) and Schedule V Para C clause (10) (i) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015)

To,
The Members of
ANSAL HOUSING LIMITED
CIN: L45201DL1983PLC016821
Regd. Offc -606, 6th Floor, Indra Prakash 21,
Barakhamba Road, New Delhi - 110001

We have examined the relevant registers, records, forms, returns and disclosures received from the Directors of **ANSAL HOUSING LIMITED** (Formerly Known as Ansal Housing & Construction Limited) having **CIN: L45201DL1983PLC016821** and registered office at **606, 6th Floor, Indra Prakash 21, Barakhamba Road, New Delhi - 110001** (hereinafter referred to as "the Company") produced before me by the Company for the purpose of issuing this certificate in accordance with Regulation 34(3) read with Schedule V Para-C sub clause 10(i) of Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In my opinion and to the best of my information and according to the verifications(including Directors Identification Numbers (DIN) status at the portal **www.mca.gov.in** as considered necessary and explanations furnished to me by the Company and its officers, we hereby certify that none of the Directors on the Board of the Company as stated below for the Financial Year ended on **31st March, 2025** have been debarred or disqualified from being appointed or continuing as Directors of the Companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs or any such statutory authority.

S. No.	Name of Director	(DIN)	Date of appointment in company	Cessation during the year(if any)
1.	Mr. Kushagr Ansal	01216563	26/08/2006	-
2.	Ms. Iqneet Kaur Kaur	05272760	29/07/2020	-
3.	Mr. Bal Kishan Sharma	09675600	09/08/2022	-
4.	Mr. Rajendra Sharma	10568459	30/03/2024	-

Ensuring the eligibility for appointment/continuity of every Director on the Board is the responsibility of the management of the company. My responsibility is to express an opinion on the basis of my verification. This certificate neither an assurance as to the future viability of the company nor of the efficiency or effectiveness with which the management has conducted the affairs of the company.

FOR M/s. AKU & Associates
(Company Secretaries)

CS ARUN KUMAR
(Proprietor)
FCS No.: 11553
CP No.:17196
PR: 1338/2021
UDIN: F011553G000251861

Date: 02.05. 2025
Place: New Delhi

Independent Auditors' Report

To the Members of Ansal Housing Limited

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the accompanying standalone financial statements of Ansal Housing Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2025, the standalone statement of Profit and Loss (including Other Comprehensive Income), the standalone statement of changes in equity and the standalone statement of cash flows for the year then ended, and notes to the standalone financial statements including a summary of material accounting policies and other explanatory information (hereinafter referred to as "standalone financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the accompanying standalone 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 the state of affairs of the Company as at March 31, 2025, and profit (financial performance including other comprehensive income), changes in equity and its cash flows for the year ended on that date.

Basis of Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013 (the Act). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the audit of standalone 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 there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the standalone financial statements.

Emphasis of Matter

1. We draw attention to Note 34 to the standalone financial statements regarding pending litigation matters with Court/ Appellate Authorities. Due to the significance of the balance to the standalone financial statements as a whole and the involvement of estimates and judgement in the assessment which is being technical in nature, the management is of the opinion that the company will succeed in the appeal and there will not be any material impact on the statements on account of probable liability vis-à-vis the provisions already created in the books.
2. We draw attention to Note 52 of the standalone financial statements which describe that the Company have a system of obtaining periodic confirmation of balances from various parties (other than disputed parties). The External Balance Confirmations were sent to banks and parties and certain parties' balances are subject to confirmation/reconciliation. Adjustments, if any will be accounted for on confirmation/reconciliation of the same, which in the opinion of the management will not have a material impact.
3. We draw attention to Note 53 of the standalone financial statement which describe the matter of the Company with the Samyak Projects Private Limited ("Samyak"/"Collaborator").
4. We draw attention to Note 61 of the standalone financial statements regarding the net recoverable value of advances/ security deposits paid by the company for the acquisition of land/project development.

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
Assessing the carrying value of Inventory	
The Company's inventory comprises of ongoing and completed real estate projects, Land, flats, Farmland, Building materials etc. As at March 31, 2025, the carrying values of inventories amount to Rs. 91,784.84 Lakh. 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, the cost to complete projects and selling costs. Considering the significance of the amount of carrying value of inventories in the standalone financial statements and the involvement of significant estimation and judgement in such	Our audit procedures/ testing included, among others: • We read and evaluate the accounting policies and disclosures made in the standalone financial statements with respect to inventories. • We understood and reviewed the management's process and methodology of using key assumptions for the determination of NRV of the inventories. • We have tested the NRV of the inventories to its carrying value in books on a sample basis.

assessment of NRV, the same has been considered as a key audit matter. Refer Note 1.11 & Note 1.19(b) to the Standalone Financial Statements.	
Evaluation of uncertain Litigation Matters	
The company has material uncertain litigation matters including matters under dispute which involves significant judgment to determine the possible outcome of these disputes. Refer Note no. 34 and 1.19 (d) of the standalone financial statements. Due to the complexity involved in these litigation matters, management's judgement regarding recognition and measurement of provisions for these legal proceedings is inherently uncertain and might change over time as the outcomes of the legal cases are determined. Accordingly, it has been considered a key audit matter.	Our audit procedures include the following substantive procedures: • Obtained understanding of key uncertain litigation positions • Analyzed all correspondence available on record for uncertain key litigation positions; and Discussed with appropriate management and evaluate the management key assumptions in estimates of provisions, where required.

Information Other than the standalone financial statements and Auditor's Report Thereon

The Company's Board of Directors is responsible for 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 and Those Charged with Governance 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 (including other comprehensive income), 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 statement that gives 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.

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

Auditor's Responsibilities for the Audit of Standalone 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 standalone 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 standalone 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.

Materiality is the magnitude of misstatements in the standalone financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the standalone financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the standalone financial statements.

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

1. 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.
2. The statutory audit was conducted via making arrangements to provide requisite documents/ information through an electronic medium. The Company has made available the following information/ records/ documents/ explanations to us through e-mail and remote secure network of the Company: -
   a. Scanned copies of necessary records/documents deeds, certificates and the related records made available electronically through e-mail or remote secure network of the Company; and
   b. By way of enquiries through video conferencing, dialogues and discussions over the phone, e-mails and similar communication channels.

   It has also been represented by the management that the data and information provided electronically for the purpose of our audit are correct, complete, reliable and are directly generated from the accounting system of the Company, extracted from the records and files, without any further manual modifications so as to maintain its integrity, authenticity, readability and completeness. In addition, based on our review of the various internal audit reports/inspection reports/other reports (as applicable), nothing has come to our knowledge that makes us believe that such an audit procedure would not be adequate.

   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, 2020 ("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. With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

   In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of the Act.
3. 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 (including other comprehensive income), the Cash Flow Statement and the 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 Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Rules) Rules, 2015, as amended.
   e) the matter described under para 1 and 3 of "Emphasis of Matter" relating to litigation matter/disputed matters above in the event of being decided unfavourable and in the event of significant discrepancies for matters described under para 2 and 4 of "Emphasis of Matter"

above, in our opinion, may have an adverse impact on the functioning of the company.

f) On the basis of the written representations received from the directors as on March 31, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2025 from being appointed as a director in terms of Section 164 (2) of the Act.

g) 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".

h) 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 34 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 including derivative 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.

   iv. (a) The management has represented that, to the best of its knowledge and belief, as disclosed in the notes to the accounts, no funds (which are material either individually or in aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity (ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

   (b) The management has represented, that, to the best of its knowledge and belief, as disclosed in the notes to the accounts, no funds (which are material either individually or in aggregate) have been received by the company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

   (c) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.

   v. There is no dividend declared or paid during the year by the company.

   vi. Based on our examination which included test checks, the company has used an accounting software for maintaining its books of account which has a feature of recording an audit trail (edit log), except at the database level, and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit, we did not come across any instance of audit trail feature being tampered with and the audit trail has been preserved by the company as per the statutory requirements for record retention.

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

Sandeep Dahiya
Partner
Membership No. 505371
UDIN: 25505371BMHZEQ8688

Date : May 28, 2025
Place : Vaishali, Ghaziabad

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 the audit and to the best of our knowledge and belief, we report that: -

(i) (a) (A) The company has maintained proper records showing full particulars including quantitative details and the situation of property, plant and equipment.

(B) The company has maintained proper records showing full particulars of intangible assets.

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has a regular programme of physical verification of its Property, Plant and Equipment by which all property, plant and equipment are verified in a phased manner. In accordance with this programme, certain property, plant and equipment were verified during the year. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification.

(c) Based on our examination of the property tax receipts and lease agreement for land on which the building is constructed, registered sale deed/transfer deed/conveyance deed provided to us, we report that, the title in respect of self-constructed buildings and title deeds of all other immovable properties (other than properties where the company is the lessee and the lease agreements are duly executed in favour of the lessee), disclosed in the standalone financial statements included under Property, Plant and Equipment are held in the name of the Company as at the balance sheet date except as mentioned below:

Description of property	Cost of Acquisition (in Lakh)	Held in name of	Whether promoter, director or their relative or employee	Period held-indicate range, where appropriate	Reason for notbeing held inname of company
Freehold Building	449.91	Held through the power of Attorney	No	Approx 20 Years	Held through the power of Attorney
Leasehold Building	174.95	Held through Builder Buyer Agreement	No	Approx 30 Years	Held through Builder Buyer Agreement

(d) The company is not revaluing its property, plant and Equipment (including the right of use assets) or intangible assets during the year, hence paragraph 3 (1) (d) is not applicable on the company.

(e) Based on the management representation, there are no proceedings which have been initiated or are pending against the company for holding any Benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made there under, hence the paragraph 3 (1) (e) is not applicable on the company.

(ii) (a) The Inventory of building materials, stores & spares, 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 are given to us, keeping in view the nature of operations of the company, the inventory of work in progress, cannot be physically verified. As explained to us, there were no material discrepancies noticed on the physical verification of inventory.

(b) On the basis of our examination of the books of accounts and records, the company has been sanctioned working capital limits in excess of five crore rupees from banks or financial institutions on the basis of security of current assets and the quarterly returns or statements filed by the company with such banks or financial institutions are in agreement with the books of account of the Company.

(iii) (a) Based on the examination of the books of accounts and records of the company, during the year the company has not provided loans or provided advances in the nature of loans or provided security or stood guarantee to any other entity.

(Rs. In Lakhs)

Particulars	Guarantee	Loans
Balance outstanding as at balance sheet date		
- Subsidiaries	6,825.00	-
- Other Corporate	-	5,795.20

(b) Based on the examination of the books of accounts and records of the company, the company has not provided guarantee, security, granted loan and advances in the nature of loans to companies, firms, Limited Liability partnerships or any other parties, hence para 3(iii)(b) of the order is not applicable to the company

(c) Based on the examination of the books of accounts and records of the company, the company has not granted loan and advances in the nature of loans to companies, firms, Limited Liability partnerships or any other parties and therefore paragraph 3 (iii) (c) is not applicable.

(d) The details of the total amount overdue for more than ninety days are given below and all reasonable steps have been taken by the company for recovery of the principal and interest.

No. of Cases	Principal Amount Overdue	Interest Overdue	Total Overdue	Remarks, (if any)
1	1,631.67 Lakh	4,163.53 Lakh	5,795.20 Lakh	Refer Note 53 of Standalone Financial Statements

(e) Based on the examination of the books of accounts and records of the company, there is no loan or advance in the nature of loan granted which has fallen due during the year, has been renewed or extended or fresh loans granted to settle the over dues of existing loans given to the same parties.

(f) Based on the examination of the books of accounts and records of the company, the company has not granted any loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment.

(iv) In our opinion, in respect of loans, investments, guarantees, and security provisions of sections 185 and 186 of the Companies Act, 2013 has been complied with.

(v) The company has not accepted any deposits or amounts which are deemed to be deposited; hence paragraph 3(v) of the order is not applicable.

(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, to carry out a detailed examination of such accounts and records.

(vii) (a) On the basis of our examination of the records of the company, amounts deducted/accrued during the financial year in respect of undisputed statutory dues including Goods and Services Tax, Provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value-added tax, cess and any other statutory dues have generally been regularly deposited by the company with the appropriate authorities except the amounts stated in the table below. 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 payable in respect of provident fund, income tax, sales tax, value-added tax, duty of customs, service tax, cess and other material statutory dues were in arrears as at March 31, 2025 for a period of more than six months from the date they became payable except as mentioned below in the table:

Name of the Statute	Nature of the dues	Amount (In Lakh)	Period to which the amount relates	Due Date	Date of Payment	Remarks, if any
Building & other Construction Workers Act	Labour Cess	721.09	Up to March 2025	Yearly	Unpaid	-
Employees Provident Fund Act	Interest on Provident Fund	89.73	Up to March 2022	Monthly	Unpaid	-

(b) On the basis of our examination of the books of accounts and records, the details of the dues referred to in sub-clause (a) above that have not been deposited on account of any dispute are as under: -

Name of the Statute	Nature of the dues	Amount (Rs. in Lakh)	Period to which the amount relates	Forum where the dispute is pending	Remarks (Appellant)
Income Tax Act	Income tax	847.99	AY 1989-90 to 1997-98 & 2002-03 to 2006-07	Supreme Court	Company
Income Tax Act	Income tax	257.79	AY 2004-05, 2006-07, 2013-14	Income Tax Appellate	Company
Income Tax Act	Income tax	867.55	AY 1989-90 to 1997-98 & 2002-03 to 2007-08	Supreme Court	Company
Income Tax Act	Income tax	32.99	AY 2013-14	Income Tax Appellate Tribunal (New Delhi)	Company
Income Tax Act	Income tax	287.48	AY 2014-15	Income Tax Appellate Tribunal (New Delhi)	Department
Income Tax Act	Income tax and Penalty	2,824.81	AY 2005-06, 2013-14, 2015-16 to 2017-18, 2019-20	Commissioner of Income Tax (Appeals), New Delhi	Company
Punjab Value Added Tax Act	Sales Tax	69.34	Assessment Year 2010-11	High Court, Haryana and Punjab	Company
UP Sales Tax Act	Sales Tax	78.56	Assessment Years 2004-05 to 2006-07 and Assessment Years 2015-16 to 2017-18	Tribunal, Commercial Tax, Ghaziabad	Company

Name of the Statute	Nature of the dues	Amount (Rs. in Lakh)	Period to which the amount relates	Forum where the dispute is pending	Remarks (Appellant)
MP Value Added Tax Act	Sales Tax	5.00	Assessment Year 2008-09	Tribunal, Commercial Tax, Bhopal	Company
Goods and Services Tax Act, 2017	GST	5.96	Assessment Year 2017-18	Appellate Authority, Alwar	Company
Goods and Services Tax Act, 2017	GST	14.77	Assessment Year 2020-21	Commissioner of GST, Division III, Ghaziabad	Company
Goods and Services Tax Act, 2017	GST	5.12	Assessment Year 2020-21	Class II Sales Tax Officer, Delhi	Company
Indian Stamp Act*	Stamp Duty	16.57	FY 2007-08	Supreme Court	Company
Indian Stamp Act*	Stamp Duty	143.15	Various years	High Court (In Various States)	Company
Indian Stamp Act*	Stamp Duty	157.79	FY 2006-07 and 2014-15	Revenue Board (In Various States)	Company
Indian Stamp Act	Stamp Duty	67.86	FY 2018-19	Commissioner (Ajmer)	Company

* Includes cases in which the cases are in the name of the landowners (other than the company).

** The matters where tax department had gone into appeal are not considered for reporting under the above clause with reference to circular No. 05/2024 and 09/2024 dated March 15, 2024 and September 17, 2024 respectively.

(viii) On the basis of our examination of the books of accounts and records, there are no transactions that are there which is not recorded in the books of account that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961), hence clause 3 (viii) is not applicable to the company.

(ix) (a) On the basis of our examination of the books of accounts and records and in our opinion, the company has defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender. The details of the same are given below (Refer Note 16.8 to the standalone financial statement): -

Nature of borrowing, including debt securities	Name of lender	Amount not paid on due date		No. of days delay or Unpaid	
		Principle	Interest	Principle	Interest
Due to financial Institutions	Suraksha ARC Ltd.	2,009.00	-	1 to 122 days	-

(b) According to the information and explanations given to us and on the basis of our audit procedures and represented by the management, we report that the company has not been declared willful defaulter by any bank or financial institution or government or any government authority.

(c) In our opinion and according to the information and explanations given to us, the company has utilized the money obtained by way of term loans during the year for the purposes for which they were obtained.

(d) According to the information and explanations given to us and the procedures performed by us, and on an overall examination of the standalone financial statements of the company, we report that no funds raised on a short-term basis have, prima facie, been used for long-term purposes by the company.

(e) According to the information and explanations are given to us and on an overall examination of the standalone financial statements of the company, we report that the company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.

(f) According to the information and explanations given to us and procedures performed by us, we report that the company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.

(x) (a) The Company has not raised money by way of an initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) of the Order is not applicable.

(b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under para x(b) of the order is not applicable to the company.

(xi) (a) Based on our examination of the records of the Company and in our opinion, no fraud by the company or any fraud on the Company has been noticed or reported during the course of our audit.

(b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and up to the date of this report.

(c) As represented to us by the management, there are no whistle-blower complaints received by the company during the year.

(xii) 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 note 46 to the standalone financial statements as required by the applicable accounting standards.

(xiv) (a) In our opinion and based on our examination, the company has an internal audit system commensurate with the size and nature of its business.

(b) We have considered the internal audit reports of the company issued till date, for the period under audit.

(xv) According to the information and explanations given to us, in our opinion during the year the company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the company.

(xvi) (a) 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.

(b) Based on our examination of the records of the Company, the Company has not conducted any non-Banking financial or Housing Finance activities without a valid Certificate of Registration from the Reserve Bank of India Act, 1934.

(c) Based on our examination of the records of the Company, the Company is not a Core Investment company (CIC) as defined in the regulations made by the Reserve Bank of India and accordingly, there is no requirement to fulfil the criteria of a CIC.

(d) Based on our examination of the records of the Company, there is no CIC as part of the group and therefore Clause 3 (xvi) (d) is not applicable to the company

(xvii) Based on our examination of the records of the Company, the Company has incurred cash losses in the financial year, and the company did not incur cash losses in the immediately preceding financial year. The details of the same have been given below:

(Rs. In Lakhs)

Particulars	F.Y. 24-25 (in Lakh)	F.Y. 23-24 (in Lakh)
Cash Loss	2,565.28	Nil

(xviii) There has been no resignation of the statutory auditors during the year and accordingly, this clause is not applicable.

(xix) Due to ongoing litigation matters and other disputed matters as referred in "Emphasis of Matters" in the main audit report and read with clause ix(a) of annexure A to the report, we are unable to comment upon whether any material uncertainty exists as on the date of the audit report indicating that the Company is not capable of meeting its financial liabilities existing at the date of the balance sheet as and when they fall due within a period of one year from the balance sheet date. We further state that our reporting is based on the facts up to the date of the audit report.

(xx) Based on our examination of the records of the Company, section 135 of the Companies Act, 2013 is not applicable to the Company hence, paragraph 3(xx) of the order is not applicable.

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

Sandeep Dahiya
Partner
Membership No. 505371
UDIN: 25505371BMHZEQ8688

Date : May 28, 2025
Place : Vaishali, Ghaziabad

ANNEXURE – B TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE STANDALONE FINANCIAL STATEMENTS OF ANSAL HOUSING 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** ("the Company") as of March 31, 2025 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, include,-ng adherence to the 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 standalone 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 standalone 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 standalone 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 standalone 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, 2025 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

Sandeep Dahiya
Partner
Membership No. 505371
UDIN: 25505371BMHZEQ8688

Date : May 28, 2025
Place : Vaishali, Ghaziabad

Standalone Balance Sheet as at March 31, 2025

(Rs. in Lakh)

	NOTE	As at March 31, 2025	As at March 31, 2024
I. ASSETS			
1 **Non-current assets**			
a Property, plant and equipment	2	943.89	1,256.48
b Financial assets			
i Investment in subsidiary and Associates	3	1,490.18	1,490.18
ii Other financial assets	4	790.50	416.67
c Deferred tax assets (net)	18	5,725.60	10,483.64
d Income tax (Net)	5	1,303.20	1,183.71
e Other Non-Current Assets	6	79.14	2,633.37
Total non-current assets		**10,332.51**	**17,464.05**
2 **Current Assets**			
a Inventories	7	91,784.84	1,17,336.61
b Financial assets			
i Trade receivables	8	10,463.29	10,713.13
ii Cash and cash equivalents	9	148.83	284.16
iii Bank balances other than (ii) above	10	745.95	934.49
iv Loans	11	5,795.21	5,795.21
v Other financial assets	12	5,510.89	5,412.38
c Other Current Assets	13	10,913.76	10,688.43
Total current assets		**1,25,362.77**	**1,51,164.41**
TOTAL ASSETS		**1,35,695.28**	**1,68,628.46**
II. EQUITY AND LIABILITIES			
A. Equity			
a Equity Share Capital	14	6,963.58	6,963.58
b Other Equity	15	5,157.18	3,265.33
Equity attributable to owners of the Company		**12,120.76**	**10,228.91**
B. Liabilities			
1 Non Current Liabilities			
a Financial liabilities			
i Borrowings	16	8,688.70	2,809.32
b Provisions	17	70.88	66.56
c Other non-current liabilities	19	5,022.09	5,022.09
Total non-current liabilities		**13,781.66**	**7,897.97**
2 Current Liabilities			
a Financial liabilities			
i Borrowings	20	19,278.55	33,142.27
ii Trade Payables			
(a) Total outstanding dues of micro enterprises and small enterprises	21	56.45	46.72
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises		16,368.20	16,457.09
iii Other financial liabilities	22	10,015.84	21,783.30
b Other Current Liabilities	24	59,620.37	77,638.70
c Provisions	23	4,453.45	1,433.49
Total current liabilities		**1,09,792.86**	**1,50,501.57**
TOTAL EQUITY AND LIABILITIES		**1,35,695.28**	**1,68,628.45**
See accompanying notes to the Standalone financial statements	**1-63**		

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
UDIN: 25505371BMHZEQ8688

Mr. Kushagr Ansal
Managing Director & CEO

Mr. Bal Kishan Sharma
Independent Director

Place: Vaishali, Ghaziabad
Date : 28th May, 2025

Mr. Tarun Kathuria
Chief Financial Officer

Ms. Shalini Talwar
Company Secretary

Standalone Statement of Profit and Loss for the year ended March 31, 2025

(Rs. in Lakh)

	NOTE	For the year ended March 31, 2025	For the year ended March 31, 2024
INCOME			
- Revenue from Operations	25	36,618.27	38,667.74
- Other Income	26	1,780.56	267.52
Total Income		**38,398.83**	**38,935.26**
EXPENSES			
- Cost of Construction	27	31,087.01	28,223.60
- Change in Invenory of Stock-in-trade	28	(65.89)	72.65
- Employee Benefits Expense	29	1,044.53	912.78
- Finance Costs	30	3,034.18	6,569.39
- Depreciation	31	138.89	152.14
- Other Expenses	32	2,546.19	2,519.02
Total Expenses		**37,784.91**	**38,449.59**
Profit before exceptional items and tax		613.92	485.67
Exceptional Items - Income	33	6,058.68	47.66
Profit Before Tax		**6,672.60**	**533.33**
Tax Expense:			
- Current Tax		-	-
- Deferred Tax		4,758.67	157.92
Profit for the year		**1,913.93**	**375.41**
Other comprehensive income			
i. Items that will not be reclassified to profit and loss			
Re-measurement gains/(loss) on defined benefit plans		(22.73)	(67.58)
Income tax relating to items that will not be reclassified to profit or loss		(0.63)	18.80
ii Items that will be reclassified to profit and loss		-	-
Other comprehensive income for the year		**(22.10)**	**(86.38)**
Total Comprehensive Income for the year		**1,891.83**	**289.03**
Earnings per equity share of face value of Rs. 10 each.			
- Basic & Diluted Earning Per Share	43	**2.75**	**0.54**
See accompanying notes to the Standalone financial statements	1-63		

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
UDIN: 25505371BMHZEQ8688

Mr. Kushagr Ansal
Managing Director & CEO

Mr. Bal Kishan Sharma
Independent Director

Place: Vaishali, Ghaziabad
Date : 28th May, 2025

Mr. Tarun Kathuria
Chief Financial Officer

Ms. Shalini Talwar
Company Secretary

Standalone Statement of Cash Flow for the year ended March 31, 2025

(Rs. in Lakh)

		For the year ended March 31, 2025	For the year ended March 31, 2024
A. Cash flow from Operating Activities:			
Profit/(Loss) before Tax (including OCI)		**6,649.87**	**465.74**
Adjustment for:			
Loss on Sale of fixed assets		17.32	-
Depreciation and amortization expenses		138.89	152.14
Exceptional Items - Expense		2,963.00	
Exceptional Items - (Income)		(11,329.01)	(47.66)
Gain on account of intial recognition of Financial Liability as per INDAS		(1,623.97)	-
Loss on account of remeasurement of Financial Liability as per INDAS		478.30	
Profit on Sale of fixed assets (Net)		(5.28)	(30.32)
Liability written back		-	(49.72)
Amount written off		410.98	-
Interest & Finance charges		3,034.18	6,569.39
Interest Income		(84.92)	(58.14)
Operating profit/(Loss) before working capital changes		**649.37**	**7,001.44**
Movement in working capital:			
Adjustments for (Increase)/decrease in operating assets:			
Inventories		25,686.67	21,539.28
Trade receivable		249.84	535.25
Other financial assets - current		(98.51)	1,537.00
Other assets - current		(636.32)	(146.78)
Other non-current Assets		2,554.24	-
Adjustments for Increase/(decrease) in operating liabilities:			
Trade payable		(453.69)	(2,200.57)
Other financial liabilities - current		1,592.83	1,228.77
Other liabilities - non current		-	(21.08)
Other liabilities - current		(18,018.33)	(23,607.81)
Provisions - current		56.96	503.64
Provisions - non current		4.32	(3.36)
Cash generated from/(used in) operations		**11,587.38**	**6,365.78**
Income Taxes paid(net)		(119.51)	(95.08)
Net cash flow from/(used in) operating activities	**A**	**11,467.87**	**6,270.70**
B. Cash flow from Investing Activities:			
Payments for Property, Plant and equipment, Investment Properties and intangible assets including under development		(12.50)	(7.73)
Proceeds from sale of Property, plant and equipment and intangible assets		39.25	61.60
Increase/(decrease) in bank balance not considered as cash and cash equivalents		(185.29)	(61.28)
Interest Received		84.92	58.14
Net cash flow from/(used in) investing activities	**B**	**(73.62)**	**50.73**

Standalone Statement of Cash Flow for the year ended March 31, 2025

(Rs. in Lakh)

			For the year ended March 31, 2025	For the year ended March 31, 2024
C.	**Cash flow from Financing Activities :**			
	Interest paid		(2,803.98)	(5,232.92)
	Proceeds from/ (repayment of) other short-term borrowings		(488.73)	261.14
	Proceeds from/ (repayment of) Long-term borrowings		(7,633.15)	(440.88)
	Dividend paid (including dividend tax) / Transferred to IEPF		-	(11.08)
	Repayment of Public Deposit		(603.72)	(728.00)
	Net cash flow from/(used in) financing activities	**C**	**(11,529.58)**	**(6,151.74)**
D.	**Net increase/(decrease) in cash and cash equivalents**	**(A+B+C)**	(135.33)	169.69
E.	**Cash and cash equivalents at the beginning of the year**		284.16	114.47
F.	**Cash and cash equivalents at the end of the year**		148.83	284.16

G. Reconciliation of liabilities arising from financing activities pursuant to Ind AS 7 - Cash flows

Changes in liabilities arising from financing activities:

Particulars	Non Current Borrowings	Current Borrowings	Total
As on April 2023	**34,173.41**	**2,784.28**	**36,957.69**
Proceeds from Borrowings	-	351.14	351.14
Repayment of Borrowings	1,168.88	90.00	1,258.88
As on April 2024	**33,004.53**	**3,045.42**	**36,049.95**
Proceeds from Borrowings	600.00	0.00	600.00
Repayment of Borrowings	8,836.88	488.74	9,325.61
Non Cash Adjustment	1,329.31	-	1,329.31
As on March 2025	**26,096.96**	**2,556.69**	**28,653.65**

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.

See accompanying notes to the Standalone financial statements **1-63**

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
UDIN: 25505371BMHZEQ8688

Mr. Kushagr Ansal
Managing Director & CEO

Mr. Bal Kishan Sharma
Independent Director

Place: Vaishali, Ghaziabad
Date : 28th May, 2025

Mr. Tarun Kathuria
Chief Financial Officer

Ms. Shalini Talwar
Company Secretary

Standalone Statement of Changes in Equity for the year ended March 31, 2025

a Equity Share Capital *(Rs. in Lakh)*

	No. of shares	Amount
- **Equity Share Capital of Rs. 10/- each Issued, Subscribed and fully Paid**		
Opening balance as at April 1, 2023	**6,96,35,828**	**6,963.58**
Changes in equity share capital during the year	-	-
Balance as at March 31, 2024	**6,96,35,828**	**6,963.58**
Changes in equity share capital during the year	-	-
Balance as at March 31, 2025	**6,96,35,828**	**6,963.58**

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)	
- **Opening Balance as at April 1, 2023**	**913.72**	**57.56**	**2,823.02**	**11,128.05**	**(12,086.75)**	**140.70**	**2,976.30**
- Profit for the year	-	-	-	-	375.41	-	375.41
Other comprehensive income for the year (net of income tax)	-	-	-	-	-	(86.38)	(86.38)
Balance as at March 31, 2024	**913.72**	**57.56**	**2,823.02**	**11,128.05**	**(11,711.34)**	**54.32**	**3,265.33**
Profit for the year	-	-	-	-	1,913.93	-	1,913.93
- Other comprehensive income for the year (net of income tax)	-	-	-	-	-	(22.10)	(22.10)
Balance as at March 31, 2025	**913.72**	**57.56**	**2,823.02**	**11,128.05**	**(9,797.41)**	**32.23**	**5,157.17**

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
UDIN: 25505371BMHZEQ8688

Place: Vaishali, Ghaziabad
Date : 28th May, 2025

Mr. Kushagr Ansal
Managing Director & CEO

Mr. Bal Kishan Sharma
Independent Director

Mr. Tarun Kathuria
Chief Financial Officer

Ms. Shalini Talwar
Company Secretary

1 BACKGROUND & OPERATIONS AND MATERIAL ACCOUNTING POLICIES

A CORPORATE INFORMATION

- Ansal Housing 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 Bombay Stock Exchange Limited (BSE).

B MATERIAL 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 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 considering the commissioning of project and corressponding delivery in a phased manner 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.The Revenue towards satisfaction of a performance obligation is measured at the amount of transaction price (net of variable consideration) allocated to the performance obligation. The transaction price of goods sold and services rendered is net of variable consideration on account of various discounts and schemes offered by the company as a part of the contract. 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 entity's performance does not create an asset with an alternative use to the entity and the entity has an enforceable right to payment for performance completed to date.

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 at each project basis 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 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.

d RENDERING OF SERVICES

Revenue from services is recognised in accordance with the satisfaction of performance obligation over time, based on the stage of completion measured with reference to costs incurred or milestones achieved, in accordance with Ind AS 115.

e INTEREST INCOME

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to 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), 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. The cost incurred till reporting date is charged to the statement of profit and loss based on the revenue recognised on project basis as explained in accounting policy for revenue from real estate projects above, in consonance with the concept of matching cost and revenue. The residual cost pertaining to the unsold units after the charge off is carried forward to the inventrory as project in progress.

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 LIBILITIES 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.

1.8a Since the figures are reported in lakh in financial statement, there could be casting differences on account of rounding off.

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.
- The income tax expense or credit for the period is the tax payable on the current period's taxable income based on the applicable income tax rate.
- 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 using tax rates (and laws) that have been enacted or substantially enacted by the end of the reporting period and are excepted to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled. 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 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.

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)	Completed Units (Unsold)	At lower of cost or net realizable value.
c)	Land	At lower of cost or net realizable value.
d)	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.
- 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

Where the company is the lessee

Right of use assets and lease liabilities

- For any new contracts entered into on or after 1 April, 2019, (the transition approach has been explained and disclosed in Note 47) the Company considers whether a contract is, or contains a lease. A lease is defined as 'a contract, or part of a contract, that conveys the right to use an asset (the underlying asset) for a period of time in exchange for consideration'
- Classification of lease

  The Company enters into leasing arrangements for various assets. The assessment of the lease is based on several factors, including, but not limited to, transfer of ownership of leased asset at end of lease term, lessee's option to extend/purchase etc.
- Recognition and initial measurement

  At lease commencement date, the Company recognizes a right-of-use asset and a lease liability on the balance sheet. The right-of-use asset is measured at cost, which is made up of the initial measurement of the lease liability, any initial direct costs incurred by the Company, an estimate of any costs to dismantle and remove the asset at the end of the lease (if any), and any lease payments made in advance of the lease commencement date (net of any incentives received).
- Subsequent measurement

  The Company depreciates the right-of-use assets on a straight-line basis from the lease commencement date to the earlier of the end of the useful life of the right-of use asset or the end of the lease term. The Company also assesses the right-of-use asset for impairment when such indicators exist.

  At lease commencement date, the Company measures the lease liability at the present value of the lease payments unpaid at that date, discounted using the interest rate implicit in the lease if that rate is readily available or the Company's incremental borrowing rate. Lease payments included in the measurement of the lease liability are made up of fixed payments (including in substance fixed payments) and variable payments based on an index or rate. Subsequent to initial measurement, the liability will be reduced for payments made and increased for interest. It is re-measured to reflect any reassessment or modification, or if there are changes in substance fixed payments. When the lease liability is re-measured, the corresponding adjustment is reflected in the right-of-use asset.

  The Company has elected to account for short-term leases and leases of low-value assets using the practical expedients. Instead of recognizing a right-of-use asset and lease liability, the payments in relation to these are recognized as an expense in standalone statement of profit and loss on a straight-line basis over the lease term.

Where the company is the lessor

- Leases in which the Company does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Rental income from operating lease is recognized on a straight-line basis over the term of the relevant lease, except when the lease rentals, increase are in line with general inflation index. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognized over the lease term on the same basis as rental income. Contingent rents are recognized as revenue in the period in which they are earned.

- Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the Company to the lessee. Amounts due from lessees under finance leases are recorded as receivables at 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 net investment outstanding in respect of the lease.

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.

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.

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 (FVTPL): 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.

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.

h) Leases

The Company determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

The Company has several lease contracts that include extension and termination options. The Company applies judgement in evaluating whether it is reasonably certain whether or not to exercise the option to renew or terminate the lease. That is, it considers all relevant factors that create an economic incentive for it to exercise either the renewal or termination. After the commencement date, the Company reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to renew or to terminate (e.g., construction of significant leasehold improvements or significant customisation to the leased asset).

(Rupees in Lakh)

NOTE 2: PROPERTY, PLANT AND EQUIPMENT

Particulars	Leasehold Building	Freehold Building	Plant & Equipments	Office Equipments	Furniture and fixtures	Computers	Vehicles	Total
GROSS CARRYING VALUE								
As at 01.04.2023	**116.79**	**406.86**	**3,370.90**	**24.21**	**85.67**	**73.31**	**148.60**	**4,226.34**
Additions	—	—	—	3.19	—	2.48	0.73	**6.40**
Disposals/adjustments	10.33	—	4.55	—	—	10.87	45.15	**70.90**
As at 31.03.2024	**106.46**	**406.86**	**3,366.35**	**27.40**	**85.67**	**64.92**	**104.18**	**4161.83**
Additions	—	—	1.64	2.01	—	8.12	0.72	**12.50**
Disposals/adjustments	—	—	94.24	—	—	—	48.74	**142.97**
As at 31.03.2025	**106.46**	**406.86**	**3,273.75**	**29.42**	**85.67**	**73.04**	**56.16**	**4,031.36**
DEPRECIATION								
As at 01.04.2023	20.68	50.03	2,341.24	18.39	69.38	40.09	104.69	**2,644.51**
Charge for the year	2.73	7.17	275.93	0.36	4.14	8.40	7.19	**305.91**
Elimination on disposal of assets	1.64	—	4.55	—	—	3.36	35.50	**45.06**
As at 31.03.2024	**21.76**	**57.20**	**2,612.62**	**18.76**	**73.51**	**45.13**	**76.38**	**2,905.35**
Charge for the year	2.72	7.15	245.37	1.49	1.82	9.24	5.99	**273.79**
Elimination on disposal of assets	—	—	57.92	—	—	—	33.76	**91.69**
As at 31.03.2025	**24.48**	**64.35**	**2,800.07**	**20.25**	**75.34**	**54.38**	**48.60**	**3,087.46**
NET BLOCK								
As at 31.03.2025	**81.97**	**342.51**	**473.68**	**9.17**	**10.33**	**18.66**	**7.57**	**943.89**
As at 31.03.2024	**84.70**	**349.66**	**753.74**	**8.64**	**12.15**	**19.80**	**27.80**	**1,256.48**

Notes:

i Legal formalities relating to conveyance of freehold building having Acquisition Cost of Rs. 449.91 Lakh (Previous Year: Rs. 449.91 Lakh) are pending execution. The property is owned by the company through Power of Attorney dated July 12, 2002.

ii Legal formalities relating to lease deed of lease hold building having Acquisition cost of Rs. 174.95 Lakh (Previous Year: Rs. 174.95 Lakh) are pending execution. The property is used by the company through Builder Buyer Agreement dated January 9 ,1992.

iii For details of Assets charged as security, Refer Note - 16 and Note - 20 of the standalone financial statements.

NOTE 3 : INVESTMENTS

(Rupees in Lakh)

	Face Value (Rs. Each)	As at March 31, 2025		As at March 31, 2024	
		Quantity (Shares/ Units)	Book Value	Quantity (Shares/ Units)	Book Value
A) INVESTMENTS AT COST					
- Investment in Equity shares					
(Trade, Unquoted, fully paid up)					
- **Wholly Owned Subsidiary Companies**					
(a) Housing and Construction Lanka Pvt. Ltd. (Foreign Subsidiary)	**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

Notes to Standalone Financial Statements for the year ending March 31, 2025

NOTE 3 : INVESTMENTS *(Contd...)* *(Rupees in Lakh)*

			Face Value (Rs. Each)	As at March 31, 2025 Quantity (Shares/ Units)	As at March 31, 2025 Book Value	As at March 31, 2024 Quantity (Shares/ Units)	As at March 31, 2024 Book Value
	(f)	A. R. Paradise Pvt. Ltd.	**100**	10,000	10.03	10,000	10.03
	(g)	Fenny Real Estates 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)	Andri Builders & Developers Pvt. Ltd.	**10**	10,000	1.00	10,000	1.00
	(m)	VS Infratown Pvt. Ltd.	**10**	5,66,310	56.77	5,66,310	56.77
	(n)	Identity Buildtech Pvt. Ltd. (See Note- 3.1)	**10**	10,000	146.69	10,000	146.69
	(o)	Cross Bridge Developers Pvt. Ltd (at a premium of Rs. 890 per share)	**10**	10,000	90.23	10,000	90.23
	(r)	Shamia Automobiles Pvt. Ltd.	**10**	10,000	1.00	10,000	1.00
	(p)	Oriane Developers Pvt. Ltd. (at a premium of Rs. 4990 per share)	**10**	10,000	501.25	10,000	501.25
		Total			2,357.09		2,357.09
-	Less:	Provision for impairment in value of investment			991.92		991.92
	Total				1,365.17		1,365.17
-	**<u>Associates</u>**						
	(a)	Optus Carona Developers Pvt. Ltd. (at a premium of Rs. 2490 per share)	**10**	4,988	125.01	4,988	125.01
					1,490.18		**1,490.18**
NOTES:							
3.1	**Shares pledged with SBI CAP Ventures Limited acting through IDBI Trusteeship services limited as security (First Charge) for issue of debentures by subsidiary (Identity Buildtech Private Limited)**						
-	Identity Buildtech Pvt. Ltd.		**10**	10,000	146.69	10,000	146.69
3.2	**Aggregate Value of Unquoted Investments**						
-	Investment in subsidiaries at cost				2,357.09		2,357.09
-	Investment in associate at cost				125.01		125.01
-	Impairment in value of investment				991.92		991.92
3.3	**Unhedged foreign currency exposure**						
	The Company has no outstanding foreign currency exposure on its investment as at the end of the current year and previous year.						

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/ through subsidiaries	
					As at March 31, 2025	**As at March 31, 2024**
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	Haryana	100.00%	100.00%
4	Maestro Promoters Pvt. Ltd.	Real estate	Delhi	Haryana	100.00%	100.00%
5	Anjuman Buildcon Pvt. Ltd.	Real estate	Delhi	Haryana	100.00%	100.00%
6	A. R. Paradise Pvt. Ltd.	Real estate	Madhya Pradesh	Madhya Pradesh	100.00%	100.00%
7	Fenny Real Estates Pvt. Ltd.	Real estate	Madhya Pradesh	Madhya Pradesh	100.00%	100.00%
8	A.R.Infrastructure Pvt. Ltd.	Real estate	Madhya Pradesh	Madhya Pradesh	100.00%	100.00%
9	Third Eye Media Pvt Ltd.	Real estate	Delhi	Uttar Pradesh	100.00%	100.00%
10	Avee Iron & Steel Works Pvt. Ltd.	Real estate	Maharashtra	Maharashtra	100.00%	100.00%
11	Sunrise Facility Management Pvt. Ltd.	Real estate	Delhi	Delhi	100.00%	100.00%
12	Andri Builders & Developers Pvt. Ltd.	Real estate	Uttar Pradesh	Uttar Pradesh	100.00%	100.00%
13	VS Infratown Pvt. Ltd.	Real estate	Uttar Pradesh	Uttar Pradesh	100.00%	100.00%
14	Identity Buildtech Pvt. Ltd.	Real estate	Delhi	Haryana	100.00%	100.00%
15	Cross Bridge Developers Pvt. Ltd	Real estate	Delhi	Rajasthan	100.00%	100.00%
16	Shamia Automobiles Pvt. Ltd.	Real estate	Delhi	Uttar Pradesh	100.00%	100.00%
17	Oriane Developers Pvt. Ltd.	Real estate	Delhi	Haryana	100.00%	100.00%
B	**ASSOCIATE**					
1	Optus Carona Developers Pvt. Ltd.	Real estate	Delhi	Haryana	49.88%	49.88%

NOTE 4 : NON CURRENT- Other Financial Assets

(Rupees in Lakh)

Particulars	**As at March 31, 2025**	As at March 31, 2024
At Amortized Cost		
- Bank Deposits with maturity of more than 12 months held as margin money	**790.50**	**416.67**
	790.50	**416.67**

4.1 Other Financial Assets includes restricted bank deposits of Rs 790.50 Lakh (Previous Year: Rs. 416.67 Lakh). The restrictions are primarily on account of bank deposits held as margin money and deposit against guarantees.

NOTE 5 : NON CURRENT- INCOME TAX

(Rupees in Lakh)

Particulars	**As at March 31, 2025**	As at March 31, 2024
- Advance Income Tax (Net of Provision)	**1,303.20**	**1,183.71**
	1,303.20	**1,183.71**

Notes to Standalone Financial Statements for the year ending March 31, 2025

NOTE 6 : OTHER NON-CURRENT ASSETS

(Rupees in Lakh)

Particulars	As at March 31, 2025	As at March 31, 2024
- Advances against Land/Projects:		
- **To Related Parties**		
Wholly Owned Subsidiaries		
- Wrangler Builders Pvt. Ltd.	**-**	**1,402.23**
- Anjuman Buildcon Pvt. Ltd.	**-**	**1,152.01**
	-	**2,554.24**
- Others	**79.14**	**79.14**
	79.14	**2,633.37**

NOTE 7 : INVENTORIES

(At lower of cost or Net realizable value) *(Rupees in Lakh)*

Particulars	As at March 31, 2025	As at March 31, 2024
- Building Materials	**910.83**	**1,101.68**
- Land	**5,590.00**	**6,499.34**
- Flats, Houses & Farm Land	**606.74**	**540.85**
- Projects in progress	**84,677.26**	**1,09,194.74**
	91,784.84	**1,17,336.61**

7.1 For Inventory charged as security, refer note-16 & 20 of the standalone financial statements

NOTE 8 : TRADE RECEIVABLES

(Rupees in Lakh)

Particulars	As at March 31, 2025	As at March 31, 2024
Unsecured-considered good		
Trade receivable	**10,463.29**	**10,713.13**
	10,463.29	**10,713.13**

8.1 Trade Receivable ageing schedule for the year ended as on March 31, 2025 and March 31, 2024 is given below :-

The trade receivables are recognised on project basis in accordance with the revenue recognition policy of the Company which states recognition of revenue only when the underlying project is substancially complete and risks, rewards and control in respect of units in the said project are capable of being transferred to the customer. Therefore, it is not rational to break the trade receivable agewise. As a process, regular demands are raised on the customers based on the payment plan stipulated in the buyer agreement and the collection from each customer is duly accounted for under the head Advance from the Customer.

8.2 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.

8.3 The Trade Receivables are considered good as the possession is given to the customers and subsequently registry is executed only when complete payment is received against unit booked by the customers and accordingly there is no credit risk.

8.4 Trade Receivables includes amounting Rs.Nil Lakh (Previous Year: Rs. 310.89 Lakh) from subsidiary companies.

NOTE 9 : CASH AND CASH EQUIVALENTS

(Rupees in Lakh)

	As at March 31, 2025		As at March 31, 2024	
Balance with Banks:				
- In current account	55.40		178.25	
Cash on hand	93.43		105.91	
		148.83		284.16
		148.83		**284.16**

9.1 Balance with Banks includes Rs. 6.81 Lakh (Previous Year: Rs 176.24) held in the escrow bank account where the joint signatory is one of the lender. The money can be utilised for payments of the specified projects mortgaged to the said lender.

9.2 Cash on hand includes Rs. 70.54 Lakh (Previous Year: Rs. 80.64 Lakh) imprest balance with the staff.

NOTE 10 : OTHER BANK BALANCES

(Rupees in Lakh)

	As at March 31, 2025		As at March 31, 2024	
- **Earmarked balances with banks**				
a Money kept in bank for specified purpose	163.42		246.36	
		163.42		246.36
- **Fixed deposits held as margin money or security against:**				
a Guarantees	315.44		482.35	
b Bank Deposit pledged with authorities	267.09	582.53	205.78	688.13
		745.95		**934.49**

10.1 Other bank balances includes restricted bank deposits of Rs. 745.95 Lakh (Previous Year: Rs. 934.49 Lakh). The restrictions are primarily on account of bank deposits held as margin money against guarantees and escrow arrangements.

NOTE 11 : CURRENT- FINANCIAL ASSETS- LOANS

(Rupees in Lakh)

Particulars	**As at March 31, 2025**	As at March 31, 2024
At Amortized Cost		
(Secured considered good)		
- Deposit with Corporate (Incl accrued interest) (Refer Note 53)	5,795.21	5,795.21
	5,795.21	**5,795.21**

NOTE 12 : CURRENT- OTHER FINANCIAL ASSETS

(Rupees in Lakh)

Particulars	**As at March 31, 2025**	As at March 31, 2024
At Amortized Cost		
(Unsecured considered good)		
- Security Deposit Paid to Collaborator	5,160.18	5,061.64
- Security Deposit Paid other than Collaborator	350.71	350.74
	5,510.89	**5,412.38**

NOTE 13 : OTHER CURRENT ASSETS

(Rupees in Lakh)

	As at March 31, 2025		As at March 31, 2024	
- Advances against Land/Projects:				
- **To Related Parties**				
Wholly Owned Subsidiaries				
- Maestro Promoters Pvt. Ltd.	72.27		76.79	
- Wrangler Builders Pvt. Ltd.	1,128.09		-	
- Anjuman Buildcon Pvt. Ltd.	928.92		-	
- Andri Builders & Developers Pvt. Ltd.	204.94		204.94	
- VS Infratown Pvt. Ltd.	38.29		36.76	
- Cross Bridge Developers Pvt. Ltd.	-		34.70	
- Oriane Developers Pvt. Ltd.	-		85.85	
- Shamia Automobile Pvt. Ltd.	104.89		104.87	
	2,477.39		543.89	
- **Others**	3,519.22	5,996.61	3,532.80	4,076.69
- Prepaid Expenses (including brokerage)		1,744.51		2,043.95
- Other advances *		3,172.64		4,567.78
		10,913.76		**10,688.43**

* Other Advances includes Advance to Contractors, Creditors, Suppliers, GST Input, Security Deposit paid and Sales Tax paid under protest. Further, other advances includes Rs.970.40 Lakh (Previous Year: Rs. 1709.45 Lakh) from subsidiary/associate companies.

NOTE 14 : EQUITY

Authorized, Issued, Subscribed and paid up share capital and par value per share *(Rupees in Lakh)*

Particulars	**As at March 31, 2025**	As at March 31, 2024
- **Authorized Share Capital**		
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
	10,000.00	**10,000.00**
- **Issued, Subscribed and Paid-up Share Capital**		
6,96,35,828 (Previous year 6,96,35,828) Equity Shares of Rs.10/- each fully paid-up.	6,963.58	6,963.58
	6,963.58	**6,963.58**

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 *(Rupees in Lakh)*

Particulars	As at March 31, 2025	As at March 31, 2024
Number of shares outstanding as at the beginning of the year	6,96,35,828	6,96,35,828
Add: Number of shares issued during the year	—	—
Number of shares outstanding as at the end of the year	**6,96,35,828**	**6,96,35,828**

14.3 Shareholder's holding more than 5% shares

No shareholder holds more than 5% equity shares in the company as on March 31, 2025 and March 31, 2024.

14.4 Detail of Shareholding of promoters

S.No.	Name of Promoter	As at March 31, 2025		As at March 31, 2024		% change during the year
		No. of shares	% of shareholding	No. of shares	% of shareholding	
1	Estate of Deepak Ansal	32,13,390	4.61	32,13,390	4.61	-
2	Divya Ansal	13,09,724	1.88	13,09,724	1.88	-
3	Karun Ansal	12,31,248	1.77	12,31,248	1.77	-
4	Kushagr Ansal	10,95,078	1.57	10,95,078	1.57	-
5	Deepak Ansal HUF	3,04,500	0.44	3,04,500	0.44	-
6	Ansal Clubs Private Limited	25,00,000	3.59	25,00,000	3.59	-
7	Ansal Development Private Limited	32,00,000	4.60	32,00,000	4.60	-
8	Ansal Land & Housing Private Limited	13,50,000	1.94	13,50,000	1.94	-
9	Ansal Construction Pvt. Ltd. (Formerly known as Ansal Rep Construction International Pvt. Ltd.)	32,00,000	4.60	32,00,000	4.60	-
	Total	**1,74,03,940**	**24.99**	**1,74,03,940**	**24.99**	-

14.5 Aggregate number of bonus shares issued and shares issued for consideration other than cash during the year of five years immediately preceding the reporting date:

Particulars	As at Mar 31, 2025	As at Mar 31, 2024	As at Mar 31, 2023	As at Mar 31, 2022	As at Mar 31, 2021
Conversion of outstanding unsecured loans into equity shares of face value Rs 10/- fully paid up on preferential basis	Nil	Nil	1,02,50,000	Nil	Nil

Notes to Standalone Financial Statements for the year ending March 31, 2025

NOTE 15 : OTHER EQUITY *(Rupees in Lakh)*

		As at March 31, 2025		As at March 31, 2024	
-	**Capital Reserve**				
	Opening Balance	913.72		913.72	
	Add: Addition during the year	-	**913.72**	-	**913.72**
-	**Capital Redemption Reserve**				
	Opening Balance	57.56		57.56	
	Add: Transferred from Statement of Profit and Loss	-	**57.56**	-	**57.56**
-	**Securities Premium**				
	Opening Balance	2,823.02		2,823.02	
	Add : Received during the year	-	**2,823.02**	**-**	**2,823.02**
-	**General Reserve**				
	Opening Balance	11,128.05		11,128.05	
	Add: Transferred from Retained earnings	-	**11,128.05**	-	**11,128.05**
-	**Retained earnings**				
	Opening Balance	(11,711.34)		(12,086.75)	
	Add: Profit/(loss)for the year	1,913.93		375.41	
		(9,797.41)		(11,711.34)	
-	Transfer to General Reserve	-	**(9,797.41)**	-	**(11,711.34)**
-	**Other Comprehensive Income**				
	Opening Balance	54.32		140.71	
	Add: Profit/(loss) for the year	(22.10)		(86.38)	
			32.23		**54.32**
			5,157.18		**3,265.33**

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 March 31, 1996 on the basis of approved valuer report and had balance of Rs. 67.20 Lakh (Previous Year: Rs. 67.20 Lakh). This revaluation reserve has been clubbed into General Reserve due to adoption of deemed cost option under Ind AS.

Notes to Standalone Financial Statements for the year ending March 31, 2025

NOTE 16 : LONG-TERM BORROWINGS *(Rupees in Lakh)*

		As at March 31, 2025		As at March 31, 2024	
		Non Current	Current	Non Current	Current
A)	**SECURED AT AMORTISED COST**				
	From Banks				
	- Vehicle/ Equipment Loan	-	-	-	5.86
	From Others				
	- Term Loan from Corporate Bodies	**5,146.74**	11,811.14	2,809.32	21,225.00
B)	**SECURED AT FVTPL**				
	From Others				
	- Term Loan from Corporate Bodies	**2,858.45**	880.52	-	-
C)	**UNSECURED AT AMORTISED COST**				
	- Public Deposits	-	-	-	1,191.77
	- Loan from Corporate Bodies				
	- Related Parties	-	3,853.71	-	7,062.09
	- Others	**683.50**	176.50	-	612.12
	TOTAL	**8,688.70**	**16,721.87**	**2,809.32**	**30,096.84**

NOTES:

16.1 Term Loan from Corporate Bodies referred above to the extent of:

- Rs. 14,481.33 Lakh (Previous Year: Rs. 15,565.89 Lakh) are secured by way of of project land owned by the Company and its subsidiaries/associate situated at Agra, Indore, Meerut and certain Gurgaon projects, mortgage of Leasehold building/few unsold area and building situated at Noida , assignment of receivables of Agra, Indore, Meerut and certain Gurgaon projects through mortgage/guarantee of the company, subsidiaries/associates and promoter director.
- Rs. 3,738.97 (Net of Ind AS adjustment of Rs. 1,145.67) (Previous Year: Rs. 5,659.11 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 these projects, corporate guarantee of Anjuman, Wrangler and Maestro and guaranteed by promoter director.
- Rs. 2,476.55 Lakh (Previous Year: Rs. 2,809.32 Lakh) are secured by way of mortgage (second charge) of land owned by the Company and its subsidiaries situated at Gurgaon project: Highland Park (15 units only), assignment of finished goods and balance receivables of above projects, corporate guarantee of Identity Buildtech Pvt. Ltd.and guaranteed by promoter director and estate of Deepak Ansal.
- The rate of interest are as per the sanction letter/agreement.

16.2 Vehicle/ Equipment Loan from Bank/ Corporate Bodies referred above are secured by way of hypothecation of respective vehicle/ construction equipment. The loan has been repaid during current reporting period.

16.3 Unsecured Loans from others referred above to the extent of:

Rs. 181.00 Lakh have been guaranteed by the promoter director (previous year- Nil).

16.4 Term Loan from Corporate Bodies referred above to the extent of:

Rs. 20,696.85 Lakh (Net of Ind AS adjustment of Rs. 1,145.67 Lakh) have been guaranteed by the promoter director (previous year- Rs. 24,034.33 Lakh).

Rs. 6,215.52 Lakh (Net of Ind AS adjustment of Rs. 1,145.67 Lakh) have been guaranteed by the subsidiary companies (previous year- Rs. 8,468.43 Lakh).

Notes to Standalone Financial Statements for the year ending March 31, 2025

16.5 Resturcturing of Assigned Loan to SURAKSHA ARC-034 TRUST from Housing Development Finance Corporation Limited

The Company had availed a term loan facility from Housing Development Finance Corporation Limited ("the erstwhile lender") for the purpose of funding project operations, expansion, and other general business purposes. Due to defaults in repayment obligations, the said loan was assigned to Suraksha Asset Reconstruction Limited ("Suraksha") pursuant to an assignment agreement dated December 31, 2019.

Subsequently, on the request of the Company, the loan was restructured by Suraksha vide agreement dated April 06, 2020 for an amount of Rs. 15,565.89 Lakh. The loan was further restated upon the borrower's request vide agreement dated August 30, 2024, for an aggregate amount of Rs. 16,900 Lakh at an interest rate of 14% per annum. The revised restructuring terms became effective from April 01, 2024.

As at the reporting date, the outstanding amount of the said loan stands at Rs. 14,481.33 lakhs, which includes an overdue principal amount of Rs. 2,009 lakhs.

16.6 Resturcturing of Assigned Loan to SURAKSHA ARC-047 TRUST from Industrial Financial Corporation of India Limited

The Company had availed a term loan facility from Industrial Financial Corporation of India Limited ("the erstwhile lender") for the purpose of project operations, expansion, and other general business purposes. Due to defaults in repayment, the said loan was assigned to Suraksha Asset Reconstruction Limited ("Suraksha") pursuant to an assignment agreement dated September 06, 2023.

On the request of the Company, the loan was restated vide agreement dated June 03, 2024, revising the loan amount to Rs. 6,825.00 lakhs from the previously outstanding amount of Rs. 5,659.11 lakhs. The restated loan carries no interest.

As at the reporting date, the outstanding balance of the said loan stands at Rs. 3,738.97 Lakh (Net of Ind AS adjustment of Rs. 1,145.67 Lakh).

Reconciliation of Restructured Loans *(Rupees in Lakh)*

Particulars	Suraksha ARC-034 Trust		Suraksha ARC-047 Trust	
	Principal	Interest	Principal	Interest
Outstanding Balance on the date of restructuring	15,565.89	4,298.63	5,659.11	9,470.28
Exceptional Gain on Restructuring	1,334.11	(4,298.63)	1,165.89	(9,470.28)
Balance post restructuring impact	16,900.00	-	6,825.00	-

16.7 Maturity Profile of Borrowings including current maturities are set out below on undiscounted basis:

(Rupees in Lakhs)

Particulars	On Demand	Within 1 year	1-2 years	2-3 years	3-4 years	More than 4 Years
SECURED AT AMORTISED COST						
- Cash Credit from Banks	1,684.82	-	-	-	-	-
- Term Loan from Corporate Bodies	-	11,811.14	2,670.19	2,476.55	-	-
SECURED AT FVTPL						
- Term Loan from Corporate Bodies	-	1,390.00	1,335.00	1,275.00	885.00	
UNSECURED AT AMORTISED COST						
- Loan from Coporate Bodies						
- Related Parties	871.86	3,853.71	-	-	-	-
- Others	-	176.50	83.50	600.00	-	-

16.8 The Company has defaulted in repayment of loans and interest in respect of the following: *(Rupees in Lakh)*

Particulars	As at March 31, 2025		As at March 31, 2024	
	Period of default	Amount	Period of default	Amount
a. Term Loan from Corporate Bodies/ others				
- Principle	1 to 122 days	2,009.00	275 to 2389 days	21,224.99
- Interest	-	-	31 to 2389 days	13,290.69

NOTE 17 : LONG-TERM PROVISIONS

(Rupees in Lakh)

Particulars	As at March 31, 2025	As at March 31, 2024
- Provision for compensated absences	**70.88**	66.56
	70.88	66.56

Note 18 : DEFERRED TAX ASSET / (LIABILITIES) (NET)

(Rupees in Lakh)

Particulars	As at March 31, 2025	As at March 31, 2024
a) Deferred Tax Assets		
- MAT Credit Receivable	**-**	1,613.00
- Unabsorbed depreciation and business loss carried forward	**3,952.59**	7,385.86
- Impact of profit reversal under Ind AS - 115	**2,235.68**	3,036.26
- Others	**938.39**	225.98
	7,126.66	12,261.10
b) Deferred Tax Liabilities		
- Impact of difference between carrying amount of Property Plant and Equipment in the financial statements and as per income tax rules	**10.65**	47.58
- Impact of expenses/Income charged to Other Comprehensive Income but allowable/chargeable as deduction in future years under Income Tax Act, 1961.	**65.99**	66.62
- Impact of fair value gain booked on financial laibility as per Ind AS	**288.34**	
- Interest Capitalized on Borrowing Cost but claimed as deduction from Income	**1,036.08**	1,663.26
- Impact of expenses charged to statement of profit and loss but already allowable as deduction in past years under Income Tax Act, 1961.	-	-
	1,401.06	1,777.46
Deferred Tax Asset / (Liability) (Net)	**5,725.60**	10,483.64

18.1 For Deferred Tax Reconciliation, refer Note- 49 of the standalone financial statement

NOTE 19 : OTHER LONG-TERM LIABILITIES

(Rupees in Lakh)

Particulars	As at March 31, 2025	As at March 31, 2024
- Advance received from collaborator-Geo Connect Ltd.	**5,022.09**	**5,022.09**
	5,022.09	**5,022.09**

Notes to Standalone Financial Statements for the year ending March 31, 2025

NOTE 20 : SHORT-TERM BORROWINGS *(Rupees in Lakh)*

Particulars	As at March 31, 2025	As at March 31, 2024
SECURED AT AMORTISED COST		
A) Credit Facilities Repayable on Demand From Bank		
- Cash Credit from Banks	**1,684.82**	1,780.55
B) Current maturities of Long term debt (Refer Note-16)	**16,721.87**	30,096.84
C) UNSECURED AT AMORTISED COST		
- Related Parties	**871.86**	879.87
- From others	**-**	385.00
	19,278.55	33,142.27

NOTES:

20.1 Cash Credit from Scheduled Banks are secured by charge over unencumbered/ free stocks of materials, unsold finished stock, construction work-in-progress, book-debts of the Company, Commercial Flat, Office premises and storage spaces at Indra Prakash Building (Lease hold building), Commercial Plot at Rewari, Unsold residential units at Lucknow, Unsold area and Corporate office at Ghaziabad (Freehold Building), Unsold area at Karnal and have been guaranteed by promoter director and Corporate Guarantee of Geo Connect Ltd. The rate of interest are as per the respective sanction letters.

20.2 Cash Credit from Banks referred above to the extent of:

Rs. 1,684.82 Lakh have been guaranteed by the promoter director (previous year- 1,780.55 Lakh)

Rs. 1,684.82 Lakh have been guaranteed by the subsidiary company. (previous year- 1,780.55 Lakh)

20.3 Unsecured Loans from Others referred above to the extent of:

Rs. Nil Lakh have been guaranteed by the promoter director (previous year- 180 Lakh)

NOTE 21 : TRADE PAYABLES *(Rupees in Lakh)*

Particulars	As at March 31, 2025	As at March 31, 2024
- Micro and Small Enterprises- (Refer Note 40)	**56.45**	**46.72**
- Others	**16,368.20**	**16,457.09**
	16,424.64	**16,503.81**

21.1 Trade payables ageing schedule for the year ended as on March 31, 2025 and March 31, 2024

(A)	PARTICULARS	O/S AS ON MARCH 31, 2025 FROM THE DUE DATE OF PAYMENT					
		Not due	**Less than 1 year**	**1-2 Years**	**2-3 Years**	**More than 3 year**	**Total**
	I MSME	-	42.21	9.00	0.24	5.00	**56.45**
	II Others	655.15	2,624.60	835.52	1,270.69	10,982.23	**16,368.20**
	III Disputed Due-MSME	-	-	-	-	-	**-**
	IV Disputed Due-Others	-	-	-	-	-	**-**
	Total Trade payables	**655.15**	**2,666.81**	**844.52**	**1,270.93**	**10,987.23**	**16,424.65**
(B)	**PARTICULARS**	**O/S AS ON MARCH 31, 2024 FROM THE DUE DATE OF PAYMENT**					
		Not due	**Less than 1 year**	**1-2 Years**	**2-3 Years**	**More than 3 year**	**Total**
	I MSME	-	41.48	0.24	-	5.00	**46.72**
	II Others	1,360.72	2,478.96	1,392.30	899.04	10,326.07	**16,457.09**
	III Disputed Due-MSME	-	-	-	-	-	**-**
	IV Disputed Due-Others	-	-	-	-	-	**-**
	Total Trade payables	**1,360.72**	**2,520.44**	**1,392.54**	**899.04**	**10,331.08**	**16,503.81**

21.2 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.

21.3 Trade payables includes Rs. 1,974.90 Lakh (Previous year : Rs. 1,892.22 Lakh) payable to related parties.

Note 22 : OTHER FINANCIAL LIABILITIES (CURRENT) *(Rupees in Lakh)*

Particulars	**As at March 31, 2025**	As at March 31, 2024
Interest accrued and due on borrowings	**34.55**	**13,936.98**
Interest accrued but not due on borrowings	**-**	**13.37**
Unclaimed matured deposits (Including Interest accrued and due on unclaimed matured deposits)	**736.36**	**186.71**
Security Deposits/ Retention Money	**989.44**	**988.15**
Other Payables	**8,255.50**	**6,658.09**
	10,015.84	**21,783.30**

NOTE:

22.1 The Other payables referred above includes Brokerage Provision, Customer Refund, payable to Associates Co. and Staff Imprest. Further Other Payable Includes Rs. 64.74 Lakh (Previous Year: Rs. 11.50 Lakh) payable to subsidiary company and Rs. 649.37 Lakh (Previous Year: Rs. 788.83 Lakh) payable to other related parties.

22.2 Further Security Deposit includes Re. 125.00 Lakh (Previous Year Rs.125.00 Lakh) payable to subsidiary Company.

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 *(Rupees in Lakh)*

Particulars	**As at March 31, 2025**	As at March 31, 2024
- Provision for compensated absences	**34.18**	**24.15**
- Provision for litigation matters [Refer Note 33(b)]*	**4,000.30**	**1,037.30**
- Provision for Gratuity (Refer Note 45)	**418.97**	**372.03**
	4,453.45	**1,433.49**

*** Disclosure relating to provision pursuant to Ind AS 37- Provisions, Contingent Liabilities and Contingent Assets**

(Rupees in Lakh)

Particulars	**As at March 31, 2025**	As at March 31, 2024
Opening Balance	**1,037.30**	**614.01**
Additions	**2,963.00**	**423.29**
Utilisations	**-**	**-**
Closing Balance	**4,000.30**	**1,037.30**

NOTE 24 : OTHER CURRENT LIABILITIES *(Rupees in Lakh)*

Particulars	**As at March 31, 2025**	As at March 31, 2024
Advances from Customers (Contract Liability)	**57,686.35**	**76,066.49**
Other payables- Statutory Dues Payable	**1,027.04**	**1,024.90**
- Others	**906.98**	**547.31**
	59,620.37	**77,638.70**

NOTES:

24.1 The Advances from Customers referred above includes Rs 1,510.46 Lakh (Previous Year: Rs.1,427.21 Lakh) received from subsidiary Companies and Rs.172.26 Lakh (Previous Year: Rs. 55.04 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.

NOTE 25 : REVENUE FROM OPERATIONS

(Rupees in Lakh)

Particulars	As at March 31, 2025	As at March 31, 2024
A) Real Estate Operations		
- Sale of Commercial/Residential Flats, Shops, Houses and Plots	**35,073.79**	**37,625.97**
- Other Operating Income	**1,484.48**	**1,041.77**
B) Services		
- Contract Work	**60.00**	**-**
	36,618.27	**38,667.74**

Disaggregate Revenue Information

The table below represents disaggregated revenues from contracts with customers for the year ended March 31, 2025 & March 31, 2024 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.

(Rupees in Lakh)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Revenue by Nature/ Category		
A) Real Estate Operations		
(i) Sale of Commercial/Residential Flats, Shops, Houses and Plots	35,073.79	37,625.97
(ii) **Other Operating Income**		
- Interest From Customers	192.60	167.42
- Rent Received	416.46	411.10
- Administration Charges	231.32	369.53
- Forfeiture against cancellation	165.69	63.69
- Surrender of Rights	478.42	30.03
B) Services	60.00	-
Total	**36,618.27**	**38,667.74**
Contract Balances		
Trade receivables from contracts (refer note 8)	10,463.29	10,713.13
Contract Assets	-	-
Advance from customers (Contract Liabilities) (refer note 24)	57,686.35	76,066.49

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.

Contract liabilities include amount received from customers as per the instalments stipulated in the buyer agreement to deliver properties once the properties are completed and control is transferred to customers.

Set out below is the amount of revenue recognised from: *(Rupees in Lakh)*

Particulars	**Year ended March 31, 2025**	Year ended March 31, 2024
Movement of Contract liability		
Amounts included in contract liabilities at the beginning of the year	76,066.49	99,886.24
Amount received/ Adjusted against contract liability during the year	16,693.65	13,806.22
Performance obligations satisfied in current year	(35,073.79)	(37,625.97)
Amounts included in contract liabilities at the end of the year	**57,686.35**	**76,066.49**

NOTE 26 : OTHER INCOME

(Rupees in Lakh)

Particulars	**Year ended March 31, 2025**	Year ended March 31, 2024
- Interest		
- From Bank	**84.82**	**58.10**
- From Others	**0.09**	**0.05**
- on Income Tax Refund	**15.18**	**-**
- Profit on Sale of property, plant & Equipments	**5.28**	**30.32**
- Credit balance written back	**-**	**49.72**
- Miscellaneous Income	**51.22**	**129.33**
- Gain on account of initial measurement of Financial Liability as per INDAS	**1,623.97**	**-**
	1,780.56	**267.52**

NOTE 27 : COST OF CONSTRUCTION

(Rupees in Lakh)

Particulars	**Year ended March 31, 2025**	Year ended March 31, 2024
Opening Balance of Projects-in- Progress	**1,09,194.74**	**1,30,200.66**
Add: Expenses Incurred during the year		
- Payments Against Land	**1,089.77**	**24.87**
- Payment to Collaborators	**459.90**	**387.93**
- Expenses Through Contractors	**972.55**	**1,923.50**
- Materials/Stores Consumed	**1,039.91**	**1,349.00**
- Plan Submission Fee	**402.11**	**628.66**
- Salary, Wages & Other Benefits	**153.96**	**190.32**
- External Development Charges	**707.73**	**155.55**
- Infrastructure Development Charges	**14.94**	**34.49**
- Sundry Expenses	**1,543.00**	**2,271.68**
- Finance Charges	**41.52**	**83.58**
- Repair and Maintenance- Plant and Machinery	**9.17**	**5.60**
- Depreciation	**134.90**	**153.77**
- Architect Fees	**0.90**	**8.90**
	1,15,765.10	**1,37,418.51**
Less:		
- Miscellaneous Income	**0.84**	**0.16**
- Closing Balance of Project-in- Progress	**84,677.26**	**1,09,194.74**
Cost of Construction charged to Statement of Profit and Loss	**31,087.01**	**28,223.60**

Notes to Standalone Financial Statements for the year ending March 31, 2025

Note 28 : CHANGE IN INVENTORY OF STOCK-IN-TRADE *(Rupees in Lakh)*

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Stock as on 31.03.2025		
- Commercial Flats, Shops, Houses, Plots, Farms etc.	**606.74**	**540.85**
Stock as on 31.03.2024		
- Commercial Flats, Shops, Houses, Plots, Farms etc.	**540.85**	**613.50**
	(65.89)	**72.65**

NOTE 29 : EMPLOYEE BENEFITS EXPENSE *(Rupees in Lakh)*

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
- Salaries, Wages, Commission and Other Benefits	**898.18**	**771.92**
- Contribution to Provident and Other Funds	**116.86**	**105.86**
- Staff Welfare	**29.48**	**35.00**
	1,044.53	**912.78**

NOTE 30 : FINANCE COST *(Rupees in Lakh)*

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Interest Expense on borrowings	**2,967.41**	**6,482.92**
Interest on Income Tax For Earlier Years	**0.10**	**-**
Other Borrowing Costs	**66.68**	**86.48**
	3,034.18	**6,569.39**
Less: Interest Charged to Projects-in-Progress	**-**	**-**
	3,034.18	**6,569.39**

NOTE 31 : DEPRECIATION

(Rupees in Lakh)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Depreciation on Property,plant & equipment	273.79	305.93
Less : Charged to Project in Progress Account	134.90	153.77
	138.89	152.14

NOTE 32 : OTHER EXPENSES

(Rupees in Lakh)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Rent	285.69	311.00
Repair and Maintenance		
- Plant and Machinery	0.61	0.71
- Building	2.33	0.06
- Others	108.47	97.46
Brokerage and Commission	333.77	705.25
Travelling & Conveyance	156.18	117.51
Payment to Auditors		
- Audit Fee	8.50	8.25
- Limited Review	6.00	4.50
- Tax Audit Fee	2.00	2.00
- Others (OPE)	0.50	1.44
Directors' Fees	14.90	15.20
Charity & Donations	0.11	0.05
Loss on Sale of Fixed Assets	17.32	-
Other Administrative Expenses	818.03	1,076.87
Loss on account of remeasurement of Financial Liability as per INDAS	478.30	-
Legal & Professional Charges	169.14	136.05
Business Promotion	43.72	12.22
Rates & Taxes	100.63	30.45
Total Other Expenses	2,546.19	2,519.02

NOTE 33 : EXCEPTIONAL ITEM

(Rupees in Lakh)

Particulars		Year ended March 31, 2025	Year ended March 31, 2024
Gain on Account of Borrowing restructured	(a)	11,329.01	-
Provision/expenses on account of litigation matters	(b)	(5,270.33)	-
Gain on account of disposal of tax litigation	(c)	-	549.25
Loss on account of impairment of investment in Subsidiary	(d)	-	(501.59)
Total		6,058.68	47.66

(a) During the year ended March 31, 2025 the lenders have restructured the borrowings of the company thereby resulting in an exceptional income of Rs. 11,329.01 Lakhs.

(b) During the year ended March 31, 2025 the company has recognized provision/expenses on account of litigation matters.

(c) During the year ended March 31, 2024, the company has obtained a benefit of Rs. 235.21 Lakhs on adoption of 'Haryana One Time Settlement' scheme issued by the Government of Haryana and on adoption of 'Punjab One Time Settlement' scheme issued by the Government of Punjab.

(d) During the year ended March 31, 2024, the company has recognized an impairment loss on its investment (equity shares and loan) in Housing Construction & Lanka Private Limited (a wholly-owned subsidiary company in Sri Lanka) amounting to Rs. 501.59 Lakhs.

NOTE 34 : CONTINGENT LIABILITIES AND COMMITMENTS
(TO THE EXTENT NOT PROVIDED FOR)

(Rupees in Lakh)

Particulars	As at March 31, 2025	As at March 31, 2024
33.1 Contingent Liabilities		
i) Guarantees		
- Guarantees given by the Company to Banks/Financial Institutions against credit facilities extended to third parties. (to the extent of outstanding principal amount of loan)	**6,875.00**	8,200.00
ii) Claims against the Company not acknowledged as Debts		
- Income Tax/ Wealth Tax demand being disputed by the Company [refer note (a) & (b) below]	**1,986.31**	2,227.49
- Sales Tax demand being disputed by the Company [refer note (c) below]	**364.91**	340.10
- Stamp Duty demand being disputed by the Company [refer note (d) below]	**586.51**	586.51
- Claims by customers for refund of amount deposited/ Compensation/ Interest (to the extent quantifiable) (Gross)	**11,661.26**	12,966.39
- GST demand being disputed by the Company [refer note (e) below]	**26.14**	-
- Other Claims against the Company not acknowledged as debts	**0.00**	2,684.33
	21,500.13	27,004.81
Less: Provision for Litigation Matters	**(4,000.30)**	(1,037.30)
	17,499.83	**25,967.51**

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.1,281.14 Lakh (Previous Year: Rs. 1,261.59 Lakh) against the Company. The Company has filed special leave petition before the Supreme Court against the addition of Rs. 1,100.32 Lakhs (Previous Year Rs 1,080.77 Lakh) by virtue of the order of the Delhi High Court which has been admitted by the Supreme Court and for the balance Rs 180.82 Lakhs (Previous Year Rs 180.82 Lakhs) the company has moved appeals which are pending before the ITAT/CIT. A further liability of Rs. Nil (Previous Year: Rs.360.42 Lakh) on account of ALV is estimated in respect of cases where the department has gone into appeal and the matter is presently sub-judice, however, owing to the circulars No. 05/2024 and 09/2024 dated March 15, 2024 and September 17, 2024 respectively, management is of the view that the cases would not be tenable. Further in respect of certain assessment years the company has gone into appeals on various matters at different forums for an amount of Rs.489.58 Lakhs (Previous Year Rs. 750.31 Lakhs).

b) Commissioner of income tax has issued a notice to the company for TDS demand amounting to Rs 215.59 Lakhs (Previous Year - Rs.215.59 Lakhs) in respect of non deduction of TDS on expenses incurred by the company like external development charges ,brokerage etc. The same has been disputed by the company against the commissioner of income tax at CIT(Appeals). Pending final decision in the matter, management is of the view that the company has good chances of getting the matter decided in its favour and hence no provisioning in respect of the said matter has been done in the books of accounts.

c) 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.364.91 Lakh (Previous Year: Rs.340.10 Lakh) against the Company which are being disputed by the Company before the appellate authorities. Against these demands, the Company has paid Rs.160.12 Lakh (Previous Year: Rs.160.12 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.

d) The Revenue Authorities of different states have raised demands of Rs.586.51 Lakh (Previous Year: Rs.586.51 Lakh) towards deficiency in Stamp Duty on purchase of land / registration of agreements. Against these demands, the Company has paid Rs.251.53 Lakh (Previous Year: Rs.251.53 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.

e) The Revenue Authorities have disallowed some input tax credit resulting in demand of Rs. 26.14 Lakhs (Previous Year Rs. Nil), which has been disputed by the Company.

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 01 April 1989 to 10 February 2000, Income Tax Appealet Tribunal (ITAT) has given full relief to the company and rejected departments ground of appeal for tax claim of Rs. Nil (Previous Year: Rs.127.07 Lakh). In respect of the said case, the department has moved appeals in High Court. Further, in respect of assessment of certain years, demands had been raised by the Income Tax Department against the Company amounting to Rs. Nil (Previous Year: Rs.564.64 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 mentioned matters are presently sub-judice, however, owing to the circulars No. 05/2024 and 09/2024 dated March 15, 2024 and September 17, 2024 respectively, management is of the view that the cases would not be tenable.

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 year Assessment Year 2014-15, 2015-16, 2016-17 & 2017-18 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.1,268.55 Lakh (Previous Year: Rs.1,268.55 Lakh), out of the mentioned demand, demand of Rs 981.07 (Previous year Rs 981.07 Lakhs) has been contested by the company and Rs 287.48 Lakhs (Previous Year Rs 287.48 Lakhs) has been contested by department. 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.

v) During the financial year 2021-22, the assessment for assessment year 2013-14 was reopened by issue of notice u/s 148 of Income Tax Act. The assessment in this case was completed u/s 143(3) read with section 147 and a demand (adjusted for refund) of Rs. 2,641.73 Lakh (including interest) (Previous year 2,643.39 Lakh) has been raised by the Income Tax Department. The assessee company preferred an appeal before Hon’ble CIT (A) against additions made by order u/s 143(3)/ 147. The assessee raised several grounds of appeal and is very hopeful of getting full relief under appeal.

vi) There has been a Supreme Court (SC) judgement dated February 28, 2019, relating to components of salary structure that need to be taken into account while computing the contribution to provident fund under the EPF Act. There are interpretative aspects related to the Judgement including the effective date of application. Pending decision on the subject review petition and directions from the EPFO, the impact for the past period, if any, was not ascertainable and consequently no effect was given in the books of accounts.

34.2 Due to unascertainable outcome for pending litigation matters with Court/Appellate Authorities, the company’s management expects no material adjustments on the standalone financial statements. Further, the company may be liable to pay compensation and interest, if any under certain agreements and civil cases preferred against the Company. The actual liability on account of contingencies may differ from the provisions already created in the books of accounts.

Notes to Standalone Financial Statements for the year ending March 31, 2025

34.3 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 31,2025 the Company has paid Rs. 5,821.91 Lakh (Previous Year: Rs. 5,723.37 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.

35 The Company has made provision, as required under the applicable law or Indian accounting standards, for material foreseeable losses, if any, on Long term contracts. Further, the company did not have any derivative contracts.

36 There have been no delays in transferring amounts required to be transferred to the Investor Education and Protection Fund.

37 The Company has no outstanding derivative or foreign currency exposure as at the end of the current year and previous year.

38 Inventory of Land includes Rs.591.12 Lakh (Previous Year: Rs 652.34 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.

39 Based on the guiding principles given in Ind AS -108 "Operating Segment", the Company is mainly engaged in the business of real estate development viz. construction of residential/commercial properties. As the Company's business actually falls within a single segment, the disclosure requirement of Ind AS – 108 in this regard is not applicable.

40 The information as required to be disclosed pursuant under the Micro, Small and Medium Enterprises Development Act, 2006 (MSMED Act, 2006) has been determined to the extent such parties have been identified based on the information information available with the Company.

(Rupees in Lakh)

Particulars	**As at March 31, 2025**	As at March 31, 2024
a) Principal amount remaining unpaid to any supplier as at the end of accounting year	56.45	46.72
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	-	-

40 Corporate Social Responsibility (CSR) Expenditure *(Rupees in Lakh)*

Particulars	**For the year 2024-25**	For the year 2023-24
a) Gross amount required to be spent by the Company during the year	**-**	-
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	**-**	-
Total	**-**	-

42 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. During the year ended March 31, 2024, the company has obtained a benefit of Rs. 235.02 Lakh on adoption of 'Haryana One Time Settlement' scheme issued by the Government of Haryana as a result of which the company is no longer required to repay the outstanding balance of VAT payable under the composition scheme for the period April 1, 2014 to June 30, 2017.

43 Particulars of Earning per equity share (Basic & Diluted)

Particulars	**For the year 2024-25**	For the year 2023-24
- **Net profit / (Loss) for the year**	1,913.93	375.41
- Number of Equity shares at the beginning of the year	**6,96,35,828**	6,96,35,828
- Number of Equity shares at the year end	**6,96,35,828**	6,96,35,828
- Weighted Average number of equity shares for basic & diluted EPS	**6,96,35,828**	6,96,35,828
- Nominal value of the equity share (Rs.)	**10.00**	10.00
- Basic & Diluted earning per share (Rs)*	**2.75**	**0.54**

*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 Leases

The Company has taken various residential / commercial premises under cancellable operating leases. These leases are normally renewable on expiry. The detail of lease charges recognised during the year are as follows:

Operating Lease arrangements- As Lessee

Particulars	**For the year 2024-25**	For the year 2023-24
i. Amount recognized in Statement of Profit and Loss		
Interest on Lease Liabilities	-	-
Included in Rent Expenses: Expense relating to Short-Term Leases	**285.69**	311.00
ii. Amounts recognised in the Statement of Cash Flows		
Total cash outflow for leases	**285.69**	311.00

Operating Lease arrangements- As Lessor

The Company has given various residential / commercial premises under cancellable operating leases. These leases are normally renewable on expiry. The detail of lease income recognised during the year are as follows:

Particulars	**For the year 2024-25**	For the year 2023-24
Lease Income		
Recognised in statements of profit and loss	**416.46**	411.10

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 Lakh)*

Particulars	Gratuity (Funded)	
	2024-25	2023-24
- Present Value of Obligation at beginning of the year	**383.43**	**310.72**
- Interest cost	**27.40**	**23.04**
- Current Service Cost	**21.40**	**20.15**
- Prior Service Cost	**-**	**-**
- Benefits Paid	**(13.97)**	**(29.01)**
- Actuarial (Gain)/Loss on obligations	**8.91**	**58.54**
- Present Value of Obligation at end of the year	**427.17**	**383.43**

II Reconciliation of opening and closing balances of fair value of plan assets *(Rupees in Lakh)*

Particulars	Gratuity (Funded)	
	2024-25	2023-24
- Fair value of plan assets at beginning of the year	**11.40**	**9.31**
- Expected return/ (Loss) on plan assets	**0.81**	**0.69**
- Contributions	**10.00**	**30.00**
- Benefits Paid	**(13.97)**	**(29.01)**
- Actuarial Gain / (Loss) on Plan assets	**(0.05)**	**0.41**
- Fair value of plan assets at end of the year	**8.20**	**11.40**

III Reconciliation of fair value of assets and obligations *(Rupees in Lakh)*

Particulars	Gratuity (Funded)	
	As at March 31, 2025	As at March 31, 2024
- Fair value of plan assets at end of the year	**8.20**	**11.40**
- Present Value of Obligation at end of the year	**427.17**	**383.43**
- (Net Asset)/ Liability recognized in Balance Sheet	**418.97**	**372.03**
- Current Liability	**418.97**	**372.03**
- Non-Current Liability	-	**-**

IV Expenses recognized in the Statement of Profit & Loss *(Rupees in Lakh)*

Particulars	Gratuity (Funded)	
	As at March 31, 2025	As at March 31, 2024
- Current Service Cost	**21.40**	**20.15**
- Past Service Cost	**-**	**-**
- Interest Cost	**27.40**	**23.04**
- Expected return/ (Loss) on plan assets	**0.81**	**0.69**
- Expenses recognized in the Statement of Profit & Loss	**47.99**	**42.50**

V Other comprehensive income (OCI) *(Rupees in Lakh)*

Particulars	Gratuity (Funded)	
	As at March 31, 2025	As at March 31, 2024
- Actuarial (Gain) / Loss on obligations	**8.91**	**58.54**
- Actuarial (Gain) / Loss on Plan assets	**0.05**	**(0.41)**
- Net (Income) / Expense recognised in Other Comprehensive Income	**8.96**	**58.12**

VI Actuarial Assumptions *(Rupees in Lakh)*

Particulars	Gratuity (Funded)	
	2024-25	2023-24
a. Financial assumption		
- Discount Rate (per annum)	**6.75%**	**7.15%**
- Salary Escalation (per annum)	**5.0%**	**5.0%**
b. Demographic assumptions		
- Retirement age	**58 Years**	**58 Years**
- Attrition/Withdrawal rates, based on age: (per annum)		
Upto 44 years	**2.0%**	**2.0%**
Above 44 years	**1.0%**	**1.0%**

VII Experience adjustments- Gratuity (Funded)

Particulars	Gratuity (Funded)				
	31.03.2025	**31.03.2024**	**31.03.2023**	**31.03.2022**	**31.03.2021**
- PVDBO	**427.17**	383.43	310.72	302.74	337.62
- FV of Plan Assets	**8.20**	11.40	9.31	45.53	95.32
- Funded Assets (Surplus)/Deficit	**418.97**	372.03	301.41	257.21	242.31
- Experience gain/(Loss) adjustment on Plan Liabilities	**(8.91)**	(58.54)	(4.43)	21.54	3.44
- Experience gain/(Loss) on Plan Assets	**(0.05)**	0.41	(3.11)	(2.53)	2.15

VIII Maturity Profile of the Defined Benefit Obligation (Undiscounted values)

Particulars	**Year Ended March 31, 2025**	Year Ended March 31, 2024
- Within the next 12 months	145.41	111.99
- Between 2 to 5 years	134.80	120.18
- Above 6 years	410.46	421.87

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.

Particulars	Change in assumptions	Gratuity (Funded)	
		Year Ended March 31, 2025	Year Ended March 31, 2024
- Discount rate	Increase by 1%	**23.62**	21.83
	Decrease by 1%	**(26.63)**	(24.64)
- Salary escalation rate	Increase by 1%	**(22.45)**	(21.60)
	Decrease by 1%	**21.26**	20.39

- 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 Company's liability for earned leaves. The amount of provision of Rs.34.18 Lakh (Previous Year: Rs.24.15 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 March 31, 2025	Year Ended March 31, 2024
In Statement of Profit and Loss	**11.57**	10.87
In Other Comprehensive Income	**13.77**	9.46
Total (Income)/Expense recognised during the year (before tax)	**25.34**	20.33

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.62.54 Lakh (Previous Year: Rs.57.00 Lakh).

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 exit 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 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. Kushagr Ansal (Managing Director & Chief Executive Officer w.e.f. October 01, 2024) Mrs. Iqneet Kaur (Non-Executive Independent Director) Mrs. Neha Ansal (Non-Executive Director till March 4, 2024) Mr. Bal Krishan Sharma (Non-Executive Independent Director) Mr. Rajendra Sharma (Non-Executive Director w.e.f March 30, 2024) Mr. Tarun Kathuria (Chief Financial Officer) Mr. Som Nath Grover (Company Secretary till December 16, 2023) Mrs. Shalini Talwar (Company Secretary w.e.f December 17, 2023)
3	Relatives of Key Management Personnel (With whom transaction taken place during the year)	M/s Deepak Ansal-(H.U.F)- (Mr. Kushagr Ansal, Karta) M/s Estate of Deepak Ansal Mrs. Divya Ansal (Mother of Mr. Kushagr Ansal) Mr. Karun Ansal [President (Projects)] (Brother of Mr. Kushagr Ansal) Mrs. Megha Ansal (wife of Mr. Kushagr Ansal) Mrs. Neha Ansal (wife of Mr. Karun Ansal)
4	Associates	M/s Optus Carona Developers Pvt. Ltd.

Notes to Standalone Financial Statements for the year ending March 31, 2025

5	Enterprise over which KMP and their relatives have significant influence (SI)	M/s Infinet India Pvt. Ltd. M/s Akash Deep Portfolios Private Ltd. M/s Suraj Kumari Charitable Trust M/s AHCL 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 Ansal facility Management Private Ltd. (formerly known as M/s. Toptrack real estate pvt ltd) M/s SEMS Estate Management Services Pvt. Ltd. (formerly known as M/s. Sanjay Tubes Pvt Ltd) M/s Sanjay Credits Pvt. Ltd. M/s Ansal Land & Housing Private Ltd. M/s Ansal Construction Pvt Ltd (formerly known as M/s Ansal Rep Construction International Pvt. Ltd.) M/s Ansal Theatres and Clubotels Pvt. Ltd. M/s Ansal Development Pvt. Ltd.
6	Trust Employee Benefit	Ansal Housing & Construction Ltd. Group Gratuity Trust

b) The following transactions were carried out with the related parties in the ordinary course of business

(Rupees in Lakh)

Particulars	Current Year (31.03.2025)					31.03.2024
	Subsidiaries	KMP & Its Relatives	Associates	Entites over which KMP & its Relatives have SI	Total	Total
Rent received						
M/s Ansal Clubs Pvt. Ltd.				2.40	**2.40**	**2.40**
M/s Geo Connect Ltd.	141.58				**141.58**	**142.94**
Expenses Reimbursed from						
M/s Geo Connect Ltd.	213.52				**213.52**	**166.16**
M/s Identity Buildtech Pvt. Ltd.	61.06				**61.06**	**89.04**
Expenses Reimbursed to						
M/s SEMS Estate Management Services Pvt. Ltd.				33.07	**33.07**	**-**
Sale of Fixed Assets						
M/s SEMS Estate Management Services Pvt. Ltd.				19.50	**19.50**	**-**
Remuneration						
Mr. Karun Ansal		40.19			**40.19**	**39.97**
Mr. Kushagr Ansal		23.58			**23.58**	**1.13**
Mr. Tarun Kathuria		51.41			**51.41**	**46.63**
Mr. Som Nath Grover		-			**-**	**27.14**
Mrs. Shalini Talwar		12.51			**12.51**	**2.93**
Sitting Fee						
Mrs. Neha Ansal		-			**-**	**4.40**
Bal Kishan Sharma		5.30			**5.30**	**4.80**
Mrs. Iqneet Kaur		5.30			**5.30**	**5.20**
Mr. Rajendra Sharma		4.30			**4.30**	**0.80**

Notes to Standalone Financial Statements for the year ending March 31, 2025

(Rupees in Lakh)

Particulars	Current Year (31.03.2025)					31.03.2024
	Subsidiaries	KMP & Its Relatives	Associates	Entites over which KMP & its Relatives have SI	Total	Total
Commission given for Services Provided by						
M/s Geo Connect Ltd.	41.02				**41.02**	**29.37**
Profit share under land collaboration						
M/s Identity Buildtech Pvt. Ltd.	2.25				**2.25**	**6.58**
M/s Anjuman Buildcon Pvt. Ltd.	106.91				**106.91**	**-**
M/s Wrangler Builders Pvt. Ltd.	319.86				**319.86**	**-**
Advance Paid to/ (Recovered from)/ Adjusted- Net						
M/s Maestro Promoters Pvt. Ltd.	(4.52)				**(4.52)**	**2.52**
M/s Wrangler Builders Pvt. Ltd.	(274.11)				**(274.11)**	**0.02**
M/s Geo Connect Ltd.	(135.05)				**(135.05)**	**-**
M/s Anjuman Buildcon Pvt. Ltd.	(222.93)				**(222.93)**	**0.04**
M/s A.R. Infrastructure Pvt. Ltd.	(6.39)				**(6.39)**	**0.01**
M/s A.R. Paradise Pvt. Ltd.	0.11				**0.11**	**(2.49)**
M/s Fenny Real Estate Pvt. Ltd.	0.02				**0.02**	**0.02**
M/s Third Eye Media Pvt. Ltd.	0.01				**0.01**	**0.01**
M/s Sunrise Facility Management Pvt. Ltd.	0.53				**0.53**	**0.02**
M/s Aevee Iron & Steel Works Pvt. Ltd.	0.04				**0.04**	**0.02**
M/s Andri Builders & Developers Pvt. Ltd.	0.03				**0.03**	**(6.18)**
M/s VS Infratown Pvt. Ltd.	1.54				**1.54**	**6.42**
M/s Identity Buildtech Pvt. Ltd.	1,040.48				**1,040.48**	**945.61**
M/s Cross Bridge Developers Pvt. Ltd.	0.02				**0.02**	**0.52**
M/s Shamia Automobiles Pvt. Ltd.	0.02				**0.02**	**0.01**
M/s Oriane Developers Pvt. Ltd.	81.00				**81.00**	**0.14**
M/s Optus Carona Developers Pvt. Ltd.			-		**-**	**8.61**
M/s Snow White Cable Network Pvt. Ltd.				-	**-**	**0.02**
M/s Global Consultants & Designers Pvt. Ltd.				-	**-**	**0.05**
M/S Ansal Development Pvt. Ltd.				-	**-**	**(0.05)**
Sale of Inventory						
M/s Geo Connect Ltd.	297.66				**297.66**	**-**
M/s Ansal Land & Housing Pvt. Ltd.				1,886.67	**1,886.67**	**-**
Amount Refunded against Booking						
M/s Geo Connect Ltd.	91.58				**91.58**	**-**
M/s Sanjay Credits Pvt. Ltd.				49.04	**49.04**	**-**
Cancellation of Allotment of Plots/Flats						
Mr. Kushagr Ansal		44.98			**44.98**	**46.87**
Mr. Karun Ansal		23.56			**23.56**	**44.98**
Liability created/(reduced) on account of Bank loan repaid by Promoter						
Mr. Kushagr Ansal		-			**-**	**(1.50)**

Notes to Standalone Financial Statements for the year ending March 31, 2025

(Rupees in Lakh)

Particulars	Current Year (31.03.2025)					31.03.2024
	Subsidiaries	KMP & Its Relatives	Associates	Entites over which KMP & its Relatives have SI	Total	Total
Guarantee Given during the year						
M/s Identity Buildtech Pvt. Ltd.	-	-	-			**500.00**
Loan Repaid (including Interest) during the year						
Mrs.Divya Ansal		8.01			**8.01**	**-**
M/s Ansal Development Pvt. Ltd.				1,301.01	**1,301.01**	**162.00**
M/s Ansal Land & Housing Pvt. Ltd.				787.41	**787.41**	**-**
M/s Ansal Clubs Pvt. Ltd.				4.95	**4.95**	**2.00**
M/s Ansal Construction Pvt Ltd				876.12	**876.12**	**75.00**

c) Balances as at March 31, 2025 *(Rupees in Lakh)*

Particulars	Current Year (31.03.2025)					As at 31.03.2024
	Subsidiaries	KMP & Its Relatives	Associates	Entites over which KMP & its Relatives have SI	Total	Total
Investment in Subsidiary/Associate						
M/s Housing & Construction Lanka Pvt. Ltd.	491.67				**491.67**	**491.67**
M/s Housing & Construction Lanka Pvt. Ltd. (Provision-Investment Value Impairment)	(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 Third Eye Media Pvt. Ltd.	1.00				**1.00**	**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 Oriane Developers Pvt. Ltd. (Provision-Investment Value Impairment)	(500.25)				**(500.25)**	**(500.25)**
M/s Optus Crona Developers Pvt. Ltd.			125.01		**125.01**	**125.01**
Trade Receivables						
M/s Identity Buildtech Pvt. Ltd.	-	-			**-**	**310.89**

Notes to Standalone Financial Statements for the year ending March 31, 2025

(Rupees in Lakh)

Particulars	Current Year (31.03.2025)					As at 31.03.2024
	Subsidiaries	KMP & Its Relatives	Associates	Entites over which KMP & its Relatives have SI	Total	Total
Other Assets- Advance against Land						
M/s Maestro Promoters Pvt. Ltd.	87.62				**87.62**	**87.62**
M/s. Wrangler Builders Pvt. Ltd.	1,128.09				**1,128.09**	**1,402.23**
M/s Anjuman Buildcon Pvt. Ltd.	928.92				**928.92**	**1,152.01**
M/s Andri Builders & Developers Pvt. Ltd.	204.94				**204.94**	**204.94**
M/s VS Infratown Pvt. Ltd.	58.98				**58.98**	**58.98**
M/s Cross Bridge Developers Pvt. Ltd.	-				**-**	**34.70**
M/s Oriane Developers Pvt. Ltd.	-				**-**	**81.00**
M/s Shamia Automobile Pvt. Ltd.	101.50				**101.50**	**101.50**
Debit Balance Outstanding						
M/s Geo Connect Ltd.	-				**-**	**84.53**
M/s Sunrise Facility Management Pvt. Ltd.	3.16				**3.16**	**2.63**
M/s. Wrangler Builders Pvt. Ltd.	3.10				**3.10**	**3.07**
M/s. Anjuman Buildcon Pvt. Ltd.	4.58				**4.58**	**4.42**
M/s Optus Crona Developers Pvt. Ltd.			10.12		**10.12**	**10.12**
M/s Housing & Construction Lanka Pvt. Ltd.	9.93				**9.93**	**9.93**
M/s Housing & Construction Lanka Pvt. Ltd. (Provision-Investment Value Impairment)	(9.93)				**(9.93)**	**(9.93)**
M/s. Identity Buildtech pvt ltd	821.75				**821.75**	**1,602.04**
M/s Fenny Real Estate Pvt. Ltd.	2.66				**2.66**	**2.63**
M/s Shamia Automobile Pvt. Ltd.	3.39				**3.39**	**3.37**
M/s Oriane Developers Pvt. Ltd.	6.37				**6.37**	**4.85**
M/s Cross Bridge Developers Pvt. Ltd.	34.72				**34.72**	**-**
M/s Ansal Land & Housing Pvt. Ltd.				18.87	**18.87**	**-**
Other Financial Liability- Security Deposit						
M/s Identity Buildtech Pvt. Ltd.	125.00				**125.00**	**125.00**
Other Financial Liability- Customer refund Outstanding						
M/s Suraj Kumari Charitable Trust				79.12	**79.12**	**79.12**
Mr. Kushagr Ansal		91.85			**91.85**	**46.87**
Mr. Karun Ansal		68.53			**68.53**	**44.98**
M/s Geo Connect Ltd.	0.73				**0.73**	**0.73**
Borrowings						
Estate of Deepak Ansal		456.32			**456.32**	**456.32**
Mrs. Divya Ansal		80.92			**80.92**	**88.93**
Mr. Kushagr Ansal		334.63			**334.63**	**334.63**
M/s Sungrace Securities Services Pvt. Ltd.				448.87	**448.87**	**448.87**
M/s Global Consultants & Designers Pvt. Ltd.				129.22	**129.22**	**129.22**
M/s Akash Deep Portfolios Pvt. Ltd.				451.62	**451.62**	**451.62**
M/s Snow White Cable Network Pvt. Ltd.				431.48	**431.48**	**431.48**

(Rupees in Lakh)

Particulars	Current Year (31.03.2025)					As at 31.03.2024
	Subsidiaries	KMP & Its Relatives	Associates	Entites over which KMP & its Relatives have SI	Total	Total
Other Assets- Advance against Land						
M/s Ansal Development Pvt. Ltd.				2,355.52	**2,355.52**	**3,656.53**
M/s Ansal Land & Housing Pvt. Ltd.				-	**-**	**787.42**
M/s Ansal Construction Pvt Ltd				-	**-**	**876.11**
M/s Ansal Clubs Pvt. Ltd.				37.00	**37.00**	**41.95**
Other Current Liabilities-Customer Advances						
M/s Geo Connect Ltd.	1,359.06				**1,359.06**	**1,357.21**
M/s Aevee Iron & Steel Works Pvt. Ltd.	70.00				**70.00**	**70.00**
M/s A.R. Infrastructure Pvt. Ltd.	52.40				**52.40**	**46.00**
M/s Oriane Developers Pvt. Ltd.	29.00				**29.00**	**-**
M/s Sanjay Credits Pvt. Ltd.				116.87	**116.87**	**-**
M/s Suraj Kumari Charitable Trust				55.04	**55.04**	**55.04**
Other Current Liabilities- Other Payables						
M/s Geo Connect Ltd.	-				**-**	**-**
M/s Third Eye Media Pvt. Ltd.	0.02				**0.02**	**0.03**
M/s A.R. Paradise Pvt. Ltd.	8.95				**8.95**	**9.06**
M/s Aevee Iron & Steel Works Pvt. Ltd.	1.65				**1.65**	**1.68**
M/s Andri Builders & Developers Pvt. Ltd.	2.87				**2.87**	**2.90**
M/s A.R. Infrastructure Pvt. Ltd.	8.27				**8.27**	**1.89**
M/s Maestro Promoters Pvt. Ltd.	15.35				**15.35**	**10.84**
M/s VS Infratown Pvt. Ltd.	20.69				**20.69**	**22.22**
M/s Suraj Kumari Charitable Trust				0.30	**0.30**	**0.30**
M/s Ansal Clubs Pvt. Ltd.				361.27	**361.27**	**360.24**
M/s SEMS Estate Management Services Pvt. Ltd.				80.15	**80.15**	**-**
Mr. Kushagr Ansal		96.86			**96.86**	**67.72**
Mr. Karun Ansal		78.94			**78.94**	**101.77**
Mrs. Megha Ansal		32.43			**32.43**	**32.43**
Mrs. Neha Ansal		44.04			**44.04**	**44.04**
Mr. Tarun Kathuria		7.57			**7.57**	**4.14**
Mr. SN Grover		-			**-**	**3.15**
Mrs Shalini Talwar		3.32			**3.32**	**0.60**
Advance Received Against Expenses Reimbursed From						
M/s Geo Connect Ltd.	50.52				**50.52**	**-**
Guarantees & Collaterals given as on 31.03.2025 (to the extent of principal balance outstanding)						
M/s. Identity Buildtech pvt ltd	6,875.00				**6,875.00**	**8,200.00**

Notes to Standalone Financial Statements for the year ending March 31, 2025

(Rupees in Lakh)

Particulars	Current Year (31.03.2025)					As at 31.03.2024
	Subsidiaries	KMP & Its Relatives	Associates	Entites over which KMP & its Relatives have SI	Total	Total
Credit Balance Outstanding						
M/s Geo Connect Ltd.	5,022.09				**5,022.09**	**5,022.09**
Estate of Deepak Ansal		26.16			**26.16**	**26.16**
Mrs. Divya Ansal		14.39			**14.39**	**34.14**
M/s Ansal Theaters and Clubhotels Pvt. Ltd.				3.47	**3.47**	**3.47**
M/s AHCL Charitable Trust				1.00	**1.00**	**1.00**
Liability created on account of Bank loan repaid by Promoter						
Estate of Deepak Ansal		638.58			**638.58**	**638.58**
Mr. Kushagr Ansal		371.50			**371.50**	**371.50**
Mrs. Divya Ansal		653.64			**653.64**	**653.64**
M/s Sungrace Securities Services Pvt. Ltd.				33.06	**33.06**	**33.06**
M/s Snow White Cable Network Pvt. Ltd.				33.06	**33.06**	**33.06**
M/s Glorious Properties Pvt. Ltd.				33.06	**33.06**	**33.06**
M/s Global Consultants & Designers Pvt. Ltd.				33.06	**33.06**	**33.06**
M/s Akashdeep Portfolios Pvt. Ltd.				33.06	**33.06**	**33.06**
Guarantees & Collaterals taken from as at 31.03.2025 (to the extent of loan outstanding)						
M/s Geo Connect Ltd.	4,679.80				**4,679.80**	**5,751.03**
M/s Meastro Promoters P.Ltd*	3,738.97				**3,738.97**	**5,659.11**
M/s Anjuman Buildcon P.Ltd*	3,738.97				**3,738.97**	**5,659.11**
M/s Wrangler Builders Pvt. Ltd.*	3,738.97				**3,738.97**	**5,659.11**
M/s Identity Buildtech Pvt. Ltd.	2,476.55				**2,476.55**	**2,809.32**
Mr. Kushagr Ansal*		25,557.65			**25,557.65**	**29,985.77**
Estate of Deepak Ansal		2,476.55			**2,476.55**	**8,135.66**

*Net of Ind AS adjustment of Rs. 1,145.67.

Compensation of Key Managerial Personnel

The remuneration of director and other member of Key Managerial Personnel during the year was as follows :

Particulars	2024-25	2023-24
1. Short-term benefits	125.65	116.53
2. Post employment benefits	2.04	1.27
3. Other long-term benefits	-	-
4. Share based payments	-	-
5. Termination benefits	-	-
Total	**127.69**	**117.80**

Note: For details of securities owned by the related parties which have been mortgaged by the company, refer Note 16 of the financial statements.

Note: All transactions with related parties are made on terms equivalent to those that prevail in arm's length transactions. Outstanding balances at the year end are unsecured. For the year ended March 31, 2025, the Company has recorded a provision of impairment of receivables of Rs. Nil from related parties (March 31, 2024- Rs.501.59 lakhs).

47 FINANCIAL INSTRUMENTS

A. Financial Instruments by category and hierarchy(Rs. In Lakh)

(i) **Financial Instruments by Category**

(i) **Financial Instruments by Category** *(Rupees in Lakh)*

Particulars	As at March 31, 2025				As at March 31, 2024			
	Level 3				Level 3			
	Total	Amortised Cost	At cost	FVTPL	Total	Amortised Cost	At cost	FVTPL
Financial assets								
i Investments								
- Investment in subsidiaries at cost	1,365.17	-	1,365.17	-	1,365.17	-	1,365.17	-
- Investment in associate at cost	125.01	-	125.01	-	125.01	-	125.01	-
ii Other financial assets	6,301.39	6,301.39	-	-	5,121.37	5,121.37	-	-
iii Trade receivables	10,463.29	10,463.29	-	-	10,713.13	10,713.13	-	-
iv Cash and cash equivalents	148.83	148.83	-	-	284.16	284.16	-	-
v Bank Balance other than (iv) above	745.95	745.95	-	-	934.49	934.49	-	-
vi Loans	5,795.21	5,795.21	-	-	5,795.21	5,795.21	-	-
Total financial assets	**24,944.85**	**23,454.67**	**1,490.18**	**-**	**24,338.54**	**22,848.36**	**1,490.18**	**-**
Financial liabilities								
i Borrowings	27,967.25	24,228.28	-	3,738.97	35,951.59	35,951.59	-	-
ii Trade Payables	16,424.64	16,424.64	-	-	16,503.81	16,503.81	-	-
iii Other financial liabilities	10,015.84	10,015.84	-	-	21,783.30	21,783.30	-	-
Total financial liabilities	**54,407.73**	**50,668.76**	**-**	**3,738.97**	**74,238.71**	**74,238.71**	**-**	**-**

Note: The Company has disclosed financial instruments such as trade receivables, cash and cash equivalents, loans, other financial assets, trade payables and other financial liabilities at carrying value because their carrying amounts 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

(iii) Movement of financial assets and liabilities considered under Level 3 classification

Financing facilities: *(Rupees in Lakh)*

Particulars	Borrowing
As at 1st April 2023 (including interest accrued)	**-**
Addition	-
Repayment	-
Gain recognised in the statement of profit and loss	-
As at 31 March 2024	**-**
Addition	6,799.64
Repayment	1,915.00
Gain recognised in the statement of profit and loss on account of restructuring	-
Gain recognized on classfication at FVTPL	1,623.97
Loss on account of remeasurement of FVTPL	478.30
As at 31 March 2025	**3,738.97**

(iv) Valuation techniques and significant unobservable inputs (Level 3):

Valuation technique	Instrument	Significant unobservable inputs	Inter-relationship between significant unobservable inputs and fair value measurements measurements
Discounted cashflow technique technique: The valuation model is based on discounted cash flow method of the future repayments as per the agreement discounted at company's weighted average cost of capital	Borrowings	Weighted average cost of capital	The estimated fair value would increase/ (decrease) if discount rate would reduce/ (increase)

(v) Sensitivity Analysis *(Rupees in Lakh)*

Particulars	March 31, 2025
Net impact on profit/loss	**1,145.67**
If discount rate increases by 1%	61.60
	1,207.27
If discount rate decreases by 1%	(63.10)
	1,082.57

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
- **As at 31 March, 2025**						
Long Term Borrowings	25,410.56	17,231.34	4,088.69	4,351.55	885.00	-
Short Term Borrowings	2,556.69	2,556.69	-	-	-	-
Trade Payables	16,424.64	16,424.64	-	-	-	-
Other financial liabilities	10,015.84	9,026.40	989.44	-	-	-
Total	**54,407.73**	**45,239.08**	**5,078.13**	**4,351.55**	**885.00**	**-**
- **As at 31 March, 2024**						
Long Term Borrowings	32,906.16	30,096.84	-	2,809.32	-	-
Short Term Borrowings	3,045.42	3,045.42	-	-	-	-
Trade Payables	16,503.81	15,831.45	672.36	-	-	-
Other financial liabilities	21,783.30	20,795.15	988.15	-	-	-
Total	**74,238.70**	**69,768.88**	**1,660.51**	**2,809.32**	**-**	**-**

Note : Current maturities of long term borrowings have been excluded from short term borrowings and included under long term borrowings.

Note : The Company expects to meets its other obligation's from operating cashflows and proceeds from maturing financial assets.

Financing facilities: *(Rupees in Lakh)*

Particulars	**As at March 31, 2025**	As at March 31, 2024
Secured Cash Credit facility :		
- amount used	1,684.82	1,780.55
- amount unused	569.65	473.92
Total	**2,254.47**	**2,254.47**

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 :

(Rupees in Lakh)

Particulars	As at March 31, 2025	As at March 31, 2024
Variable rate borrowings:		
Long Term	-	5,659.11
Short Term	1,684.82	1,780.55
Total Variable rate borrowings	**1,684.82**	**7,439.66**
Fixed Rate Borrowings		
Long Term	25,410.56	26,055.28
Short Term	871.86	2,456.65
Total Fixed Rate Borrowings	**26,282.43**	**28,511.93**
Total Borrowing	**27,967.25**	**35,951.59**

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 March 31, 2025	As at March 31, 2024
Actual interest cost	2,967.41	6,482.92
if ROI is increased by 1% on outstanding loans then incremental Cost	16.85	74.40
Total interest cost	**2,984.25**	**6,557.31**
if ROI is decreased by 1% on outstanding loans then decremental Cost	16.85	74.40
Total interest cost	**2,950.56**	**6,408.52**

b. Price risk

The Company exposure to price risk arises from investments held and classified in the balance sheet either as fair value through other comprehensive income or at fair value through profit or loss. To manage the price risk arising from investments, the Company diversifies its portfolio of assets.

There are no investments held by the company which are measured at fair value either through profit and loss or fair value through other comprehensive income, hence the Company is not exposed to price risk.

III Credit Risk

Credit risk is the risk that a counterparty fails to discharge its obligation to the Company. The Company's exposure to credit risk is influenced mainly by its real estate customers, cash and cash equivalents, bank balance other than cash and cash equivalents, bank deposits and loans to related parties and project deposits measured at amortised cost. The Company continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls.

(a) Credit risk management

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.

The Company assesses and manages credit risk based on internal credit rating system. Internal credit rating is performed for each class of financial instruments with different characteristics. The Company assigns the following credit ratings to each class of financial assets based on the assumptions, inputs and factors specific to the class of financial assets.

(i) Low credit risk

(ii) Moderate credit risk

(iii) High credit risk

Based on business environment in which the Company operates, a default on a financial asset is considered when the counter party fails to make payments within the agreed time period as per contract. Loss rates reflecting defaults are based on actual credit loss experience and considering differences between current and historical economic conditions.

Assets are written off when there is no reasonable expectation of recovery. The Company continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognised in the Standalone Statement of Profit and Loss (if any).

The Company provides for expected credit loss based on the following:

Asset group	Asset class exposed to credit risk	Provision for expenses credit loss
Low credit risk	Cash and cash equivalents, bank balance other than cash and cash equivalents, bank deposits and loans to related parties and project deposits measured at amortised cost	12 month expected credit loss/life time expected credit loss

(b) Expected credit losses for financial assets

Financial assets (other than trade receivables)

Company provides for expected credit losses on financial assets other than trade receivables by assessing individual financial instruments for expectation of any credit losses.

For cash and cash equivalents and bank balance other than cash and cash equivalents - Since the Company deals with only high-rated banks and financial institutions, credit risk in respect of cash and cash equivalents, bank balance other than cash and cash equivalents and bank deposits is evaluated as very low and is managed by the company's finance department in accordance with the company's policy.

Loans to related parties and project deposits

The company has provided 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 because the company is in possesssion of the underlying asset vide JDA agreements entered with respective parties.

Financial Instruments	March 31, 2025			March 31, 2024		
	Gross carrying amount	Expected credit losses	Carrying amount net of impairment provision	Gross carrying amount	Expected credit losses	Carrying amount net of impairment provision
Non-current and current financial assets						
Cash and cash equivalents	148.83	-	148.83	284.16	-	284.16
Bank balance other than cash and cash equivalents	745.95	-	745.95	934.49	-	934.49
Security deposits	5,510.89	-	5,510.89	5,412.38	-	5,412.38
Loans to related parties and project deposits	6,585.71	-	6,585.71	6,211.88	-	6,211.88

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.

Reconciliation of loss allowance for financial assets for the reporting period-

Particulars	Trade receivables	Security deposits	Loans to related parties and project deposits
Loss allowance as at 1 April 2023	**-**	**-**	**-**
Provision made/ (provisions written back) (net)	-	-	-
Loss allowance as at 31 March 2024	**-**	**-**	**-**
Provision made/ (provisions written back) (net)	-	-	-
Loss allowance as at 31 March 2025	**-**	**-**	**-**

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:

(a) to ensure the company's ability to continue as a going concern

(b) to provide an adequate return to shareholdersby 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: *(Rupees in Lakh)*

	March 31, 2025	March 31, 2024
Equity Capital	6,963.58	6,963.58
Capital Reserve	913.72	913.72
Securities Premium Reserve	2,823.02	2,823.02
Retained Earnings	(9,797.41)	(11,711.34)
General Reserve	11,128.05	11,128.05
Other Comprehensive Income	32.23	54.32
Capital Redemption Reserve	57.56	57.56
Equity	**12,120.75**	**10,228.91**
Non Current Liabilities	8,688.70	2,809.32
Short-Term Borrowings	19,278.55	33,142.27
Interest Accrued and Due	34.55	13,936.98
Unclaimed matured deposits	736.36	186.71
Total Liability	**28,738.15**	**50,075.29**
Debt to Equity Ratio	**2.37 :1**	**4.90 :1**

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, polices or processes for managing capital during the years ended March 31, 2025 and March 31, 2024.

49 INCOME TAX / DEFERRED TAX

A Income Tax *(Rupees in Lakh)*

Particulars	**Year Ended March 31, 2025**	Year Ended March 31, 2024
i Income tax expense/(benefit) recognised in Statement of Profit and Loss		
Current Tax		
In respect of the current year	-	-
Tax adjustment for earlier years	-	-
Deferred Tax		
In respect of the current year	4,758.67	157.92
Total Income tax expense recognised	**4,758.67**	**157.92**
ii Income tax expense/(benefit) reconciliation with effective tax rate on accounting profit:		
Profit/(loss) before tax	6,672.60	533.33
Income tax expense calculated at 25.17% (2023-24 : 27.82%)	1,679.36	148.37
Adjustment for Disallowable expenses/Income	-	-

(Rupees in Lakh)

Particulars	Year Ended March 31, 2025	Year Ended March 31, 2024
Adjustment for MAT Credit written off	1,613.00	-
Adjustment for computation as per Income Computation and Disclosure Standards	-	-
Impact of change in tax rate	610.27	-
Others	856.04	9.55
Income tax expense/(benefit) recognised in statement of profit and loss	**4,758.67**	**157.92**
The tax rate used for the year is corporate tax rate of 22% (P.Y. 25%) plus surcharge 10% (P.Y. 7%) plus education cess of 4% (P.Y. 4%), payable by corporate entities in India on taxable profits under the Indian Tax Law		
iii Income tax recognised in Other comprehensive income		
Remeasurements of defined benefit obligation	(0.63)	18.80
Total Income tax recognised in Other comprehensive income	(0.63)	18.80

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 March 31, 2025:

Particulars	As at April 1, 2024 -Deferred Tax (Asset)/ Liabilities	(Credit)/charge in Statement of Profit and Loss	(Credit)/ charge in Other Comprehensive Income	Year Ended March 31, 2025 - Deferred Tax (Asset)/Liabilities
Deferred Tax Liabilities				
a Impact of difference between carrying amount of Property Plant and Equipment in the financial statements and as per income tax rules	47.58	(36.93)	-	10.65
b Impact of expenses/Income charged to Other Comprehensive Income but allowable/chargeable as deduction in future years under Income Tax Act, 1961.	66.62	-	(0.63)	65.99
c Impact of fair value gain booked on financial laibility as per Ind AS	-	288.34	-	288.34
d Interest Capitalized on Borrowing Cost but claimed as deduction from Income	1,663.26	(627.18)	-	1,036.08
e Impact of expenses charged to statement of profit and loss but already allowable as deduction in past years under Income Tax Act, 1961.	-	-	-	-
	1,777.46	**(375.77)**	**(0.63)**	**1,401.06**
Deferred Tax Assets				
f MAT Credit Receivable	(1,613.00)	1,613.00	-	-
g Unabsorbed depreciation and business loss carried forward	(7,385.86)	3,433.26	-	(3,952.59)
h Profit Reversal- Ind AS 115	(3,036.26)	800.59	-	(2,235.68)
i Others	(225.98)	(712.42)	-	(938.39)
	(12,261.10)	**5,134.43**	**-**	**(7,126.66)**
Net Deferred Tax Liability/(Assets)	**(10,483.64)**	**4,758.67**	**(0.63)**	**(5,725.60)**

ii The movement in deferred tax assets and liabilities during the year ended March 31, 2024:

	Particulars	As at April 1, 2023 -Deferred Tax (Asset)/ Liabilities	(Credit)/charge in Statement of Profit and Loss	(Credit)/ charge in Other Comprehensive Income	Year Ended March 31, 2024 - Deferred Tax (Asset)/Liabilities
Deferred Tax Liabilities					
a	Impact of difference between carrying amount of Property Plant and Equipment in the financial statements and as per income tax rules	92.77	(45.19)	-	47.58
b	Impact of expenses/Income charged to Other Comprehensive Income but allowable/chargeable as deduction in future years under Income Tax Act, 1961.	47.82	-	18.80	66.62
c	Interest Capitalized on Borrowing Cost but claimed as deduction from Income	1,664.55	(1.29)	-	1,663.26
d	Impact of expenses charged to statement of profit and loss but already allowable as deduction in past years under Income Tax Act, 1961.	-	-	-	-
e	Impact of expenses charged to statement of profit and loss but allowable as deduction in future years under Income Tax Act, 1961.	-	-	-	-
		1,805.14	**(46.48)**	**18.80**	**1,777.46**
Deferred Tax Assets					
f	MAT Credit Receivable	(1,432.00)	(181.00)	-	(1,613.00)
g	Unabsorbed depreciation and business loss carried forward	(5,402.10)	(1,983.76)	-	(7,385.86)
h	Profit Reversal- Ind AS 115	(5,149.36)	2,113.10	-	(3,036.26)
i	Others	(301.04)	75.06	-	(225.98)
		(12,284.50)	**23.40**	**-**	**(12,261.10)**
Net Deferred Tax Liability/(Assets)		**(10,479.36)**	**(23.08)**	**18.80**	**(10,483.64)**

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 which advances have been received and the same are disclosed as part of Note 24 of the financial statements. Revenue not offered under Income Tax Act in respect of such executed sale agreements will get recognised in future years as per the accounting policy of the company. Based on this, 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.

iv The company recognises deferred tax asset on margins in respect of projects where revenue recognition has been reversed/ deferred on account of adoption of Ind AS 115 (refer note 51). Out of reversal/ deferrment till date, during financial year 2024-25, there is reversal of deferred tax asset on booking of margin of Rs 2,030.95 Lakh (Previous Year: Rs 7,595.60 Lakh) under Income Tax Act,1961. The net deferred asset as on March 31, 2025 on the same is Rs 2,235.66 Lakh (Previous Year Rs 3,036.26 Lakh). 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 reversed will be recognised in subsequent periods as and when revenue will be recorded based on transfer of control.

Further on the application of Ind AS-115 on April 1, 2018 the company had reversed net profits of Rs. 17,801.78 Lakhs and accordingly deferred tax assets on Rs. 4,952.44 Lakhs was recognised (refer note 51). Out of this, till March 31, 2025, the company has recognised net profits of Rs. 9,359.10 Lakh (Previous Year Rs. 7,543.19 Lakh) and deferred tax asset of Rs. 2,603.70 Lakh (Previous Year Rs. 2,098.52 Lakh) has been reversed.

Particulars	Turnover Booked(Lac/Rs.)	Cost Charged Off	Profit Booked	Deferred Tax
As on transition date (April 01, 2018)	**71,235.66**	**53,433.88**	**17,801.78**	**4,952.44**
Recognised till March 31, 2025	**37,893.58**	**27,209.94**	**9,359.10**	**2,603.70**
Balance as on March 31, 2025	**33,342.08**	**26,223.94**	**8,442.68**	**2,348.73**

Further, in addition to the above the company has recognised deferred tax asset of Rs. 110.82 Lakh (Previous Year Rs. 385.55 Lakh) on the net profits of such projects which have not been recognised since they haven't fulfilled the revenue recognition criteria of the company as on March 31, 2025 but the net profits on such projects have been offered to tax under Income Tax Act, 1961.

v Provision for tax for the year ended March 31, 2025 is only provisional and it is subject to change at the time of filing Income Tax Return based on actual addtion/dedcution as per provisions of Income Tax Act, 1961.

50 Events after the Reporting period

There are no events observed after the reported period which have a material impact on the company operations.

51 Impact of application of Ind AS 115 Revenue from Contracts with Customers

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.

52 Balance Confirmation of certain outstanding balances

The Company has a system of obtaining periodic confirmation of balances from banks, trade receivables/payables and other parties (other than disputed parties). The balance confirmation letters as referred in the Standard on Auditing (SA) 505 (Revised) 'External Confirmations', were sent to banks and parties and certain party's balances are subject to confirmation/reconciliation. Adjustments, if any will be accounted for on confirmation/reconciliation of the same, which in the opinion of the management will not have a material impact.

53 The company is in collaboration with Samyak Projects Private Limited ("Samyak") for developing a project at Ansal Hub 83–II (Ansal Boulevard), Gurugram. Samyak took an Inter Corporate Deposit of Rs 2,500 Lakh from the company to make the payment related to the project under a collaboration and failed to discharge its obligations for the repayment. The company has approached the NCLT for initiation of the Corporate Insolvency Resolution Process (CIRP) which has been dismissed by the Hon'ble NCLT vide order dated February 28, 2023. Against the said order the company has filed an appeal in Hon'ble National Company Law Appellate Tribunal (NCLAT) which was disposed off stating that the company has the liberty to exhaust other remedies before any other appropriate forum. Consequently, the company, knocked the door of the Hon'ble Supreme Court wherein, vide order dated 12th March,2024, the Hon'ble Supreme Court also upheld the order of the NCLAT. Presently the company is in the process of filing civil suit for recovery and the management is of the view that the full amount of Rs. 5,795.20 Lakhs (including accrued interest till 31.03.2020) is recoverable from the party and hence no provision for the same has been made in the books of accounts. Further company has not recognized the interest income amounting to Rs. 5,133.50 Lakhs and Rs. 3,942.71 Lakhs for the year ended March 31, 2025 and March 31, 2024 respectively due to the uncertainty of the realization of income as per Ind AS 115, "Revenue from Contract with Customer".

Also, the Company is in collaboration with Samyak Projects Private Limited ("Samyak") for developing a project at Ansal Hub 83–II (Ansal Boulevard), Gurugram.The said project is subject to execution as per terms and condition of Interim Arbitration award dated August 31, 2021. The project is having book value as on March 31, 2025 Rs. 13,839.52 Lakh (Previous year Rs.13,776.39 Lakh).

In another matter of an arbitration between the Company and Samyak Projects Private Limited, the Arbitral Tribunal vide order dated June 14, 2024, has initiated the forensic audit in order to determine and settle some claims and counterclaims of both the parties. The Arbitral Tribunal vide order dated May 22, 2024, appointed Grant Thornton ('hereinafter referred to as the auditor') as auditors to undertake the forensic audit. The Arbitral Tribunal has advised a forensic audit of the relevant records in each of the below-mentioned projects, particularly in the areas limited to customer bookings and receivables, and other related areas, if required by the auditor while doing the forensic audit. Considering the voluminous financial records and thousands of number of entries, the tribunal appointed an expert to verify the financial accounts and records related to the project. The projects covered under the ambit of forensic audit are: -

a. Ansal Boulevard, Sector 83, Gurugram
b. Ansal Hub, Sector 83, Gurugram
c. Ansal Height, Sector 86, Gurugram
d. Ansal Height, Sector 92, Gurugram

54 The company is in due compliance with the provisions of the Real Estate Regulation Act ("act") and there is no material financial impact of the provisions of the said act on the financial statements of the company.

55 Title deed of Immovable property not held in the name of the Company *(Rupees in Lakh)*

Relevant Line item in the Balance sheet	Description of item of Property	Cost of Acquisition	Title deeds held in the name of	Whether title deed holder is a promoter, Director, or relatives of promoter/ director or employee of promoter /director	Property held since which date	Reason for not being held in the name of the company
Property, Plant & Equipment	Freehold Building	449.91	Refer Note No. 2	No	Refer Note No. 2	Refer Note No. 2
Property, Plant & Equipment	Leasehold Building	174.95	Refer Note No. 2	No	Refer Note No. 2	Refer Note No. 2

56 OTHER STATUTORY INFORMATION:

i. No proceedings have been initiated on or are pending against the company for holding Benami property under the Prohibition of Benami Property Transaction Act 1988 (as amended in 2016) (formally the Benami Transactions (Prohibition) Act 1988 (45 of 1988) and Rules made thereunder during the year ended March 31, 2025 and March 31 2024.

ii The details of Satisfaction of Charges which have not been registered with Registrar of Companies within the statutory period are as given below:

S. No.	Description of Charge	Charge Amount (in Lakh)	Location of Registrar	Outstanding loan	Management Remarks
1	Housing Development Finance corporation Limited (HDFC Ltd.) Charge ID - 100137167, 10514825, 100113624,10608172,10574495, 10519579	22,100.00	ROC, Delhi	NIL	(1) The HDFC Ltd. portfolio amounting to Rs.22100.00 Lakh against which charges are appearing on MCA portal has been assigned in favour of Suraksha Assets Reconstruction SARC vide assignment agreement dated 31st December,2019. As a result, all the rights, responsibilities in respect of loan facility sanctioned by HDFC Ltd. now vests with SARC.The charges appearing on MCA portal has to be modified in the name of SARC . However, SARC created fresh set of charges on HDFC Ltd. assigned portfolio including the additional project and a confirmation was given by SARC that once the original charge filed by HDFC Ltd. are modified in favour of SARC, the fresh charges will be satisfied. The SARC right is restricted to the facility sanctioned by HDFC Ltd. and assigned to SARC.
2	Housing Development Finance corporation Limited (HDFC Ltd.) Charge ID -10330715,10433184, 10362080,10342197,10463967, 10398610,10265767,10273363, 10476243	35,000.00	ROC, Delhi	NIL	The satisfaction of charge is under process due to pending NOC from Banker/Financial Institutions.
3	ICICI Bank Limited Charge ID - 10483208,10481677, 10447978, 10412866, 10407325, 10524819	1,122.87	ROC, Delhi	NIL	The satisfaction of charge is under process due to pending NOC from Banker/Financial Institutions.
4	Bank of India Charge ID - 80001447, 80001448	170.00	ROC, Delhi	NIL	The satisfaction of charge is under process due to pending NOC from Banker/Financial Institutions.

S. No.	Description of Charge	Charge Amount (in Lakh)	Location of Registrar	Outstanding loan	Management Remarks
5	Dhanlaxmi Bank Limited Charge ID - 80001435, 80001434	470.00	ROC, Delhi	NIL	The satisfaction of charge is under process due to pending NOC from Banker/Financial Institutions.
6	Canara Bank (Lead Banker) Charge ID - 10430608	16,000.00	ROC, Delhi	NIL	The modification of charge is under process due to pending NOC from Banker/Financial Institutions.
7	Canara Bank Charge ID - 10070851	11,567.00	ROC, Delhi	NIL	The satisfaction of charge is under process due to pending NOC from Banker/Financial Institutions.
8	Canara Bank Charge ID - 10070852	11,000.00	ROC, Delhi	NIL	The satisfaction of charge is under process due to pending NOC from Banker/Financial Institutions.
9	Canara Bank Charge ID - 10038151	11,000.00	ROC, Delhi	NIL	The satisfaction of charge is under process due to pending NOC from Banker/Financial Institutions.
10	Canara Bank Charge ID - 80001437	5,200.00	ROC, Delhi	NIL	The satisfaction of charge is under process due to pending NOC from Banker/Financial Institutions.
11	Canara Bank Charge ID - 80001436	3,035.00	ROC, Delhi	NIL	The modification of charge is under process due to pending NOC from Banker/Financial Institutions.
12	Canara Bank Charge ID - 80001432	3,375.00	ROC, Delhi	NIL	The modification of charge is under process due to pending NOC from Banker/Financial Institutions.
13	Axis Bank Limited Charge ID - 80001430	344.00	ROC, Delhi	NIL	The modification of charge is under process due to pending NOC from Banker/Financial Institutions.
14	Axis Bank Limited Charge ID - 80001431	664.00	ROC, Delhi	NIL	The modification of charge is under process due to pending NOC from Banker/Financial Institutions.

iii The Company have not traded or invested in Crypto currency or Virtual Currency during the financial year.

iv During the year ended March 31, 2025 and March 31, 2024, the company has not advanced or loaned or invested funds (either borrowed funds or the share premium or kind of funds) to any other person or entities, including foreign entities (Intermediaries) with the understanding (whether recorded in writing or otherwise) that the intermediary shall:

a. directly or indirectly land or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (ultimate beneficiaries) or

b. provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.

v During the year ended March 31, 2025 and March 31, 2024, the company has not received any funds from any persons or entities including foreign entities (Funding party) with the understanding (whether recorded in writing or otherwise) that the company shall:a. directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party (ultimate beneficiaries) orb. provide any guarantee, security or the like on behalf of the ultimate beneficiaries.

vi During the year ended March 31, 2025 and March 31, 2024, the Company have no such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).

vii The company complies with the number of layers of companies in accordance with clause 87 of Section 2 of the Act read with the Companies (Restriction on number of layers) rules 2017 during the year ended March 31, 2025 and March 31, 2024.

viii The company has not been declared a wilful defaulter by any bank or financial institution or government or any government authorities during the year ended March 31, 2025 and March 31, 2024.

ix The company has not entered into any scheme of arrangement approved by the competent authority in terms of sections 232 to 237 of the Companies Act 2013 during the year ended March 31, 2025 and March 31, 2024.

x The Company has filed all the required quarterly return statements of currents assets with the bank as per covenants of the Sanction of Working Capital Limit which are in agreement with the books of accounts and there are no material discrepancies in the same.

57 The company has a comprehensive system of maintenance of information and documents as required by the Goods and Services Act("GST Act"). Since the GST Act requires existence of such information and documentation to be contemporaneous in nature, books of accounts of the company are also subject to filing of GST Annual Return as per applicable provisions of GST Act to determine whether the all transactions have been duly recorded. Adjustments, if any, arising while filing the GST Annual Return shall be accounted for as and when the return is filed for the current financial year. However, the management is of the opinion that the aforesaid annual return will not have any material impact on the financial statements.

58A The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits has received Presidential assent on September 28, 2020. The Code has been published in the Gazette of India. However, the effective date of the Code is yet to be notified and final rules for quantifying the financial impact are also yet to be issued. In view of this, the Company will assess the impact of the Code when relevant provisions are notified and will record related impact, if any, in the period the Code becomes effective.

58 B Recent accounting pronouncements:

The Ministry of Corporate Affairs ("MCA") notified new standards or amendment to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. The Company applied following amendments for the first-time during the current year which are effective from 1 April 2024:

a. **Ind AS 116 - Leases**

The amendments require an entity to recognise lease liability including variable lease payments which are not linked to index or a rate in a way it does not result into gain on right-of-use assets it retains. The Company has evaluated the amendment and there is no impact of the amendment on the standalone financial statements.

b **Ind AS 117 - Insurance Contracts**

MCA notified Ind AS 117, a comprehensive standard that prescribe, recognition, measurement and disclosure requirements, to avoid diversities in practice for accounting insurance contracts and it applies to all companies i.e., to all "insurance contracts" regardless of the issuer. However, Ind AS 117 is not applicable to the entities which are insurance companies registered with IRDAI. The Company has evaluated the amendment and there is no impact on its standalone financial statements.

The Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. There is amendment to Ind AS 21 "Effects of Changes in Foreign Exchange Rates" such amendments would become applicable from 01 April 2025.

a **Ind AS 21 - Effects of Changes in Foreign Exchange Rates**

These amendments aim to provide clearer guidance on assessing currency exchangeability and estimating exchange rates when currencies are not readily exchangeable. The amendments are effective for annual periods beginning on or after 1 April 2025. The Company is currently assessing the probable impact of these amendments on its standalone financial statements.

59 Ratios as per schedule III Requirement

Particulars	Numerator	Denominator	March 31, 2025	March 31, 2024	% change from March 31, 2024 to Mar 31, 2025	Units
Current Ratio	Current Assets	Current Liabilities	1.14	1.00	14.18%	Times
Debt equity ratio	Total debt	Total Equity	2.37	4.90	-51.67%	Times
Debt service coverage ratio	Earnings available for debt service*	Debt Service	-0.07	0.18	-137.46%	Times
Return on equity	Net profit/loss after tax*	Average total equity	-0.37	0.03	854.33%	Times
Inventory turnover Ratio	Cost of good sold	Average inventory	0.30	0.22	35%	Times
Trade Receivable turnover ratio	Net credit sales	Average debtor	3.35	3.46	-3%	Times
Trade payables turnover ratio	Purchase	Average trade payable	0.97	1.04	-6%	Times

Notes to Standalone Financial Statements for the year ending March 31, 2025

Particulars	Numerator	Denominator	March 31, 2025	March 31, 2024	% change from March 31, 2024 to Mar 31, 2025	Units
Net capital turnover ratio	Net sales	Working capital	2.35	58.34	-96%	Times
Net Profit Ratio	Net profit after tax*	Net Sales	-0.11	0.01	-1232%	Times
Return on Capital Employed	Earning Before Interest and taxes*	Capital Employed	0.09	0.12	-26%	Times
Return on investment	Income generated from invested funds	Average invested funds	-	-	-	-

Note : The Profit have been taken before Exceptional Items while computing various Ratios

Reasons for more than 25% increase/ (decrease) in above ratios

Particulars	Reason for Change
Current Ratio	Not Required
Debt-Equity Ratio	There has been improvement in this ratio, as the Company has substancially reduced its debt in the current year, resulting in lower Debt-Equity Ratio as compared to previous year. The reduction in this ratio also resulted in/from the reduction of interest liability thereby making more funds avaialble for the purpose of working capital.
Debt Service Coverage ratio	There has been slight improvement in the NP Margin before tax in the current year after taking out the impact of deferred tax reversal. With reduction in overall debt in the current year, the change in the current year is marginal and the company is generating enough profits to covers its interest obligation.
Return on Equity ratio	There has been slight improvement in the NP margin before tax in the current year after taking out the impact of deferred tax reversal. The increase in NP margin as compared to previous year indicates that the Company is efficiently using its available resources for generating the revenue.
Inventory Turnover ratio	There has been improvement in this ratio as compared to the previous year. There are few projects in the current year where substancial completion have been achieved and accordingly revenue has been recognised in the current year with corresponding charge off of the inventory (WIP) to the statement of profit and loss. The ratio indicates, how fast, effectively/ efficiently the sale of inventory is recognised in the statement of profit and loss, based on operating cycle of the Company.
Trade Receivable Turnover Ratio	Not Required
Trade Payable Turnover Ratio	Not Required
Net Capital Turnover Ratio	The Company is efficiently and effectively utilizing its working capital to run the company and generated marginal higher profits in the current year. In addition, there has been substancial reduction in the current liability on account of reduction in the debts, which is also a good sign. Therefore, the reduction in this ratio is an aberration on account of reasons explained above.
Net Profit ratio	There has been slight improvement in the NP margin before tax in the current year, however, due to recognition of income on which tax was paid in earlier, there has been reversal of deferred tax assets in the statement of profit and loss, resulting in NP margin (after tax) negative. So, effectively, the financial impact is positive and needs to be holistically studied after breaking the margin in two parts as explained above.
Return on Capital Employed	This ratio again has to be holistically studied by taking out the impact of deferred tax asset reversal as explained in the NP margin ratio above. There has been slight improvement in the NP margin before tax in the current year after taking out the impact of deferred tax reversal, which highlights that the company is managing its resources efficently/ effectively.
Return on Investment	Not Required

60 Relationship with Struck off Company

For the year ended March 31, 2025

Name of Struck of Company	Nature of Transactions	Transactions during the year March 31, 2025	Balance outstanding as on March 31, 2025
M/S ZIGMA VANIJYA PVT. LTD.	Trade Receivable	Nil	43.76
SILVER HOUSING PVT. LTD. AJMER	Trade Receivable	Nil	19.41
SD-BRYS HOSPITALITY PVT. LTD.	Security Deposit	Nil	(21.55)
Nine Financial Gain Services Pvt Ltd	Trade Payable	Nil	(5.19)
VIMCON PROJECTS PRIVATE LIMITED	Security Deposit	Nil	(5.06)
CELLULAR COMM (I) LTD - HO	Security Deposit	Nil	(0.90)
LA CASA INFRATECH PRIVATE LIMITED	Security Deposit	Nil	(0.26)
GREEN HYDROCREATIVES PVT LTD	Security Deposit	Nil	(0.24)
SAHARANPUR POLYMERS P. LTD.	Trade Receivable	Nil	(0.08)
PARAGON ESTATES (P) LTD	Trade Receivable	Nil	(0.05)
NIR FINANCE LTD (THG MS DIRECTOR) MR S.S RANDHAWA	Trade Receivable	Nil	(0.05)
WE CONNECT TECHNOLOGIES PVT.LTD	Trade Receivable	Nil	(0.04)
KP INFRAVEN PRIVATE LTD.	Trade Receivable	Nil	(0.04)
BHRIGHU PROPERTIES P. LTD.	Trade Receivable	Nil	(0.03)
MAHAMEDHA MUTUAL BENEFIT CO.LTD.	Trade Receivable	Nil	(0.00)
Aanchal Toursetter Pvt Ltd	Trade Payable	Nil	(0.21)

For the year ended March 31, 2024

Name of Struck of Company	Nature of Transactions	Transactions during the year March 31, 2024	Balance outstanding as on March 31, 2024
M/S ZIGMA VANIJYA PVT. LTD.	Trade Receivable	Nil	43.76
SILVER HOUSING PVT. LTD. AJMER	Trade Receivable	Nil	19.41
SD-BRYS HOSPITALITY PVT. LTD.	Security Deposit	Nil	(21.55)
Nine Financial Gain Services Pvt Ltd	Trade Payable	Nil	(5.19)
VIMCON PROJECTS PRIVATE LIMITED	Security Deposit	Nil	(5.06)
CELLULAR COMM (I) LTD - HO	Security Deposit	Nil	(0.90)
LA CASA INFRATECH PRIVATE LIMITED	Security Deposit	Nil	(0.26)
GREEN HYDROCREATIVES PVT LTD	Security Deposit	Nil	(0.24)
SAHARANPUR POLYMERS P. LTD.	Trade Receivable	Nil	(0.08)
PARAGON ESTATES (P) LTD	Trade Receivable	Nil	(0.05)
NIR FINANCE LTD (THG MS DIRECTOR) MR S.S RANDHAWA	Trade Receivable	Nil	(0.05)
WE CONNECT TECHNOLOGIES PVT.LTD	Trade Receivable	Nil	(0.04)
KP INFRAVEN PRIVATE LTD.	Trade Receivable	Nil	(0.04)
BHRIGHU PROPERTIES P. LTD.	Trade Receivable	Nil	(0.03)
MAHAMEDHA MUTUAL BENEFIT CO.LTD.	Trade Receivable	Nil	(0.00)
Aanchal Toursetter Pvt Ltd	Trade Payable	Nil	(0.21)

61 The net recoverable value of advances/security deposits paid by company for acquisition of land/project development is based on the management's estimates and internal documentation, which include, among other things, the likelihood when the land acquisition would be completed, the expected date of plan approvals for commencement of project, expected date of completion of project and the estimation of sale prices and construction costs. Due to the significance of the balance to the financial statements as a whole and the involvement of estimates and judgement in the assessment which is being technical in nature, the management is of the opinion that entire amount is recoverable/adjustable against the land procurement/amount payable to collaborator under collaboration agreement and hence no provision is required at this stage.

62 Approval of the financial statements

The financial statements were approved for issue by Board of Directors on May 28, 2025.

63 Notes 1 to 63 form an integral part of the standalone financial statements as at March 31, 2025.

Independent Auditors’ Report

To the Members of Ansal Housing Limited

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying Consolidated Financial Statements of Ansal Housing Limited (hereinafter referred to as the ‘Holding Company”) and its subsidiaries (Holding Company and its subsidiaries together referred to as “the Group”), and its associate, which comprises the consolidated Balance Sheet as at March 31, 2025, and the consolidated statement of profit and loss (including consolidated other comprehensive income), 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 material 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 accompanying 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 Group as at March 31, 2025, of consolidated profit, consolidated changes in equity and its consolidated cash flows for the year then ended.

Basis for Opinion

We conducted our audit of consolidated financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in 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 Act. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on consolidated financial statements.

Emphasis of Matter

1. We draw attention to Note 35 to the consolidated financial statements regarding pending litigation matters with Court/ Appellate Authorities. Due to the significance of the balance to the standalone financial statements as a whole and the involvement of estimates and judgement in the assessment which is being technical in nature, the management is of the opinion that the company will succeed in the appeal and there will not be any material impact on the consolidated financial statements on account of probable liability vis-à-vis the provisions already created in the books.
2. We draw attention to Note 54 of the Consolidated Financial Statements which describes that the Group has a system of obtaining periodic confirmation of balances from various parties (other than disputed parties). The External Balance Confirmations were sent to banks and parties and certain party’s balances are subject to confirmation/reconciliation. Adjustments, if any will be accounted for on confirmation/reconciliation of the same, which in the opinion of the management will not have a material impact.
3. We draw attention to Note 55 of the Consolidated Financial Statements which describe the matter of the Company with Samyak Projects Private Limited (“Samyak”/Collaborator)
4. We draw attention to Note 61 of the Consolidated Financial Statements regarding the net recoverable value of advances/ security deposits paid by the group for the acquisition of land/ project development.

   Our report is not modified with respect to the above matters.

   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
Assessing the carrying value of Inventory	
The Group’s inventory comprises of ongoing and completed real estate projects, Land, flats, Farmland, Building materials etc. As at March 31, 2025, the carrying values of inventories amount to Rs.1,05,306.38 Lakhs. The inventories are carried at the lower of 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, the cost to complete projects and selling costs.	Our audit procedures/ testing included, among others: • We read and evaluate the accounting policies and disclosures made in the Consolidated Financial Statements with respect to inventories; • We understood and reviewed the management’s process and methodology of using key assumptions for the determination of NRV of the inventories; • We have tested the NRV of the inventories to its carrying value in books on a sample basis.

The Key Audit Matter	How our audit addressed the key audit matter
Considering the significance of the amount of carrying value of inventories in the Consolidated Financial Statements and the involvement of significant estimation and judgement in such assessment of NRV, the same has been considered as a key audit matter. Refer to Note 1.13, Note 1.21(b) & Note 7 to the Consolidated Financial Statements.	
Evaluation of uncertain Litigation Matters	
The Group has material uncertain litigation matters including matters under dispute which involve significant judgment to determine the possible outcome of these disputes. Refer to Note 35 and Note 1.21(d) of the Consolidated Financial Statements. Due to the complexity involved in these litigation matters, management's judgement regarding recognition and measurement of provisions for these legal proceedings is inherently uncertain and might change over time as the outcomes of the legal cases are determined. Accordingly, it has been considered a key audit matter.	Our audit procedures include the following substantive procedures: • Obtained understanding of key uncertain litigation positions • Analyzed all correspondence, available on record for uncertain key litigation positions; and • Discussed with appropriate management and evaluate the management's key assumptions in estimates of provisions, where required.

Information Other than the Consolidated Financial Statements and Auditor's Report Thereon

The Holding Company's Board of Directors is responsible for 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 Statement and our auditor's report thereon.

Our opinion on the Consolidated Financial Statement 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 Statement, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Consolidated Financial Statement, 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 this Consolidated Financial Statements in terms 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 Associate 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 associate are responsible 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 its associate are responsible for overseeing the financial reporting process of the Group and 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 misstatements, 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 this 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 Group 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 associate entities 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 associate 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 associate 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.

Materiality is the magnitude of misstatements in the Consolidated Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Consolidated Financial Statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Consolidated Financial Statements.

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 seventeen subsidiaries, whose Financial Statements reflect the group's share of total assets of Rs. 29,545.97 Lakh as at March 31, 2025, the group's share of total revenues of Rs. 8,747.76 Lakh, the group's share of total net profit after tax of Rs. 149.74 Lakh and group's share of net cash inflow amounting to Rs. (222.69) 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 relates to the amounts and disclosures included in respect of these subsidiaries, and our report in terms of sub-section (3) of Section 143 of the Act, in so far as it relates to the aforesaid subsidiaries, is based solely on the reports of the other auditors.

(b) The Consolidated Financial Statements does not include the Group's share of profit/loss for the year ended March 31, 2025, in respect of one associate, whose financial statements have not been furnished to us. 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) 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 the Management of the Group and certified by their technical personnel and being of technical nature, have been relied upon by us. Refer note 1.21(a) & (b) of the Consolidated Financial Statements.

(d) The statutory audit was conducted via making arrangements to provide requisite documents/ information through an electronic medium as an alternative audit procedure. The Holding Company has made available the following information/ records/ documents/ explanations to us through e-mail and remote secure network of the Holding Company: -

a) Scanned copies of necessary records/documents deeds, certificates and the related records made available electronically through e-mail or remote secure network of the Holding Company; and

b) By way of enquiries through video conferencing, dialogues and discussions over the phone, e-mails and similar communication channels.

It has also been represented by the management that the data and information provided electronically for the purpose of our audit are correct, complete, reliable and are directly generated from the accounting system of the Holding Company, extracted from the records and files, without any further manual modifications so as to maintain its integrity, authenticity, readability and completeness. In addition, based on our review of the various internal audit reports/ inspection reports/other reports (as applicable), nothing has come to the knowledge that makes us believe that such an audit procedure would not be adequate.

Our opinion on the Consolidated Financial Statements, and our report on Other Legal and Regulatory Requirements below, are 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/Financial Information certified by the Management.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of Section 143(11) of the Act, we give in "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

2. With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

   In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Group to its directors during the year is in accordance with the provisions of section 197 of the Act.

3. As required by Section 143(3) of the Act, based on our audit and the consideration of the report of the other auditors on separate financial statements and the other financial information of subsidiaries and associate, as noted in the other matter paragraph, we report, to the extent applicable, 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 of the aforesaid Consolidated Financial Statements.

   (b) In our opinion, proper books of account as required by law relating to the 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, the Consolidated Statement of Changes in Equity and the Consolidated Cash Flow Statement 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 complies with the Accounting Standards specified under Section 133 of the Act.

   (e) the matter described under para 1 of "Emphasis of Matter" relating to litigation matter/disputed matters above in the event of being decided unfavourable and in the event of significant discrepancies for matters described under para 2 & 4 of "Emphasis of Matter" above, in our opinion, may have an adverse impact on the functioning of the Group.

   (f) On the basis of the written representations received from the directors of the Holding Company as on March 31, 2025 taken on record by the Board of Directors of the Holding Company and the reports of the statutory auditors of its subsidiary companies incorporated in India, none of the directors of the Group companies incorporated in India is disqualified as on March 31, 2025 from being appointed as a director in terms of Section 164 (2) of the Act.

   (g) 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 B.

   (h) 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 associate, as noted in the other matter paragraph;

      i. The Consolidated Financial Statements discloses the impact of pending litigations on the consolidated financial position of the Group and its associate– Refer to Note 35 to the Consolidated Financial Statements.

      ii. The Group had made provisions, 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.

      iii. 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.

      iv. (a) The management has represented that, to the best of its knowledge and belief, as disclosed in the notes to the accounts, no funds (which are material either individually or in aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the group to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the

Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the group ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(b) The management has represented, that, to the best of its knowledge and belief, as disclosed in the notes to the accounts, no funds (which are material either individually or in aggregate) have been received by the group from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the group shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

(c) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (a) and (b) contain any material misstatement.

v. There is no dividend declared or paid during the year by the Group.

vi. Based on our examination which included test checks and that performed by the respective auditor of the subsidiary companies which are incorporated in India whose financial statements have been audited under the Act, the holding company and subsidiary company have used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) except at the database level and the same has operated throughout the year for all relevant transactions recorded in the software. Further during the course of our audit, we and the respective auditor of the above referred subsidiary did not come across any instance of audit trail feature being tampered with and the audit trail has been preserved by the group as per the statutory requirements for record retention.

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

Sandeep Dahiya
Partner
Membership No. 505371
UDIN: 25505371BMHZER8879

Date : May 28, 2025
Place : Vaishali, Ghaziabad

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 Consolidated 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 the audit and to the best of our knowledge and belief, we report that:

(xxi) According to the information and explanations given to us by the management, there have been no qualifications or adverse remarks by the respective auditors in the Companies (Auditor's Report) Order, 2020 (CARO) reports of the companies included in the Consolidated Financial Statements, except for the following:

S. No.	Name	CIN	Holding Co./Subsidiary/ Associate	Clause No. of the CARO
1	Ansal Housing Limited	L45201DL1983PLC016821	Holding Company	Clause (i)(c) Clause (iii)(d) Clause (vii)(a) Clause (ix)(a) Clause (xvii) Clause (xix)
2	Geo Connect Limited	U74899DL1999PLC101065	Subsidiary Company	Clause (i)(c)
3	A R Paradise Private Limited	U92120MP2004PTC016639	Subsidiary Company	Clause (xvii)
4	Wrangler Builders Private Limited	U70101DL1996PTC076474	Subsidiary Company	Clause (xvii)
5	Sunrise Facility Management Private Limited	U74140DL2006PTC155408	Subsidiary Company	Clause (xvii)
6	Andri Builders and Developers Private Limited	U70102UP2011PTC047046	Subsidiary Company	Clause (xvii)
7	Fenny Real Estate Private Limited	U70101MP1998PTC012556	Subsidiary Company	Clause (xvii)
8	Shamia Automobiles Private Limited	U74999DL2004PTC130245	Subsidiary Company	Clause (xvii)
9	Oriane Developers Private Limited	U70100DL2012PTC242187	Subsidiary Company	Clause (xvii)
10	Third Eye Media Private Limited	U74899DL2004PTC073419	Subsidiary Company	Clause (xvii)
11	Identity Buildtech Private Limited	U45200DL2006PTC153603	Subsidiary Company	Clause (xvii)
12	Aevee Iron and Steel Works Private Limited	U27100MH1971PTC015455	Subsidiary Company	Clause (xvii)
13	Cross Bridge Developers Private Limited	U70101DL2004PTC131363	Subsidiary Company	Clause (xvii)
14	VS Infratown Private Limited	U45400UP2012PTC052780	Subsidiary Company	Clause (xvii)

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

Sandeep Dahiya
Partner
Membership No. 505371
UDIN: 25505371BMHZER8879

Date : May 28, 2025
Place : Vaishali, Ghaziabad

ANNEXURE – "B" TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE CONSOLIDATED FINANCIAL STATEMENTS OF ANSAL HOUSING 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 Holding Company as of and for the year ended March 31, 2025, we have audited the internal financial controls over financial reporting of Ansal Housing Limited (hereinafter referred to as "the Holding Company") and its subsidiary companies and its associate company, 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 its 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 Group'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 Consolidated 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, are sufficient and appropriate to provide a basis for our audit opinion on the Group'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 authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized 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 company, 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, 2025, based on the internal control over financial reporting criteria established by the Group 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 Sixteen subsidiary companies and one associate company, which are companies incorporated in India, is based on the corresponding reports of the auditors and financial information certified by the management of such companies incorporated in India.

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

Sandeep Dahiya
Partner
Membership No. 505371
UDIN: 25505371BMHZER8879

Date : May 28, 2025
Place : Vaishali, Ghaziabad

Consolidated Balance Sheet as at March 31, 2025

(Rs. in Lakh)

	NOTE	As at March 31, 2025	As at March 31, 2024
I. ASSETS			
1 Non-current Assets			
a Property, plant and equipment	2	**1,141.38**	1,442.16
b Other intangible assets		**380.10**	380.10
c Financial assets			
i Investments accounted for using equity method	3	**123.37**	123.37
ii Other financial assets	4	**984.48**	919.49
d Deferred tax assets (net)	19	**5,877.46**	10,548.92
e Income tax	5	**1,336.88**	1,199.83
f Other non-current assets	6	**62.75**	42.91
Total non-current assets		**9,906.42**	14,656.78
2 Current Assets			
a Inventories	7	**1,05,306.38**	1,32,000.97
b Financial assets			
i Trade receivables	8	**16,788.35**	15,054.63
ii Cash and cash equivalents	9	**1,027.47**	1,385.40
iii Bank balance other than (ii) above	10	**788.79**	934.49
iv Loans	11	**5,797.88**	5,797.88
v Other financial assets	12	**5,650.94**	5,550.58
c Other Current Assets	13	**9,127.09**	10,407.94
Total current assets		**1,44,486.90**	1,71,131.89
TOTAL ASSETS		**1,54,393.32**	**1,85,788.67**
II. EQUITY AND LIABILITIES			
A. Equity			
a Equity Share Capital	14	**6,963.58**	6,963.58
b Other Equity	15	**6,948.76**	5,167.85
Equity attributable to owners of the Company		**13,912.34**	**12,131.43**
B. Liabilities			
1 Non Current Liabilities			
a Financial liabilities			
i Borrowings	16	**8,848.74**	11,162.72
ii Other financial liabilities	17	**4,521.45**	6,342.53
b Provisions	18	**184.97**	164.66
Total non-current liabilities		**13,555.16**	17,669.91
2 Current Liabilities			
a Financial liabilities			
I Borrowings	20	**26,284.59**	33,506.93
ii Trade Payables	21		
(a) Total outstanding dues of micro enterprises and small enterprises		**64.47**	72.93
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises		**18,303.30**	17,750.35
iii Other financial liabilities	22	**15,211.27**	23,666.03
b Provisions	23	**4,466.22**	1,443.14
c Current Tax Liabilities (Net)	24	**31.12**	25.32
d Other Current Liabilities	25	**62,564.85**	79,522.63
Total current liabilities		**1,26,925.82**	1,55,987.33
TOTAL EQUITY AND LIABILITIES		**1,54,393.32**	**1,85,788.67**
See Material Accounting Policies and Notes to Financial Statements	1-63		

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
UDIN: 25505371BMHZER8879

Mr. Kushagr Ansal
Managing Director & CEO

Mr. Bal Kishan Sharma
Independent Director

Place: Vaishali, Ghaziabad
Date : 28th May, 2025

Mr. Tarun Kathuria
Chief Financial Officer

Ms. Shalini Talwar
Company Secretary

Consolidated Statement of Profit and Loss for the year ended March 31, 2025

(Rs. in Lakh)

	NOTE	**For the year ended March 31, 2025**	For the year ended March 31, 2024
INCOME			
- Revenue from operations	26	**44,451.73**	46,482.28
- Other Income	27	**1,947.16**	438.14
Total Income		**46,398.89**	**46,920.42**
EXPENSES			
- Cost of Construction	28	**34,457.40**	32,339.12
- Change in Invenory of Stock-in-trade	29	**403.57**	29.57
- Employee Benefits Expense	30	**1,727.86**	1,540.18
- Finance Costs	31	**3,111.67**	6,688.20
- Depreciation	32	**157.41**	168.14
- Other Expenses	33	**6,026.13**	5,700.59
Total Expenses		**45,884.04**	**46,465.80**
Profit before exceptional items and tax		**514.85**	**454.62**
Exceptional Items - Income	34	6,042.03	549.25
Profit before Tax		**6,556.88**	**1,003.87**
Tax Expense:			
- Current Tax		76.60	57.50
- Deferred Tax		4,670.78	153.12
Profit for the year		**1,809.50**	**793.24**
Other comprehensive income			
i. Items that will not be reclassified to profit and loss account			
Re-measument gains on defined benefit plans		**(27.89)**	**(78.90)**
Income tax relating to items that will not be reclassified to profit or loss		**0.67**	**21.70**
ii. Items that will be reclassified to profit and loss account		**-**	-
Other comprehensive income for the year		**(28.56)**	**(100.60)**
Total Comprehensive Income for the year		**1,780.94**	**692.64**
Earnings per equity share of face value of Rs. 10 each.			
- Basic & Diluted Earning Per Share	43	**2.60**	**1.14**
Material Accounting Policies and Notes to Financial Statements	1-63		

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
UDIN: 25505371BMHZER8879

Mr. Kushagr Ansal
Managing Director & CEO

Mr. Bal Kishan Sharma
Independent Director

Place: Vaishali, Ghaziabad
Date : 28th May, 2025

Mr. Tarun Kathuria
Chief Financial Officer

Ms. Shalini Talwar
Company Secretary

Consolidated Statement of Cash Flow for the year ended March 31, 2025

(Rs. in Lakh)

		For the year ended March 31, 2025	For the year ended March 31, 2024
A.	**Cash flow from Operating Activities:**		
	Profit/(Loss) before Tax	**6,556.88**	1,003.87
	Other Comprehensive Income	**(27.89)**	(78.90)
	Adjustment for:		
	Loss on Sale of fixed assets	**17.32**	-
	Depreciation and amortisation expenses	**157.41**	168.14
	Exceptional Items-Expenses	**2,963.00**	-
	Profit on Sale of fixed assets	**(5.31)**	(30.67)
	Amounts written off	**411.26**	-
	Exceptional Items-(Income)	**(11,329.01)**	(549.25)
	Interest & Finance charges	**3,111.67**	6,688.20
	Gain on account of intial recognition of Financial Liability as per INDAS	**(1,623.97)**	-
	Loss on account of remeasurement of Financial Liability as per INDAS	**478.30**	-
	Credit balance write back	**-**	(64.28)
	Interest Income	**(107.12)**	(84.21)
	Exchange Difference on translation of financial statements of a non-integral foreign operation.	**-**	3.00
	Operating profit/(Loss) before working capital changes	**602.54**	7,055.89
	Movement in working capital:		
	Adjustments for (Increase)/decrease in operating assets:		
	Inventories	**27,936.03**	23,033.90
	Trade receivable	**(1,733.72)**	(448.21)
	Other financial assets - current	**(100.36)**	1,601.24
	Other assets - current	**869.59**	(483.49)
	Other non-current assets	**(19.84)**	1,417.69
	Other financial assets	**(64.99)**	(523.91)
	Adjustments for (decrease)/increase in operating liabilities:		
	Trade payable	**169.97**	(2,974.80)
	Other financial libilities - non current	**396.24**	223.72
	Other financial libilities - current	**2,207.70**	1,739.98
	Other libilities - non current	**-**	(21.08)
	Other libilities - current	**(16,851.98)**	(24,501.53)
	Provisions - current	**60.08**	498.06
	Provisions - non current	**20.32**	10.59
	Cash generated from/(used in) operations	**13,491.58**	6,628.06
	Income Taxes paid(net)	**(219.65)**	(69.23)
	Net cash flow from/(used in) operating activities **A**	**13,271.93**	6,558.83
B.	**Cash flow from Investing Activities:**		
	Payments for Property, Plant and equipment, Investment Properties and intengible assets including under development	**(43.12)**	(28.80)
	Proceeds from sale of Property, plant and equipment and intengible assets	**(39.60)**	58.90
	(Increase)/decrease in bank balance not considered as cash and cash equivalents	**145.67**	34.17
	Interest Received	**107.12**	84.21
	Net cash flow from/(used in) investing activities **B**	**170.07**	148.47

Consolidated Statement of Cash Flow for the year ended March 31, 2025

(Rs. in Lakh)

			For the year ended March 31, 2025	For the year ended March 31, 2024
C.	**Cash flow from Financing Activities :**			
	Interest (paid)		**(3,522.32)**	(5,435.38)
	Proceeds / (repayments of) other short-term borrowings		**(713.55)**	483.26
	Proceeds/ (repayments of) from Long-term borrowings		**(8,960.33)**	52.01
	Dividend paid (including dividend tax) / Transferred to IEPF		**-**	(11.08)
	Repayment of Public Deposit		**(603.73)**	(728.00)
	Net cash flow from/(used in) financing activities	**C**	**(13,799.93)**	(5,639.19)
D.	**Net increase/(decrease) in cash and cash equivalents**	**(A+B+C)**	**(357.93)**	**1,068.11**
E.	**Cash and cash equivalents at the beginning of the year**		**1,385.40**	**317.29**
F.	**Cash and cash equivalents at the end of the year**		**1,027.47**	**1,385.40**

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 2023	**42,047.86**	**2,912.86**	**44,960.73**
Proceeds from Borrowings	514.66	587.22	1,101.88
Repayment of Borrowings	1,182.84	111.76	1,294.60
Non Cash Adjustment	-	-	-
As on April 2024	**41,379.68**	**3,388.33**	**44,768.01**
Proceeds from Borrowings	611.80	0.00	611.80
Repayment of Borrowings	10,175.84	713.55	10,889.38
Non Cash Adjustment	1,329.31	-	1,329.31
As on March 2025	**33,144.95**	**2,674.79**	**35,819.75**

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.

Material Accounting Policies and Notes to Financial Statements 1-63

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
UDIN: 25505371BMHZER8879

Mr. Kushagr Ansal
Managing Director & CEO

Mr. Bal Kishan Sharma
Independent Director

Place: Vaishali, Ghaziabad
Date : 28th May, 2025

Mr. Tarun Kathuria
Chief Financial Officer

Ms. Shalini Talwar
Company Secretary

Consolidated Statement of Changes in Equity for the year ended March 31, 2025

a Equity Share Capital *(Rs. in Lakh)*

		No. of shares	Amount
-	**Equity Share Capital of Rs. 10/- each Issued, Subscribed and fully Paid-**		
	Opening balance as at 1st April, 2023	**6,96,35,828**	**6,963.58**
	Changes in equity share capital during the year	**-**	**-**
	Balance as at 31st March, 2024	**6,96,35,828**	**6,963.58**
	Changes in equity share capital during the year	**-**	**-**
	Balance as at 31st March, 2025	**6,96,35,828**	**6,963.58**

b Other Equity

Particulars	RESERVES & SURPLUS						OCI	Amount
	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**
Opening Balance as at 1st April, 2023	**913.72**	**492.56**	**2,823.02**	**0.67**	**11,145.29**	**(11,040.75)**	**144.51**	**4,479.02**
Profit for the year	-	-	-	-	-	793.24	-	**793.24**
Other comprehensive income for the year (net of income tax)	-	-	-	-	-	-	(100.60)	**(100.60)**
Exchange differences arising during the year on translation of financial statements of a non-integral foreign operation.	-	-	-	(3.85)	-	-	-	**(3.85)**
Balance as at 31st March, 2024	**913.72**	**492.56**	**2,823.02**	**(3.18)**	**11,145.29**	**(10,247.51)**	**43.91**	**5,167.86**
Profit/ (Loss) for the year	-	-	-	-	-	1,809.50	-	**1,809.50**
Other comprehensive income for the year (net of income tax)	-	-	-	-	-	-	(28.56)	**(28.56)**
Exchange differences arising during the year on translation of financial statements of a non-integral foreign operation.	-	-	-	(0.09)	-	-	-	**(0.09)**
Balance as at 31st March, 2025	**913.72**	**492.56**	**2,823.02**	**(3.27)**	**11,145.29**	**(8,438.01)**	**15.35**	**6,948.76**

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
UDIN: 25505371BMHZER8879

Mr. Kushagr Ansal
Managing Director & CEO

Mr. Bal Kishan Sharma
Independent Director

Place: Vaishali, Ghaziabad
Date : 28th May, 2025

Mr. Tarun Kathuria
Chief Financial Officer

Ms. Shalini Talwar
Company Secretary

Notes to Consolidated Financial Statements for the year ending March 31, 2025

1 **BACKGROUND & OPERATIONS AND MATERIAL ACCOUNTING POLICIES**

A CORPORATE INFORMATION

Ansal Housing Limited referred to as ("the Holding 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 Holding 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-110001 having Corporate Identity Number: L45201DL1983PLC016821. The Company is listed on the Bombay Stock Exchange Limited (BSE).

B MATERIAL 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 associate:

	Name of The Company	Percentage of ownership/voting rights	
		As at March 31, 2025	As at March 31, 2024
A.	**SUBSIDIARIES**		
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	Andri Builders & Developers Pvt. Ltd.	100%	100%
13	VS Infratown Pvt. Ltd.	100%	100%
14	Identity Buildtech Pvt. Ltd.	100%	100%
15	Cross Bridge Developers Pvt. Ltd	100%	100%
16	Shamia Automobiles Pvt. Ltd.	100%	100%
17	Oriane Developers Pvt. Ltd.	99%	99%
B	**ASSOCIATES**		
1	Optus Carona 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 associate are incorporated in India, except Housing and Construction Lanka Pvt. Ltd., a subsidiary company which was incorporated in Sri Lanka.

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 aquisition 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 considering the commissioning of project and corressponding delivery in a phased manner and 12 montths 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 ('the Holding Company') and its subsidiaries. Subsidiaries are entities that are controlled by the Company. Control is achieved when the Holding 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 Holding 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 Holding 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;
- 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 non-controlling 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 Holding 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 Holding 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 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 any is 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

- 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.The Revenue towards satisfaction of a performance obligation is measured at the amount of transaction price (net of variable consideration) allocated to the performance obligation. The transaction price of goods sold and services rendered is net of variable consideration on account of various discounts and schemes offered by the company as a part of the contract. 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 entity's performance does not create an asset with an alternative use to the entity and the entity has an enforceable right to payment for performance completed to date.

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 Group is 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.

Income from construction contracts is recognised by reference to the stage of completion of the contract activity at the reporting date of the financial statements. The related costs there against are charged to the Statement of Profit and Loss. The stage of completion of the contract is measured by reference to the proportion that contract cost incurred for work performed up to the reporting date bears to the estimated total contract cost for each contract. When the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probable will be recoverable. When it is probable that total contract costs will exceed total contract revenue, the expected loss is recognised as an expense immediately.

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 services is recognised in accordance with the satisfaction of performance obligation over time, based on the stage of completion measured with reference to costs incurred or milestones achieved, in accordance with Ind AS 115.

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 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/ development 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 Group.

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.

(a) Since the figures are reported in lakh , there could be casting difference on account of rounding off.

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.

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.

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.

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 Grouop 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)	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.

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.

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

Where the Group is the lessee

Right of use assets and lease liabilities

- For any new contracts entered into on or after 1 April, 2019, (the transition approach has been explained and disclosed in Note 46) the Group considers whether a contract is, or contains a lease. A lease is defined as 'a contract, or part of a contract, that conveys the right to use an asset (the underlying asset) for a period of time in exchange for consideration'
- Classsification of lease

  The Group enters into leasing arrangements for various assets. The assessment of the lease is based on several factors, including, but not limited to, transfer of ownership of leased asset at end of lease term, lessee's option to extend/purchase etc.
- Recognition and initial measurement

  At lease commencement date, the Group recognizes a right-of-use asset and a lease liability on the balance sheet. The right-of-use asset is measured at cost, which is made up of the initial measurement of the lease liability, any initial direct costs incurred by the Group, an estimate of any costs to dismantle and remove the asset at the end of the lease (if any), and any lease payments made in advance of the lease commencement date (net of any incentives received).
- Subsequent measurement

  The Group depreciates the right-of-use assets on a straight-line basis from the lease commencement date to the earlier of the end of the useful life of the right-of use asset or the end of the lease term. The Group also assesses the right-of-use asset for impairment when such indicators exist.

  At lease commencement date, the Group measures the lease liability at the present value of the lease payments unpaid at that date, discounted using the interest rate implicit in the lease if that rate is readily available or the Group's incremental borrowing rate. Lease payments included in the measurement of the lease liability are made up of fixed payments (including in substance fixed payments) and variable payments based on an index or rate. Subsequent to initial measurement, the liability will be reduced for payments made and increased for interest. It is re-measured to reflect any reassessment or modification, or if there are changes in substance fixed payments. When the lease liability is re-measured, the corresponding adjustment is reflected in the right-of-use asset.

  The Group has elected to account for short-term leases and leases of low-value assets using the practical expedients. Instead of recognizing a right-of-use asset and lease liability, the payments in relation to these are recognized as an expense in standalone statement of profit and loss on a straight-line basis over the lease term.

Where the Group is the lessor

- Leases in which the Group does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases. Rental income from operating lease is recognized on a straightline basis over the term of the relevant lease, except when the lease rentals, increase are in line with general inflation index. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognized over the lease term on the same basis as rental income. Contingent rents are recognized as revenue in the period in which they are earned.
- Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the Group to the lessee. Amounts due from lessees under finance leases are recorded as receivables at 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 net investment outstanding in respect of the lease.

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, 2025, 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:

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 2025

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.
- 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 (FVTPL): 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 after deducting all of its liabilities. Equity instruments issued by the Group 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.

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.

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 Group 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 Asssets/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 Group does not expect any material outflow of resources and hence these are reflected as contingent liabilities (Refer Note-34)

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.

h) Leases

The Group determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

The Group has several lease contracts that include extension and termination options. The Group applies judgement in evaluating whether it is reasonably certain whether or not to exercise the option to renew or terminate the lease. That is, it considers all relevant factors that create an economic incentive for it to exercise either the renewal or termination. After the commencement date, the Group reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to renew or to terminate (e.g., construction of significant leasehold improvements or significant customisation to the leased asset)

(Rupees in Lakh)

NOTE 2: PROPERTY, PLANT AND EQUIPMENT

Particulars	Leasehold Building	Freehold Building	Plant & Machinery	Office Equipments	Furniture and fixtures	Computers	Vehicles	Total
GROSS CARRYING VALUE								
As at 1.04.2023	**116.79**	**406.86**	**3,373.83**	**132.36**	**87.61**	**89.51**	**266.05**	**4,473.00**
Additions	-	-	-	3.51	-	4.71	19.25	27.47
Disposals/adjustments	10.33	-	4.55	-	-	11.18	46.99	73.05
As at 31.03.2024	**106.46**	**406.86**	**3,369.28**	**135.87**	**87.61**	**83.05**	**238.31**	**4,427.42**
Additions	—	—	1.64	2.01	—	12.66	26.81	43.12
Disposals/adjustments	—	—	94.24	—	—	—	49.37	143.61
As at 31.03.2025	**106.46**	**406.86**	**3,276.68**	**137.88**	**87.61**	**95.71**	**215.74**	**4,326.93**
Depreciation								
As at 1.04.2023	**20.68**	**50.03**	**2,341.36**	**29.00**	**69.67**	**52.86**	**145.89**	**2,709.48**
Charge for the year	2.73	7.17	276.35	2.51	4.18	9.71	19.27	321.91
Elimination on disposal of assets	1.64	-	4.52	**-**	-	3.58	36.38	46.12
As at 31.03.2024	**21.76**	**57.20**	**2,613.19**	**31.51**	**73.85**	**58.99**	**128.78**	**2,985.27**
Charge for the Period	2.72	7.15	245.79	3.49	1.86	11.89	19.40	292.30
Elimination on disposal of assets	—	—	57.94	—	—	—	34.09	92.03
As at 31.03.2025	**24.48**	**64.35**	**2,801.04**	**35.00**	**75.71**	**70.88**	**114.09**	**3,185.54**
Net block								
As at 31.03.2025	**81.98**	**342.51**	**475.64**	**102.88**	**11.90**	**24.83**	**101.65**	**1,141.38**
As at 31.03.2024	**84.71**	**349.66**	**756.09**	**104.36**	**13.75**	**24.06**	**109.54**	**1,442.16**

Notes:

i. Legal formalities relating to conveyance of freehold building having Acquisition Cost of Rs. 449.91 Lakh (Previous Year: Rs. 449.91 Lakh) are pending execution. The property is owned by the company through Power of Attorney dated 12th July, 2002.

ii. Legal formalities relating to lease deed of lease hold building having Acquisition cost of Rs. 174.95 Lakh (Previous Year: Rs. 174.95 Lakh) are pending execution. The property is used by the company through Builder Buyer Agreement dated 9th January,1992.

iii. For details of Assets charged, Refer Note-16 and Note-20 of the Consolidated financial statements

NOTE 3: INVESTMENTS ACCOUNTED FOR USING THE EQUITY METHOD

(Rupees in Lakh)

	Face Value (Rs. Each)	As at March 31, 2025		As at March 31, 2024	
		Quantity (Shares/ Units)	Book Value	Quantity (Shares/ Units)	Book Value
A) TRADE INVESTMENTS AT COST					
- Investment in Equity shares					
Unquoted, fully paid up					
- **Shares in Associate**					
(a) Optus Corona Developers Pvt. Ltd.	**10**	**4,988**	**123.37**	4,988	123.37
			123.37		123.37
NOTES:					
3.1 Aggregate Value of Unquoted Investments					
- Investment in Associate			**123.37**		123.37

NOTE 4 : NON CURRENT- OTHER FINANCIAL ASSETS

(Rupees in Lakh)

Particulars	As at March 31, 2025	As at March 31, 2024
At Amortized Cost		
- Bank Deposits with maturity of more than 12 months held as margin money	984.48	919.49
	984.48	**919.49**

4.1 Other Financial Assets includes restricted bank deposits of Rs 817.57 Lakh (Previous Year: Rs. 441.92 Lakh). The restrictions are primarily on account of bank deposits held as margin money and deposit against guarantees.

NOTE 5 : NON CURRENT- INCOME TAX

(Rupees in Lakh)

Particulars	As at March 31, 2025	As at March 31, 2024
- Advance Income Tax/ Tax deducted at source	13,003.52	12,866.46
Less: Provision for Income Tax	(11,666.63)	(11,666.63)
	1,336.88	**1,199.83**

NOTE 6: NON CURRENT ASSETS- OTHERS

(Rupees in Lakh)

Particulars	As at March 31, 2025	As at March 31, 2024
- Advance for purchase of land/ flat	62.75	42.91
	62.75	**42.91**

NOTE 7 : INVENTORIES

(At lower of cost or Net realizable value)

(Rupees in Lakh)

Particulars	As at March 31, 2025	As at March 31, 2024
- Building Materials & stores	1,328.01	1,489.54
- Flats, Houses & Farm Land	649.82	583.93
- Land	8,304.77	9,683.56
- Projects in progress	95,023.78	1,20,243.94
	1,05,306.38	**1,32,000.97**

7.1 For Inventory charged refer note - 16 &20 of the Consolidated financial statements

NOTE 8 : TRADE RECEIVABLES

(Unsecured considered good) *(Rupees in Lakh)*

Particulars	As at March 31, 2025	As at March 31, 2024
Trade Receivables	16,788.35	15,054.63
	16,788.35	**15,054.63**

8.1 Trade Receivable ageing schedule for the year ended as on March 31, 2025 and March 31, 2024

The trade receivables are recognised on project basis in accordance with the revenue recognition policy of the Company which states recognition of revenue only when the underlying project is substancially complete and risks, rewards and control in respect of units in the said project are capable of being transferred to the customer. Therefore, it is not rational to break the trade receivable agewise. As a process, regular demands are raised on the customers based on the payment plan stipulated in the buyer agreement and the collection from each customer is duly accounted for under the head Advance from the Customer.

8.2 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 Group.

8.3 The Trade Receivables are considered good as the possession is given to the customers and subsequently registry is executed only when complete payment is received against unit booked by the customers and accordingly there is no credit risk. The trade receivables recognised in the books of Account cannot be quantified customer wise as the revenue is recognised project wise based on revenue recognition policy of the Group.

NOTE 9 : CASH AND CASH EQUIVALENTS

(Rupees in Lakh)

	As at March 31, 2025		As at March 31, 2024	
Balance with Banks				
- In current account	**911.82**		1,263.32	
Cash on hand	**115.65**		122.07	
(including imprest with staff)		**1,027.47**		1,385.40
		1,027.47		**1,385.40**

9.1 Balance with Banks includes Rs. 672.03 Lakh (Previous Year: Rs 1,082.00 Lakh) held in the escrow bank account where the joint signatory is one of the lender. The money can be utilised for payments of the specified projects mortgaged to the said lender.

9.2 Cash on hand includes Rs. 86.48 Lakh (Previous Year: Rs 93.55 Lakh) imprest balance with the staff.

NOTE 10 : OTHER BANK BALANCES

(Rupees in Lakh)

	As at March 31, 2025		As at March 31, 2024	
- **Earmarked balances with banks**				
a Unpaid Dividend Bank accounts	**-**		-	
b Money kept in bank for specified purpose	**163.42**	**163.42**	246.36	246.36
- **Fixed deposits held as margin money or security against:**				
a Guarantees	**358.28**		482.35	
b Bank Deposit pledged with authorities / Financial Institution	**267.09**	**625.36**	205.78	688.13
		788.79		**934.49**

10.1 Cash and Bank balances includes restricted cash balance of Rs. 788.79 Lakhs (Previous Year: Rs 934.49 Lakh). The restrictions are primarily on account of cash and bank balances held as margin money, deposit against guarantees, unpaid dividends and escrow accounts.

NOTE 11 : CURRENT- FINANCIAL ASSETS- LOANS

(Rupees in Lakh)

Particulars	As at March 31, 2025	As at March 31, 2024
(Secured-considered good)		
- Deposit with Corporates (Incl accrued interest) (Refer Note 55)	**5,797.88**	5,797.88
	5,797.88	**5,797.88**

NOTE 12 : CURRENT- OTHER FINANCIAL ASSETS

(Rupees in Lakh)

Particulars	As at March 31, 2025	As at March 31, 2024
- Deposit with Corporates (Incl accrued interest)	**140.05**	138.19
- Security Deposits Paid to Collaborator	**5,160.18**	5,061.64
- Security Deposits Paid to Others	**350.71**	350.74
	5,650.94	**5,550.58**

NOTE 13: CURRENT- OTHER CURRENT ASSETS

(Rupees in Lakh)

Particulars	As at March 31, 2025	As at March 31, 2024
- Advances against Land/Projects	**3,570.03**	3,564.99
- Prepaid Expenses (including Brokerage)	**1,946.17**	2,282.84
- Other advances *	**3,610.89**	4,560.11
	9,127.09	**10,407.94**

* Other Advances includes Advance to Contractors, Creditors, Suppliers, GST Input, Security Deposit paid and Sales Tax paid under protest.

NOTE 14: EQUITY

Authorised, Issued, Subscribed and paid up share capital and par value per share

(Rupees in Lakh)

Particulars	As at March 31, 2025		As at March 31, 2024	
- **Authorised Share Capital**				
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
		10,000.00		**10,000.00**
- **Issued, Subscribed and Paid-up Share Capital**				
6,96,35,828 Equity Shares(P.Y- 6,96,35,828) of Rs.10/- each fully paid for cash.	6,963.58		6,963.58	
Add: Forfeited Shares (Paid-up amount)	-	6,963.58	-	6,963.58
		6,963.58		**6,963.58**

NOTES:

14.1 Terms/ Rights attached to equity shares

The Holding 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 Holding Company, the holders of equity shares would be entitled to receive remaining assets of the Holding 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 *(Rupees in Lakh)*

Particulars	As at March 31, 2025	As at March 31, 2024
Number of shares outstanding as at the beginning of the year	6,96,35,828	6,96,35,828
Add: Number of shares issued during the year	-	-
Number of shares outstanding as at the end of the year	**6,96,35,828**	**6,96,35,828**

14.3 Detail of Shareholder's holding more than 5% shares

No shareholder holds more than 5% equity shares in the company as on March 31, 2025 and March 31, 2024.

14.4 Detail of Shareholding of promoters

S.No.	Name of Promoter	As at March 31, 2025		As at March 31, 2024		% change during the year
		No. of shares	% of shareholding	No. of shares	% of shareholding	
1	Estate of Deepak Ansal	32,13,390	4.61	32,13,390	4.61	-
2	Divya Ansal	13,09,724	1.88	13,09,724	1.88	-
3	Karun Ansal	12,31,248	1.77	12,31,248	1.77	-
4	Kushgr Ansal	10,95,078	1.57	10,95,078	1.57	-
5	Deepak Ansal HUF	3,04,500	0.44	3,04,500	0.44	-
6	Ansal Clubs Private Limited	25,00,000	3.59	25,00,000	3.59	-
7	Ansal Development Private Limited	32,00,000	4.60	32,00,000	4.60	-
8	Ansal Land & Housing Private Limited	13,50,000	1.94	13,50,000	1.94	-
9	Ansal Construction Pvt Ltd (formerly known as M/S Ansal Rep International Pvt. Ltd.)	32,00,000	4.60	32,00,000	4.60	-
	Total	**1,74,03,940**	**24.99**	**1,74,03,940**	**24.99**	

14.5 Aggregate number of bonus shares issued and shares issued for consideration other than cash during the year of five years immediately preceding the reporting date:

Particulars	As at March 31, 2025	As at March 31, 2024	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
Conversion of outstanding unsecured loans into equity shares of face value Rs 10/- fully paid up on preferential basis	Nil	Nil	1,02,50,000	Nil	Nil

NOTE 15 : OTHER EQUITY

(Rupees in Lakh)

	As at March 31, 2025		As at March 31, 2024	
- **Capital Reserve**				
Opening Balance	**913.72**		913.72	
Add: Amount received against shares (partly paid) forfeited	**-**	**913.72**	-	913.72
- **Exchange differences on translating the financial statement of a foreign operation**				
Opening Balance	**(3.18)**		0.67	
Add: Exchange differences arising during the year on translation of financial statements of a non-integral foreign operation.	**(0.09)**		(3.85)	
		(3.27)		(3.18)
- **Capital Redemption Reserve**				
Opening Balance	**492.56**		492.56	
Add: Transferred from Statement of Profit and Loss on redemption of Preference Shares	**-**		-	
		492.56		492.56
- **Securities Premium**				
Opening Balance	**2,823.02**		2,823.02	
Add : Received during the year	-	**2,823.02**	-	2,823.02
- **General Reserve**				
Opening Balance	**11,145.29**		11,145.29	
Add: Adjustment on account of Ind AS 115 (net of Tax)	**-**		-	
Add: Adjustment related to earlier year	**-**		-	
		11,145.29		11,145.29
- **Retained earnings**				
Opening Balance	**(10,247.46)**		(11,040.75)	
Add: Profit/(Loss) for the year	**1,809.50**		793.24	
		(8,437.92)		(10,247.46)
- **Other Comprehensive Income**				
Opening Balance	**43.92**		144.52	
Add: Profit/loss for the year	**(28.56)**	**15.36**	(100.60)	43.92
		6,948.76		**5,167.85**

NOTE:

15.1 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.

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 (Previous Year: Rs. 67.20 Lakh). This revaluation reserve has been clubbed into General Reserve due to adoption of deemed cost option under Ind AS.

Notes to Consolidated Financial Statements for the year ending March 31, 2025

NOTE 16 : LONG-TERM BORROWINGS *(Rupees in Lakh)*

		As at March 31, 2025		As at March 31, 2024	
		Non Current	Current	Non Current	Current
A)	**SECURED AT AMORTISED COST**				
	From Banks				
	- Vehicle/ Equipment Loan from Bank/FI	**18.55**	**5.15**	11.90	19.82
	From Others				
	- Term Loan from Corporate Bodies	**5,146.74**	**11,811.14**	2,809.32	21,225.00
	- 6,875 Debentures of Rs.1,00,000/- each(P.Y. 8,200)	**-**	**6,875.00**	8,200.00	-
B)	**SECURED AT FVTPL**				
	From Others				
	- Term Loan from Corporate Bodies	**2,858.45**	**880.52**	-	-
C)	**UNSECURED**				
	- Public Deposits	**-**	**-**	-	1,191.77
	- Loan from Corporate Bodies				
	- Related Parties	**-**	**3,853.71**	-	7,062.09
	- Others	**825.00**	**176.50**	141.50	612.12
	TOTAL	**8,848.74**	**23,602.02**	**11,162.72**	**30,110.80**

NOTES:

16.1 Term Loan from Corporate Bodies referred above to the extent of:

- Rs. 14,481.33 Lakh (Previous Year: Rs. 15,565.89 Lakh) are secured by way of of project land owned by the Company and its subsidiaries/associate situated at Agra, Indore, Meerut and certain Gurgaon projects, mortgage of Leasehold building/few unsold area and building situated at Noida , assignment of receivables of Agra, Indore, Meerut and certain Gurgaon projects through mortgage/guarantee of the company, subsidiaries/associates and promoter director.
- Rs. 3,738.97 (Net of Ind AS adjustment of Rs. 1,145.67) (Previous Year: Rs. 5,659.11 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 these projects, corporate guarantee of Anjuman, Wrangler and Maestro and guaranteed by promoter director.
- Rs. 2,476.55 Lakh (Previous Year: Rs. 2,809.32 Lakh) are secured by way of mortgage (second charge) of land owned by the Company and its subsidiaries situated at Gurgaon Project : Highland Park (15 units only) , assignment of finished goods and balance receivables of above projects, corporate guarantee of Identity Buildtech Pvt Ltd and guaranteed by promoter director.
- Rs. 6,875 Lakh (Previous Year: 8,200 lakh) are secured by way of mortgage of project land owned by the Group situated at Gurugram, assignment of receivables of Project Highland Park Project at Gurugram, mortgage of Holding Co. unsold plots & floors at Ansal Town Karnal, mortgage of unsold units at Ansal Courtyard ,Meerut and guaranteed by promoter director and Estate of Deepak Ansal.
- The rate of interest are as per the sanction letter/agreement.

16.2 Rs. 23.70 Lakh (Previous Year: Rs. 31.72 Lakh) Vehicle/ Equipment Loan from Bank/ Corporate Bodies referred above are secured by way of hypothecation of respective vehicle/ construction equipment.

16.3 Unsecured Loans from others referred above to the extent of:

Rs. 181.00 Lakh have been guaranteed by the promoter director (previous year- Nil).

16.4 Term Loan from Corporate Bodies referred above to the extent of:

Rs 27,571.85 Lakh (Net of Ind AS adjustment of Rs. 1,145.67 Lakh) have been guaranteed by promoter director (Previous Year: Rs 32,234.33 Lakh)

16.5 Resturcturing of Assigned Loan to SURAKSHA ARC-034 TRUST from Housing Development Finance Corporation Limited

The Holding Company had availed a term loan facility from Housing Development Finance Corporation Limited ("the erstwhile lender") for the purpose of funding project operations, expansion, and other general business purposes. Due to defaults in repayment obligations, the said loan was assigned to Suraksha Asset Reconstruction Limited ("Suraksha") pursuant to an assignment agreement dated December 31, 2019.

Subsequently, on the request of the Holding Company, the loan was restructured by Suraksha vide agreement dated April 06, 2020 for an amount of Rs. 15,565.89 Lakh. The loan was further restated upon the borrower's request vide agreement dated August 30, 2024, for an aggregate amount of Rs. 16,900 Lakh at an interest rate of 14% per annum. The revised restructuring terms became effective from April 01, 2024.

As at the reporting date, the outstanding amount of the said loan stands at Rs. 14,481.33 lakhs, which includes an overdue principal amount of Rs. 2,009 lakhs.

16.6 Resturcturing of Assigned Loan to SURAKSHA ARC-047 TRUST from Industrial Financial Corporation of India Limited

The Holding Company had availed a term loan facility from Industrial Financial Corporation of India Limited ("the erstwhile lender") for the purpose of project operations, expansion, and other general business purposes. Due to defaults in repayment, the said loan was assigned to Suraksha Asset Reconstruction Limited ("Suraksha") pursuant to an assignment agreement dated September 06, 2023.

On the request of the Holding Company, the loan was restated vide agreement dated June 03, 2024, revising the loan amount to Rs. 6,825.00 lakhs from the previously outstanding amount of Rs. 5,659.11 lakhs. The restated loan carries no interest.As at the reporting date, the outstanding balance of the said loan stands at Rs. 3,738.97 Lakh (Net of Ind AS adjustment of Rs. 1,145.67 Lakh).

Reconciliation of Restructured Loans

Particulars	Suraksha ARC-034 Trust		Suraksha ARC-047 Trust	
	Principal	Interest	Principal	Interest
Outstanding Balance on the date of restructuring	15,565.89	4,298.63	5,659.11	9,470.28
Exceptional Gain on Restructuring	1,334.11	(4,298.63)	1,165.89	(9,470.28)
Balance post restructuring impact	16,900.00	-	6,825.00	-

16.7 Maturity Profile of Borrowings including current maturities are set out below on undiscounted basis:

(Rupees in Lakhs)

Particulars	On Demand	Within 1 year	1-2 years	2-3 years	3-4 years	More than 4 Years
SECURED AT AMORTISED COST						
- Cash Credit from Banks	1,684.82	-	-	-	-	-
- Bank Overdraft	35.59	-	-	-	-	-
- Vehicle/ Equipment Loan from Bank	-	5.15	5.71	6.32	4.31	2.21
- Debentures	-	6,875.00	-	-	-	-
- Term Loan from Corporate Bodies	-	11,811.14	2,670.19	2,476.55	-	-
SECURED AT FVTPL						
- Term Loan from Corporate Bodies	-	1,390.00	1,335.00	1,275.00	885.00	-
UNSECURED						
- Term Loan from Corporate Bodies						
- Related Parties	871.86	3,853.71	-	-	-	-
- Others	90.30	176.50	83.50	600.00	-	141.50

16.8 The Group has defaulted in repayment of loans and interest in respect of the following: *(Rupees in Lakh)*

Particulars	As at March 31, 2025		As at March 31, 2024	
	Period of default	**Amount in Rs.**	**Period of default**	**Amount in Rs.**
a. Term Loan from corporate bodies/others				
- Principal	1 to 222 days	2,009.00	275 to 2389 days	21,224.99
- Interest	-	-	31 to 2389 days	13,290.69

NOTE 17: OTHER FINANCIAL LIBILITIES (NON-CURRENT)

(Rupees in Lakh)

Particulars	As at March 31, 2025	As at March 31, 2024
- Collection for replacement of assets & Security Deposit	4,521.45	6,342.53
	4,521.45	**6,342.53**

NOTE 18: LONG-TERM PROVISIONS

(Rupees in Lakh)

Particulars	As at March 31, 2025	As at March 31, 2024
Provision for Compensated absences	98.91	93.02
Provision for Gratuity (Refer Note 45)	86.06	71.64
	184.97	**164.66**

NOTE 19: DEFERRED TAX ASSETS (Net)

(Rupees in Lakh)

	As at March 31, 2025		As at March 31, 2024	
a) Deferred Tax Assets				
- Impact of profit reversal under Ind AS - 115	2,321.16		3,036.26	
- MAT Credit Receivable	0.20		1,613.20	
- Unabsorbed depreciation and business loss carried forward	3,953.12		7,386.39	
- Others	1,006.56	7,281.05	291.75	12,327.60
b) Deferred Tax Liabilities				
- Impact of difference between carrying amount of Property, Plant and Equipment in the financial statements and as per income tax rules.	10.65		47.58	
- Impact of expenses/income charged to Other Comprehensive Income but allowable/chargeable as deduction in future years under Income Tax Act, 1961.	68.51		67.84	
- Impact of fair value gain booked on financial laibility as per Ind AS	288.34		-	
- Interest Capitlalised on Borrowing Cost but claimed as deduction from Income	1,036.08		1,663.26	
		1,403.58		1,778.68
Deferred Tax Assets / (Liability) (Net)		**5,877.46**		**10,548.92**

19.1 For Deferred Tax Reconciliation, refer Note- 50 of the Consolidated Financial Statement

NOTE 20: SHORT-TERM BORROWINGS

(Rupees in Lakh)

Particulars	As at March 31, 2025	As at March 31, 2024
A) SECURED AT AMORTISED COST		
Credit Facilities Repayable on Demand From Bank		
- Cash Credit from Banks	1,684.82	1,780.55
- Bank Overdraft	35.59	-
B) Current maturities of Long Term borrowings (Refer Note -16)	23,602.02	30,110.81
C) UNSECURED AT AMORTISED COST		
- Related Parties	871.86	879.87
- From Corporate Bodies	87.30	347.70
- From Others	3.00	388.00
	26,284.59	**33,506.93**

NOTES:

20.1 Cash Credit from Scheduled Banks are secured by charge over unencumbered/ free stocks of materials, unsold finished stock, construction work-in-progress, book-debts of the Company, Commercial Flat, Office premises and storage spaces at Indra Prakash Building (Lease hold building), Commercial Plot at Rewari, Unsold residential units at Lucknow, Unsold area and Corporate office at Ghaziabad (Freehold Building),Unsold area at Karnal and have been guaranteed by promoter director and Corporate Guarantee of Geo Connect Ltd. The rate of interest are as per the respective sanction letters.

20.2 Cash Credit from Bank referred above to the extent of:

Rs. 1,684.82 Lakh have been guaranteed by the promoter director (previous year- 1,780.55 Lakh)

20.3 Unsecured Loans from others referred above to the extent of:

Rs. Nil Lakh have been guaranteed by the promoter director (previous year- 180 Lakh)

NOTE 21 : TRADE PAYABLES

(Rupees in Lakh)

Particulars	As at March 31, 2025	As at March 31, 2024
Micro and Small Enterprises - (Refer Note 40)	**64.47**	72.93
Others	**18,303.30**	17,750.35
	18,367.77	**17,823.28**

21.1 Trade payables ageing schedule for the year ended as on March 31, 2025 and March 31, 2024

(A)	**PARTICULARS**	**O/S AS ON MARCH 31, 2025 FROM THE DUE DATE OF PAYMENT**					
		Not due	**Less than 1 year**	**1-2 Years**	**2-3 Years**	**More than 3 year**	**Total**
	I MSME	-	50.24	9.00	0.24	5.00	64.47
	II Others	655.15	3,703.40	1,138.57	1,422.11	11,384.07	18,303.30
	III Disputed Due-MSME	-	-	-	-	-	-
	IV Disputed Due-Others	-	-	-	-	-	-
	Total Trade payables	**655.15**	**3,753.64**	**1,147.57**	**1,422.35**	**11,389.07**	**18,367.77**
(B)	**PARTICULARS**	**O/S AS ON MARCH 31, 2024 FROM THE DUE DATE OF PAYMENT**					
		Not due	**Less than 1 year**	**1-2 Years**	**2-3 Years**	**More than 3 year**	**Total**
	I MSME	-	67.69	0.24	-	5.00	72.93
	II Others	1360.72	3,639.35	1,422.11	903.85	10,424.32	17,750.35
	III Disputed Due-MSME	-	-	-	-	-	-
	IV Disputed Due-Others	-	-	-	-	-	-
	Total Trade payables	**1,360.72**	**3,707.05**	**1,422.35**	**903.85**	**10,429.32**	**17,823.28**

21.2 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.

21.3 Trade payables includes Rs 1,973.02 Lakh (Previous year : Rs. 1,831.61 Lakh) payable to related parties .

NOTE 22: OTHER FINANCIAL LIABILITIES (CURRENT)

(Rupees in Lakh)

Particulars	As at March 31, 2025	As at March 31, 2024
Interest accrued and due on borrowings	**2,738.24**	13,936.98
Interest accrued but not due on borrowings	**-**	13.37
Unclaimed matured deposits	**736.36**	186.71
(Including Interest accrued and due on unclaimed matured deposits)		
Security Deposits/ Retention Money	**987.27**	985.15
Other payables	**10,749.39**	8,543.81
	15,211.27	**23,666.03**

NOTE:

22.1 The Other payables referred above includes Brokerage Provision, Customer Refund, payable to Associates Co. and Staff Imprest. Further Other Payable Includes Rs. 649.37 Lakh (Previous Year: Rs. 788.83 Lakh) payable to other related parties.

22.2 Refer Note 47 for other financial liabilities for information about liquidity risk and market risk.

Note 23 : SHORT-TERM PROVISIONS

(Rupees in Lakh)

Particulars	As at March 31, 2025	As at March 31, 2024
- Provision for compensated absences	**36.38**	27.60
- Provision for Gratuity (Refer Note 45)	**429.54**	378.25
- Provision for litigation matters [Refer Note 34(b)]*	**4,000.30**	1,037.30
	4,466.22	**1,443.14**

*** Disclosure relating to provision pursuant to Ind AS 37- Provisions, Contingent Liabilities and Contingent Assets**

Particulars	As at March 31, 2025	As at March 31, 2024
Opening Balance	**1,037.30**	614.01
Additions	**2,963.00**	423.29
Utilisations	**-**	-
Closing Balance	**4,000.30**	**1,037.30**

NOTE 24: CURRENT TAX LIABILITIES (NET)

(Rupees in Lakh)

Particulars	As at March 31, 2025	As at March 31, 2024
- Income Tax Liabilities (Net)	**31.12**	25.32
	31.12	25.32

NOTE 25: OTHER CURRENT LIABILITIES

(Rupees in Lakh)

Particulars	As at March 31, 2025	As at March 31, 2024
Other payables		
- Advances from Customers- Contract Liability	**60,434.39**	77,626.86
- Statutory Liabilities	**1,127.85**	1,096.58
- Other Payables	**1,002.61**	718.20
	62,564.85	**79,522.63**

NOTE:

25.1 The Advances from Customers referred above includes Rs. 172.26 Lakh (Previous Year: Rs. 55.04 Lakh) from other related parties.

25.2 Advances from customers are against sale of real estate projects and generally are not refundable except in the case of cancellation of bookings.

NOTE 26 : REVENUE FROM OPERATIONS

(Rupees in Lakh)

		As at March 31, 2025		As at March 31, 20234	
A)	**Real Estate Operations**				
	- Sale of Commercial/Residential Flats, Shops, Houses and Plots	**39,393.78**		41,767.64	
	- Other Operating Income	**1,099.13**	**40,492.91**	1,097.00	42,864.65
B)	**Services**				
	- Contract Work	**60.00**	**60.00**	-	-
C)	**Maintenance Income**	**3,898.82**	**3,898.82**	3,617.63	3,617.63
			44,451.73		**46,482.28**

Disaggregate Revenue Information

The table below represents disaggregated revenues from contracts with customers for the year ended March 31, 2025 and March 31,2024 by offering and contract type. The Group believes that this disaggregation best depicts how the nature, amount , timing and uncertainity of our revenues and cash flows are affected by industry, market and economic factors.

(Rupees in Lakh)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Revenue by Nature/ Category		
A) Real Estate Operations		
(i) Sale of Commercial/Residential Flats, Shops, Houses and Plots	39,393.78	41,767.64
(ii) **Other Operating Income**		
- Interest From Customers	198.04	169.16
- Rent Received	416.46	411.10
- Administration Charges	237.09	369.53
- Surrender of Rights	49.40	30.03
- Forfeiture against cancellation	198.14	117.19
B) Services	60.00	-

Notes to Consolidated Financial Statements for the year ending March 31, 2025

(Rupees in Lakh)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
C) Maintenance Income		
- Common Maintenance Charges Received	2,219.57	2,169.93
- Water Charges	217.02	42.14
- Watch & Ward Charges	219.76	190.14
- Electricity Charges Received	929.76	853.92
- Sale of Plots/ Flats	240.13	357.29
- Stacking Charges	72.58	4.21
Total	**44,451.73**	**46,482.28**

Contract Balances *(Rupees in Lakh)*

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Trade receivables from contracts (refer note 8)	16,788.35	15,054.63
Contract Assets	-	-
Advance from customer (Contract Liabilities) (refer note 25)	60,434.39	77,626.86

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:

Set out below is the amount of revenue recognised from : *(Rupees in Lakh)*

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Movement of Contract liability		
Amounts included in contract liabilities at the beginning of the year	77,626.86	1,01,792.69
Amount received/ Adjusted against contract liability during the year	22,201.32	17,601.81
Performance obligations satisfied in current year	(39,393.78)	(41,767.64)
Amounts included in contract liabilities at the end of the year	**60,434.39**	**77,626.86**

NOTE 27 : OTHER INCOME

(Rupees in Lakh)

Particulars	Year ended March 31, 2025		Year ended March 31, 2024	
Gain on Sale of property, plant and equipments		**5.31**		30.67
Profit on Sale of Long Term Investments		**6.44**		-
Interest				
- From Bank	**106.72**		83.18	
- From Others	**0.41**	**107.12**	1.03	84.21
Interest on Income Tax Refund		**15.18**	-	
Rental income		**47.89**		44.16
Credit balance write back		**-**		64.28
Gain on account of initial measurement of Financial Liability as per INDAS		**1,623.97**		-
Miscellaneous Income		**141.25**		214.82
		1,947.16		**438.14**

Notes to Consolidated Financial Statements for the year ending March 31, 2025

NOTE 28 : COST OF CONSTRUCTION

(Rupees in Lakh)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Opening Balance of Projects-in- Progress Account	**1,20,243.94**	1,41,601.27
- Payments Against Land	**1,090.66**	67.94
- Payment to Collaborators	**459.90**	326.60
- Expenses Through Contractors	**1,464.24**	3,137.21
- Materials/Stores Consumed	**1,506.57**	2,236.09
- Plan Submission Fee	**445.48**	647.08
- Salary, Wages & Other Benefits	**284.64**	353.21
- External Development Charges	**707.73**	194.43
- Infrastructure Development Charges	**14.94**	34.49
- Sundry Expenses	**1,958.96**	2,531.40
- Interest on Loan	**1,106.55**	1,192.12
- Finance Charges	**41.52**	83.58
- Repair and Maintenance- Plant and Machinery	**11.98**	6.33
- Depreciation	**134.90**	153.77
- Architect Fees	**10.24**	17.70
	1,29,482.25	**1,52,583.23**
Less:		
- Miscellaneous Income	**1.07**	0.16
- Closing Balance of Project-in- Progress Account	**95,023.78**	1,20,243.94
Cost of Construction charged to Statement of Profit and Loss	**34,457.40**	**32,339.12**

NOTE 29 : CHANGES IN INVENTORIES OF FINISHED STOCKS

(Rupees in Lakh)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Stock as on 31.03.2025		
- Commercial Flats, Shops, Houses, Plots, Farms etc.	**2,734.41**	3,137.98
Stock as on 31.03.2024		
- Commercial Flats, Shops, Houses, Plots, Farms etc.	**3,137.98**	3,167.55
Decrease / (Increase) in inventories of Stock-in-trade	**403.57**	29.57

NOTE 30: EMPLOYEE BENEFITS EXPENSE

(Rupees in Lakh)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
- Salaries, Wages, Commission and Other Benefits	**1,543.91**	1,362.80
- Contribution to Provident and Other Funds	**147.27**	132.37
- Staff Welfare	**36.68**	45.01
	1,727.86	**1,540.18**

Notes to Consolidated Financial Statements for the year ending March 31, 2025

NOTE 31 : FINANCE COST *(Rupees in Lakh)*

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Interest Expense	**4,076.13**	7,678.13
Interest on Income tax for earlier years	**0.10**	-
Other Borrowing Costs	**141.99**	202.20
	4,218.22	**7,880.32**
Less: Interest Charged to Projects in Progress	**1,106.55**	1,192.12
	3,111.67	**6,688.20**

NOTE 32 : DEPRECIATION *(Rupees in Lakh)*

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Depreciation on Property,plant & equipment	**292.30**	321.91
Less : Charged to Project in Progress Account	**134.90**	153.77
	157.41	**168.14**

NOTE 33 : OTHER EXPENSES *(Rupees in Lakh)*

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Rent	**329.52**	341.73
Repair and Maintenance		
- Plant and Machinery	**1.02**	0.71
- Building	**1,031.89**	1,002.97
- Others	**129.45**	111.47
Brokerage and Commission	**463.43**	789.95
Travelling & Conveyance	**184.33**	137.22
Electricity, Water & Fuel charges	**1,416.95**	1,272.93
Payment to Auditors		
- Audit Fee	**22.62**	10.14
- For Other Services	**2.00**	13.97
Directors' Fees	**15.88**	15.42
Charity & Donations	**1.11**	0.05
Loss on Sale of Fixed Assets	**17.32**	-
Other Administrative Expenses	**1,116.19**	1,228.03
Loss on account of remeasurement of Financial Liability as per INDAS	**478.30**	
Legal & Professional Charges	**359.81**	395.51
Security Guard Expenses	**291.71**	279.15
Business Promotion	**58.45**	69.33
Rates & Taxes	**106.15**	32.02
	6,026.13	**5,700.59**
- Share of loss from Associates	**-**	-
Total Other Expenses	**6,026.13**	**5,700.59**

34 EXCEPTIONAL ITEM

Particulars	Note	Year ended March 31, 2025	Year ended March 31, 2024
Gain on Account of Borrowings restructured	(a)	11,329.01	-
Provision/expenses on account of litigation matters	(b)	(5,286.98)	-
Gain on account of settlement/litigation	(c)	-	549.25
Total		**6,042.03**	**549.25**

(a) During the year ended March 31, 2025 the lenders have restructured the borrowings of the holding company thereby resulting in an exceptional income of Rs. 11,329.01 Lakhs.

(b) During the year ended March 31, 2025 the holding company has recognized provision/expenses on account of litigation matters.

(c) During the year ended March 31, 2024, the holding company has obtained a benefit of Rs. 235.21 Lakhs on adoption of 'Haryana One Time Settlement' scheme issued by the Government of Haryana and on adoption of 'Punjab One Time Settlement' scheme issued by the Government of Punjab.Additionally, the holding company has written back the excess provision of Rs. 314.04 Lakhs on account of litigation being settled in favour of the company.

NOTE 35 : CONTINGENT LIABILITIES AND COMMITMENTS (TO THE EXTENT NOT PROVIDED FOR)

(Rupees in Lakh)

Particulars	As at March 31, 2025	As at March 31, 2024
35.1 Contingent Liabilities		
i) **Claims against the Group not acknowledged as Debts**		
- Income Tax/ Wealth Tax demand being disputed by the Company (See Note (a) & (b) below)	2,046.48	2,288.22
- Sales Tax demand being disputed by the Company (See Note (c) below)	364.91	340.10
- Stamp Duty demand being disputed by the Company (See Note (d) below)	586.51	586.51
- Claims by customers for refund of amount deposited/ Compensation/ Interest (to the extent quantifiable) (Gross)	11,661.26	12,966.39
- GST demand being disputed by the Company [refer note (e) below]	26.14	-
- Other Claims against the Company not acknowledged as debts	6.79	2,690.50
	14,692.09	18,871.71
Less: Provision for Litigation Matters	(4,000.30)	(1,037.30)
Total	**10,691.79**	**17,834.41**

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.1,281.14 Lakh (Previous Year: Rs. 1,261.59 Lakh) against the Company. The Company has filed special leave petition before the Supreme Court against the addition of Rs. 1,100.32 Lakhs (Previous Year Rs 1,080.77 Lakh) by virtue of the order of the Delhi High Court which has been admitted by the Supreme Court and for the balance Rs 180.82 Lakhs (Previous Year Rs 180.82 Lakhs) the company has moved appeals which are pending before the ITAT/CIT. A further liability of Rs. Nil (Previous Year: Rs.360.42 Lakh) on account of ALV is estimated in respect of cases where the department has gone into appeal and the matter is presently sub-judice, however, owing to the circulars No. 05/2024 and 09/2024 dated March 15, 2024 and September 17, 2024 respectively, management is of the view that the cases would not be tenable. Further in respect of certain assessment years the company has gone into appeals on various matters at different forums for an amount of Rs.489.58 Lakhs (Previous Year Rs. 750.31 Lakhs).

b) Commissioner of income tax has issued a notice to the company for TDS demand amounting to Rs 215.59 Lakhs (Previous Year - Rs.215.59 Lakhs) in respect of non deduction of TDS on expenses incurred by the company like external development charges ,brokerage etc. The same has been disputed by the company against the commissioner of income tax at CIT(Appeals). Pending final decision in the matter, management is of the view that the company has good chances of getting the matter decided in its favour and hence no provisioning in respect of the said matter has been done in the books of accounts.

c) 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.364.91 Lakh (Previous Year: Rs.340.10 Lakh) against the holding company which are being disputed by the holding company before the appellate authorities. Against these demands, the holding company has paid Rs. 160.12 Lakh (Previous Year: Rs.160.12 Lakh) under protest and the balance demand has been stayed by the authorities. The management is of the view that in case the holding 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 holding company has started collecting VAT from Customers on provisional basis.

d) The Revenue Authorities of different states have raised demands of Rs.586.51 Lakh (Previous Year: Rs.586.51 Lakh) towards deficiency in Stamp Duty on purchase of land / registration of agreements. Against these demands, the holding company has paid Rs.251.53 Lakh (Previous Year: Rs.251.53 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.

e) The Revenue Authorities have disallowed some input tax credit resulting in demand of Rs. 26.14 Lakhs (Previous Year Rs. Nil), which has been disputed by the Company.

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.

ii) In respect of block assessment for the period 01 April 1989 to 10 February 2000, Income Tax Appealet Tribunal (ITAT) has given full relief to the company and rejected departments ground of appeal for tax claim of Rs. Nil (Previous Year: Rs.127.07 Lakh). In respect of the said case, the department has moved appeals in High Court. Further, in respect of assessment of certain years, demands had been raised by the Income Tax Department against the Company amounting to Rs.Nil (Previous Year: Rs.564.64 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 mentioned matters are presently sub-judice, however, owing to the circulars No. 05/2024 and 09/2024 dated March 15, 2024 and September 17, 2024 respectively, management is of the view that the cases would not be tenable.

iii) 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 year Assessment Year 2014-15, 2015-16, 2016-17 & 2017-18 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.1268.55 Lakh (Previous Year: Rs.1268.55 Lakh), out of the mentioned demand, demand of Rs 981.07 (Previous year Rs 981.07 Lakhs) has been contested by the company and Rs 287.48 Lakhs (Previous Year Rs 287.48 Lakhs) has been contested by department. 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.

iv) During the financial year 2021-22, the assessment for assessment year 2013-14 was reopened by issue of notice u/s 148 of Income Tax Act. The assessment in this case was completed u/s 143(3) read with section 147 and a demand (adjusted for refund) of Rs.2,641.73 Lakh (including interest) (Previous year 2,643.39 Lakh) has been raised by the Income Tax Department. The assessee company preferred an appeal before Hon'ble CIT (A) against additions made by order u/s 143(3)/ 147. The assessee raised several grounds of appeal and is very hopeful of getting full relief under appeal.

v) There has been a Supreme Court (SC) judgement dated February 28, 2019, relating to components of salary structure that need to be taken into account while computing the contribution to provident fund under the EPF Act. There are interpretative aspects related to the Judgement including the effective date of application. Pending decision on the subject review petition and directions from the EPFO, the impact for the past period, if any, was not ascertainable and consequently no effect was given in the books of accounts.

35.2 Due to unascertainable outcomes for pending litigation matters with Court/Appellate Authorities, the group's management expects no material adjustments on the financial statements. Further, the holding company may be liable to pay compensation and interest, if any under certain agreements and civil cases preferred against the holding company. The actual liability on account of contingencies may differ from the provisions already created in the books of accounts.

35.3 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:

(Rupees in Lakh)

Particulars	As at March 31, 2025	As at March 31, 2024
- Advance for purchase of plots/Land	**1,207.49**	**1,207.49**
Total	**1,207.49**	**1,207.49**

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 Holding 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 31,2025 the Holding Company has paid Rs. 5,821.91 Lakh (Previous Year: Rs. 5,723.37 Lakh) as deposits/ advances against the joint development agreements. Further, the Holding Company has given advances for purchase of land. Under the agreements executed with the land owners, the Holding Company is required to make further payments based on terms/ milestones stipulated in the agreement.

36 The Group has made provision, as required under the applicable law or Indian accounting standards, for material foreseeable losses, if any, on Long term contracts. Further the company did not have any derivative contracts.

37 There have been no delays in transferring amounts required to be transferred to the Investor Education and Protection Fund.

38 The Group has no outstanding derivative or foreign currency exposure as at the end of the current year and previous year.

39 The Group is engaged primarily in the business of Real Estate development . However, there are no separate reportable segments as per criterion set out under Ind AS 108 on "Segment Reporting" in the Company.

40 Disclosure under section 22 of the Micro, Small and Medium Enterprises Development Act, 2006.

(Rupees in Lakh)

Particulars	As at March 31, 2025	As at March 31, 2024
a) Principal amount remaining unpaid to any supplier as at the end of accounting year	64.47	72.93
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	-	-

The information as required to be disclosed pursuant under the Micro, Small and Medium Enterprises Development Act, 2006 (MSMED Act, 2006) has been determined to the extent such parties have been identified based on the information information available with the Company.

41 Corporate Social Responsibility (CSR) Expenditure

(Rupees in Lakh)

Particulars	For the year 2024-25	For the year 2023-24
a) Gross amount required to be spent by the Group during the year	**-**	-
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	**-**	-
Total	**-**	-

42 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. During the year ended March 31, 2024, the company has obtained a benefit of Rs. 235.02 Lakh on adoption of 'Haryana One Time Settlement' scheme issued by the Government of Haryana as a result of which the company is no longer required to repay the outstanding balance of VAT payable under the composition scheme for the period April 1, 2014 to June 30, 2017.

43 Particulars of Earning per share (Basic & Diluted)

Particulars	For the year 2024-25	For the year 2023-24
Net profit / (Loss) for the year	**1,809.50**	793.24
Number of Equity shares at the beginning of the year	**6,96,35,828**	6,96,35,828
Number of Equity shares at the year end	**6,96,35,828**	6,96,35,828
Weighted Average number of equity shares for basic & diluted EPS	**6,96,35,828**	6,96,35,828
Nominal value of the share (Rs.)	**10.00**	10.00
Basic & Diluted earning per share (Rs.) *	**2.60**	1.14

*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 Leases

The Group has adopted Ind AS 116 "Leases", effective from April 1, 2019, and considered all material lease contracts existing on April 1, 2019. The adoption of the standard does not have any material impact on the financial results of the company. 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:

Operating Lease arrangements- As Lessee

Particulars	For the year 2024-25	For the year 2023-24
i. Amount recognized in Statement of Profit and Loss		
Interest on lease liabilities Charges to statement of profit and loss	-	-
Included in Rent Expenses: Expense relating to Short-Term Leases	**329.52**	341.73
ii. Amounts recognised in the Statement of Cash Flows		
Total cash outflow for leases	**329.52**	341.73

Operating Lease arrangements- As Lessor

The Group has given various 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:

Particulars	For the year 2024-25	For the year 2023-24
Lease Income		
Recognised in statements of profit and loss	**416.46**	411.10

45 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. Tha Holding 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 seperately 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 *(Rupees in Lakh)*

Particulars	Gratuity	
	2024-25	2023-24
- Present Value of Obligation at beginning of the year	**461.28**	375.17
- Interest cost	**32.95**	27.82
- Current Service Cost	**31.58**	29.04
- Prior Service Cost	**-**	
- Benefits Paid	**(15.98)**	(40.62)
- Actuarial (Gain)/Loss on obligations	**13.95**	69.86
- Transfer in /(out)		
- Present Value of Obligation at end of the year	**523.79**	**461.28**

II Reconciliation of opening and closing balances of fair value of plan assets *(Rupees in Lakh)*

Particulars	Gratuity	
	2024-25	2023-24
- Fair value of plan assets at beginning of the year	**11.40**	9.31
- Expected return on plan assets	**0.81**	0.69
- Contributions	**10.00**	30.00
- Benefits Paid	**(13.97)**	(29.01)
- Actuarial Gain / (Loss) on Plan assets	**(0.05)**	0.41
- Fair value of plan assets at end of the year	**8.20**	**11.40**

III Reconciliation of fair value of assets and obligations *(Rupees in Lakh)*

Particulars	Gratuity	
	As at March 31, 2025	As at March 31, 2024
- Fair value of plan assets at end of the year	**8.20**	11.40
- Present Value of Obligation at end of the year	**523.79**	461.28
- (Net Asset)/ Liability recognized in Balance Sheet	**515.59**	449.88
- Current Liability	**429.54**	378.25
- Non-Current Liability	**86.05**	71.63

IV Expenses recognized in Profit & Loss Statement *(Rupees in Lakh)*

Particulars	Gratuity	
	As at March 31, 2025	As at March 31, 2024
- Current Service Cost	**31.58**	29.04
- Past Service Cost	**-**	
- Interest Cost	**32.95**	27.82
- Expected return on plan assets	**0.81**	0.69
- Expenses recognised in Profit & Loss Statement	**63.72**	56.18

V Other comprehensive income (OCI) *(Rupees in Lakh)*

Particulars	Gratuity	
	As at March 31, 2025	As at March 31, 2024
- Actuarial (Gain) / Loss on obligations	**8.79**	58.35
- Actuarial (Gain) / Loss on Plan assets	**0.05**	(0.41)
- (Gain) / Loss Change in financial assumption / Experience Variances	**5.16**	11.51
- **Net (Income) / Expense recognised in Other Comprehensive Income**	**14.00**	**69.45**

VI Acturial Assumptions

Particulars	Gratuity	
	2024-25	2023-24
a. Financial assumption		
- Discount Rate (per annum)	**6.75%**	7.15%
- Salary Escalation (per annum)	**5.0%**	5.0%
b. Demographic assumptions		
- Retirement age	**58 Years**	58 Years
- Attrition/Withdrawal rates, based on age: (per annum)		
Upto 44 years	**2.00%**	2.00%
Above 44 years	**1.00%**	1.00%

VII Experience adjustments- Gratuity (Funded) *(Rupees in Lakh)*

Particulars	Gratuity				
	31.03.2025	**31.03.2024**	**31.03.2023**	**31.03.2022**	**31.03.2021**
- PVDBO	523.79	461.28	375.18	427.00	394.63
- FV of of Plan Assets	8.20	11.40	9.31	45.53	95.32
- Funded Assets (Surplus/Deficit)	515.59	449.88	365.87	132.95	(299.32)
- Experience gain/(Loss) adjustment on Plan Liabilities	13.95	69.86	(9.29)	27.53	7.96
- Experience gain/(Loss) on Plan Assets	(0.05)	0.41	(3.11)	(2.53)	2.15

VIII Maturity Profile of the Defined Benefit Obligation (Undiscounted values)

Particulars	**Year Ended March 31, 2025**	Year Ended March 31, 2024
- Within the next 12 months	**155.98**	118.21
- Between 2 to 5 years	**158.08**	141.27
- Above 6 years	**585.38**	579.60

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 occuring at the end of the reporting period, while holding all other assumptions constant.

(Rupees in Lakh)

Particulars	Change in assumptions	Gratuity	
		Year Ended March 31, 2025	Year Ended March 31, 2024
Discount rate	Increase by 1%	32.21	29.12
	Decrease by 1%	(36.58)	(33.13)
Salary escalation rate	Increase by 1%	(32.39)	(30.10)
	Decrease by 1%	29.98	27.83

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 36.38 Lakh (Previous Year: Rs.27.60 Lakh) is presented as current, since the Group does not have an unconditional right to defer settlement for any of these obligations. However, based on past experience, the Group 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 March 31, 2025**	Year Ended March 31, 2024
In Statement of Profit and Loss	**16.02**	15.75
In Other Comprehensive Income	**11.66**	5.12
Total (Income)/Expense recognised during the year (before tax)	**27.68**	**20.87**

XII The estimates of rate of esclation 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 reconized as expense for the year is Rs.115.07 Lakh (Previous Year: Rs 108.18 Lakh)

46 <u>Related Party Disclosures</u>

As per Indian Accounting Standard- 24, the disclosures of transactions with related parties are given below:

a) List of the related parties where control exit and related parties with whom transaction have taken place and description of their relationship:

1	Key Management Personnel (KMP's)/ Non Executive Director	Mrs. Neha Ansal (Non Executive Director till March 4, 2024) Mrs. Iqneet Kaur(Non Executive Independent Director) Mr. Kushagr Ansal (Chief Executive Officer & Managing Director w.e.f. October 01, 2024) Mr. Bal Kishan Sharma (Non-Executive) Mr. Rajendra Sharma (Additional Director w.e.f March 30, 2024) Mr. Tarun Kathuria (Chief Financial Officer) Mr. Som Nath Grover (Company Secretary till December 16, 2023) Mrs. Shalini Talwar (Company Secretary w.e.f December 17, 2023)
2	Relatives of Key Management Personnel (With whom transaction taken place during the year)	M/s Deepak Ansal-(H.U.F)- (Karta Mr. Kushagr Ansal) M/s Estate of Deepak Ansal Mrs. Divya Ansal (Mother of Mr. Kushagr Ansal) Mr. Karun Ansal (President)(Brother of Kushagr Ansal) Mrs. Neha Ansal (wife of Mr. Karun Ansal) Mrs. Megha Ansal (wife of Mr. Kushagr Ansal)
3	Associates	M/s Optus Corona Developers Pvt. Ltd.
4	Enterprise over which KMP and their relatives have significant influence (SI)	M/s Infinet India Pvt. Ltd. M/s Akash Deep Portfolios Private Ltd. M/s Suraj Kumari Charitable Trust M/s AHCL 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 Ansal facility Management Private Ltd. (formerly known as M/s. Toptrack real estate pvt ltd) M/s SEMS Estate Management Services Pvt. Ltd. (formerly known as M/s. Sanjay Tubes Pvt Ltd) M/s Sanjay Credits Pvt. Ltd. M/s Ansal Land & Housing Private Ltd. M/s Ansal Construction Pvt Ltd (formerly known as M/S Ansal Rep International Pvt. Ltd.) M/s Ansal Theatres and Clubotels Pvt. Ltd. M/S Ansal Development Pvt. Ltd.
5	Trust Employee Benefit	Ansal Housing & Construction Ltd. Group Gratuity Trust

b) The following transactions were carried out with the related parties in the ordinary course of business

(Rupees in Lakh)

Particulars	Current Year				31.03.2024
	KMP & Its Relatives	Associates	Entites over which KMP & its Relatives have SI	Total	Total
Rent received					
M/s Ansal Clubs Pvt. Ltd.			2.40	**2.40**	**2.40**
Expenses Reimbursed to					
M/s SEMS Estate Management Services Pvt. Ltd.			33.07	**33.07**	**-**
Sale of Fixed Assets					
M/s SEMS Estate Management Services Pvt. Ltd.			19.50	**19.50**	**-**
Remuneration					
Mr. Karun Ansal	40.19			**40.19**	**39.97**
Mr. Kushagr Ansal	23.58			**23.58**	**1.13**
Mr. Tarun Kathuria	51.41			**51.41**	**46.63**
Mr. Som Nath Grover	-			**-**	**27.14**
Mrs. Shalini Talwar	12.51			**12.51**	**2.93**
Sitting Fee					
Mrs. Neha Ansal	-			**-**	**4.40**
Mr. Rajinder Sharma	4.30			**4.30**	**0.80**
Mr. Bal Kishan Sharma	5.30			**5.30**	**4.80**
Mrs. Iqneet Kaur	5.30			**5.30**	**5.20**
Sale of Inventory					
M/s Ansal Land & Housing Pvt. Ltd.			1,886.67	**1,886.67**	**-**
Amount Refunded against Booking					
M/s Sanjay Credits Pvt. Ltd.			49.04	**49.04**	**-**
Advance Paid to/ (Recovered from)/ Adjusted- Net					
M/s Optus Carona Developers Pvt. Ltd.				**-**	**8.61**

46 Related Party Disclosures

A) The following transactions were carried out with the related parties in the ordinary course of business

(Rupees in Lakh)

Particulars	Current Year				31.03.2024
	KMP & Its Relatives	Associates	Entites over which KMP & its Relatives have SI	Total	Total
Cancellation of Allotment of Plots/Flats					
Mr. Kushagr Ansal	44.98			**44.98**	**46.87**
Mr. Karun Ansal	23.56			**23.56**	**44.98**
Loan Repaid(including Interest) during the year					
Mrs. Divya Ansal	8.01			**8.01**	**-**
M/s Ansal Development Pvt. Ltd.			1,301.01	**1,301.01**	**162.00**
M/s Ansal Land & Housing Pvt. Ltd.			787.41	**787.41**	**-**
M/s Ansal Clubs Pvt. Ltd.			4.95	**4.95**	**2.00**
M/s Ansal Construction Pvt. Ltd.			876.12	**876.12**	**75.00**

B) Balances as at 31st March 2024

(Rupees in Lakh)

Particulars	Current Year				31.03.2024
	KMP & Its Relatives	Associates	Entites over which KMP & its Relatives have SI	Total	Total
Investment in Associate					
M/s Optus Corona Developers Pvt. Ltd.		125.01		**125.01**	**125.01**
Debit Balance Outstanding					
M/s Optus Corona Developers Pvt. Ltd.		10.12		**10.12**	**10.12**
M/s Ansal Land & Housing Pvt. Ltd.			18.87	**18.87**	**-**
Other Financial Liability- Customer refund Outstanding					
Mr. Kushagr Ansal	91.85			**91.85**	**46.87**
Mr. Karun Ansal	68.53			**68.53**	**44.98**
M/s Suraj Kumari Charitable Trust			79.12	**79.12**	**79.12**
Borrowings					
Estate of Deepak Ansal	456.32			**456.32**	**456.32**
Mrs. Divya Ansal	80.92			**80.92**	**88.93**
Mr. Kushagr Ansal	334.63			**334.63**	**334.63**
M/s Sungrace Securities Services Pvt. Ltd.			448.87	**448.87**	**448.87**
M/s Global Consultants & Designers Pvt. Ltd.			129.22	**129.22**	**129.22**
M/s Akash Deep Portfolios Pvt. Ltd.			451.62	**451.62**	**451.62**
M/s Snow White Cable Network Pvt. Ltd.			431.48	**431.48**	**431.48**
M/s Ansal Development Pvt. Ltd.			2,355.52	**2,355.52**	**3,656.53**
M/s Ansal Land & Housing Pvt. Ltd.			-	**-**	**787.42**
M/s Ansal Construction Pvt. Ltd.			-	**-**	**876.11**
M/s Ansal Clubs Pvt. Ltd.			37.00	**37.00**	**41.95**
Other Current Liabilities- Customer Advances					
M/s Sanjay Credits Pvt. Ltd.			116.87	**116.87**	**-**
M/s Suraj Kumari Charitable Trust			55.04	**55.04**	**55.04**
Other Current Liabilities- Other Payables					
M/s SEMS Estate Management Services Pvt. Ltd.			80.15	**80.15**	**-**
M/s Suraj Kumari Charitable Trust			0.30	**0.30**	**0.30**
M/s Ansal Clubs Pvt. Ltd.			361.27	**361.27**	**360.24**
Mr. Kushagr Ansal	96.86			**96.86**	**67.72**
Mr. Karun Ansal	78.94			**78.94**	**101.77**
Mrs. Megha Ansal	32.43			**32.43**	**32.43**
Mrs. Neha Ansal	44.04			**44.04**	**44.04**
Mr. Tarun Kathuria	7.57			**7.57**	**4.14**
Mr. SN Grover	-			**-**	**3.15**
Mrs. Shalini Talwar	3.32			**3.32**	**0.60**
Credit Balance Outstanding					
Estate of Deepak Ansal	26.16			**26.16**	**26.16**
Mrs. Divya Ansal	14.39			**14.39**	**34.14**
M/s Ansal Theaters and Clubhotels Pvt. Ltd.			3.47	**3.47**	**3.47**
M/s AHCL Charitable Trust			1.00	**1.00**	**1.00**

Rupees in Lakh)

Particulars	Current Year				31.03.2024
	KMP & Its Relatives	Associates	Entites over which KMP & its Relatives have SI	Total	Total
Liability created on account of bank loan repaid by Promoter					
Estate of Deepak Ansal	638.58			**638.58**	**638.58**
Mr. Kushagr Ansal	371.50			**371.50**	**371.50**
Mrs. Divya Ansal	653.64			**653.64**	**653.64**
M/s Sungrace Securities Services Pvt. Ltd.			33.06	**33.06**	**33.06**
M/s Snow White Cable Network Pvt. Ltd.			33.06	**33.06**	**33.06**
M/s Glorious Properties Pvt. Ltd.			33.06	**33.06**	**33.06**
M/s Global Consultants & Designers Pvt. Ltd.			33.06	**33.06**	**33.06**
M/s Akashdeep Portfolios Pvt. Ltd.			33.06	**33.06**	**33.06**
Guarantees & Collaterals taken from as at 31.03.2025					
(to the extent of loan outstanding)					
Mr. Kushagr Ansal*	25,557.65			**25,557.65**	**29,985.77**
Estate of Deepak Ansal	2,476.55			**2,476.55**	**8,135.66**

*Net of Ind AS adjustment of Rs. 1,145.67.

Compensation of Key Managerial Personal

The remuneration of director and other member of Key Managerial Personal during the year was as follows *(Rupees in Lakh)*

Particulars	2024-25	2023-24
1. Short-term benefits	**125.65**	116.53
2. Post employment benefits	**2.04**	1.27
3. Other long-term benefits	**—**	-
4. Share based payments	**—**	-
5. Termination benefits	**—**	-
Total	**127.69**	**117.80**

47 FINANCIAL INSTRUMENTS

A. Financial Instruments by category and hierarchy

(i) Financial Instruments by Category

(Rupees in Lakh)

Particulars	As at March 31, 2025				As at March 31, 2024			
	Level 3				Level 3			
	Total	Amortised Cost	At cost	FVTPL	Total	Amortised Cost	At cost	FVTPL
Financial assets								
i Investments								
- Investments in Associates at Cost	**123.37**	-	123.37	-	123.37	-	123.37	-
ii Trade receivables	**16,788.35**	16,788.35	-	-	15,054.63	15,054.63	-	-
iv Cash and cash equivalents	**1,027.47**	1,027.47	-	-	1,385.40	1,385.40	-	-
v Bank Balance other than (iv) above	**788.79**	788.79	-	-	934.49	934.49	-	-
vi Loans	**5,797.88**	5,797.88	-	-	5,797.88	5,797.88	-	-
vii Other financial assets	**6,635.42**	6,635.42	-	-	6,470.07	6,470.07	-	-
Total financial assets	**31,161.28**	**31,037.91**	**123.37**	**-**	**29,765.84**	**29,642.46**	**123.37**	**-**

(Rupees in Lakh)

Particulars	As at March 31, 2025				As at March 31, 2024			
	Total	Amortised Cost	At cost	FVTPL	Total	Amortised Cost	At cost	FVTPL
Financial liabilities								
i Borrowings	**35,133.34**	31,394.36	-	3,738.97	44,669.66	44,669.66	-	-
ii Trade Payables	**18,367.77**	18,367.77	-	-	17,823.28	17,823.28	-	-
iii Other financial liabilities	**19,732.72**	19,732.72	-	-	30,008.56	30,008.56	-	-
Total financial liabilities	**73,233.83**	**69,494.85**	**-**	**3,738.97**	**92,501.51**	**92,501.51**	**-**	**-**

Note : The Group has disclosed financial instruments such as trade receivables ,unbilled revenue, cash and cash Equivalents loans, other financial Assets and trade payables 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

(iii) Movement of financial assets and liabilities considered under Level 3 classification *(Rupees in Lakh)*

Particulars	Borrowing
As at 1st April 2023 (including interest accrued)	**-**
Addition	-
Repayment	-
Gain recognised in the statement of profit and loss	-
As at 31 March 2024	**-**
Addition	6,799.64
Repayment	1,915.00
Gain recognised in the statement of profit and loss on account of restructuring	-
Gain recognized on classfication at FVTPL	1,623.97
Loss on account of remeasurement of FVTPL	478.30
As at 31 March 2025	**3,738.97**

(iv) Valuation techniques and significant unobservable inputs (Level 3):

Valuation technique	Instrument	Significant unobservable inputs	Inter-relationship between significant unobservable inputs and fair value measurements
Discounted cashflow technique technique: The valuation model is based on discounted cash flow method of the future repayments as per the agreement discounted at company's weighted average cost of capital	Borrowings	Weighted average cost of capital	The estimated fair value would increase/ (decrease) if discount rate would reduce/ (increase)

(v) Sensitivity Analysis

(Rupees in Lakh)

Particulars	**As at March 31, 2025**
Net impact on profit/loss	**1,145.67**
If discount rate increases by 1%	61.60
	1,207.27
If discount rate decreases by 1%	(63.10)
	1,144.17

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.

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:

(Rupees in Lakh)

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**
As at 31 March, 2025						
Long Term Borrowings	32,450.76	24,111.49	4,094.40	4,357.87	889.31	143.71
Short Term Borrowings	2,682.58	2,682.58	-	-	-	-
Trade Payables	18,367.77	18,367.77	-	-	-	-
Other financial liabilities	15,211.27	14,223.99	987.27	-	-	-
Total	**68,712.37**	**59,385.83**	**5,081.67**	**4,357.87**	**889.31**	**143.71**

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**
As at 31 March, 2024						
Long Term Borrowings	41,273.53	30,110.81	11.90	7,259.32	3,250.00	641.50
Short Term Borrowings	3,396.13	3,396.13	-	-	-	-
Trade Payables	17,823.28	17,823.28	-	-	-	-
Other financial liabilities	23,666.03	22,680.88	985.15	-	-	-
Total	**86,158.96**	**74,011.08**	**997.04**	**7,259.32**	**3,250.00**	**641.50**

Note : Current maturities of long term borrowings have been excluded from short term borrowings and included under long term borrowings.

Note : The group expects to meet its other obligation's from operating cash flows and proceeds from maturing financial assets.

Financing facilities: *(Rupees in Lakh)*

Particulars	As at March 31, 2025	As at March 31, 2024
Secured Cash Credit Facility :		
- amount used	**1,720.41**	1,780.55
- amount unused	**684.06**	473.92
Total	**2,404.47**	**2,254.47**

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.

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 :

(Rupees in Lakh)

Particulars	As at March 31, 2025	As at March 31, 2024
Variable rate borrowings		
Long Term	**-**	24,034.33
Short Term	**1,684.82**	1,780.55
Total Variable rate borrowings	**1,684.82**	**25,814.88**
Fixed Rate Borrowings		
Long Term	**32,450.76**	16,047.43
Short Term	**997.75**	2,807.35
Total Fixed Rate Borrowings	**33,448.51**	**18,854.78**
Total Borrowing	**35,133.34**	**44,669.66**

Sensitivity

Variable Interest rate loans are exposed to interest rate risk, the impact on profit or loss before tax maybe as follows :

(Rupees in Lakh)

Particulars	As at March 31, 2025	As at March 31, 2024
Actual interest cost	**4,076.13**	7,678.13
if ROI is increased by 1% on outstanding loans then incremental Cost	**16.85**	258.15
Total interest cost	**4,092.98**	**7,936.28**
if ROI is decreased by 1% on outstanding loans then decremental Cost	**(16.85)**	(258.15)
Total interest cost	**4,059.28**	**7,419.98**

b. Price risk

The Group exposure to price risk arises from investments held and classified in the balance sheet either as fair value through other comprehensive income or at fair value through profit or loss. To manage the price risk arising from investments, the Group diversifies its portfolio of assets.There are no investments held by the group which are measured at fair value either through profit and loss or fair value through other comprehensive income, hence the group is not exposed to price risk.

III **Credit Risk**

Credit risk is the risk that a counterparty fails to discharge its obligation to the Group. The Group's exposure to credit risk is influenced mainly by its real estate customers, cash and cash equivalents, bank balance other than cash and cash equivalents, bank deposits and loans to related parties and project deposits measured at amortised cost. The Group continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls.

(a) Credit risk management

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.

The Group assesses and manages credit risk based on internal credit rating system. Internal credit rating is performed for each class of financial instruments with different characteristics. The Group assigns the following credit ratings to each class of financial assets based on the assumptions, inputs and factors specific to the class of financial assets.

(i) Low credit risk

(ii) Moderate credit risk

(iii) High credit risk

Based on business environment in which the Group operates, a default on a financial asset is considered when the counter party fails to make payments within the agreed time period as per contract. Loss rates reflecting defaults are based on actual credit loss experience and considering differences between current and historical economic conditions.

Assets are written off when there is no reasonable expectation of recovery. The Group continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognised in the Standalone Statement of Profit and Loss (if any).

The Group provides for expected credit loss based on the following:

Asset group	Asset class exposed to credit risk	Provision for expenses credit loss
Low credit risk	Cash and cash equivalents, bank balance other than cash and cash equivalents, bank deposits and loans to related parties and project deposits measured at amortised cost	12 month expected credit loss/life time expected credit loss.

(b) Expected credit losses for financial assets

Financial assets (other than trade receivables)

Group provides for expected credit losses on financial assets other than trade receivables by assessing individual financial instruments for expectation of any credit losses.

For cash and cash equivalents and bank balance other than cash and cash equivalents - Since the Group deals with only high-rated banks and financial institutions, credit risk in respect of cash and cash equivalents, bank balance other than cash and cash equivalents and bank deposits is evaluated as very low and is managed by the Group's finance department in accordance with the Group's policy.

Loans to related parties and project deposits

The Group has provided 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 because the Group is in possesssion of the underlying asset vide JDA agreements entered with respective parties.

(Rupees in Lakh)

Particulars	As at March 31, 2025			As at March 31, 2024		
	Gross carrying amount	Expected credit losses	Carrying amount net of impairment provision	Gross carrying amount	Expected credit losses	Carrying amount net of impairment provision
Non-current and current financial assets						
Cash and cash equivalents	1,027.47	-	1,027.47	1,385.40	-	1,385.40
Bank balance other than cash and cash equivalents	788.79	-	788.79	934.49	-	934.49
Security deposits	5,650.94	-	5,650.94	5,550.58	-	5,550.58
Loans to related parties and project deposits	6,782.36	-	6,782.36	6,717.37	-	6,717.37

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:

(Rupees in Lakh)

Particulars	As at March 31, 2025	As at March 31, 2024
Variable rate borrowings		
Outstanding for more than 6 months	**12,799.43**	10,713.51
Outstanding for 6 months or less	**3,988.92**	4,341.11
Total	**16,788.35**	**15,054.63**

Reconciliation of loss allowance for financial assets for the reporting period-

(Rupees in Lakh)

Particulars	Trade receivables	Security deposits	Loans to related parties and project deposits
Loss allowance as at 1 April 2023	**-**	**-**	**-**
Provision made/ (provisions written back) (net)	-	-	-
Loss allowance as at 31 March 2024	**-**	**-**	**-**
Provision made/ (provisions written back) (net)	-	-	-
Loss allowance as at 31 March 2025	**-**	**-**	**-**

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 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	**As at March 31, 2025**	As at March 31, 2024
Equity Capital	**6,963.58**	6,963.58
Capital Reserve	**913.72**	913.72
Capital Redemption Reserve	**492.56**	492.56
Securities Premium Reserve	**2,823.02**	2,823.02
Retained Earnings	**(8,437.92)**	(10,247.46)
Foreign Currency Translation Reserve	**(3.27)**	(3.18)
General Reserve	**11,145.29**	11,145.29
Other Comprehensive Income	**15.36**	43.92
Total Equity*	**13,912.34**	**12,131.45**
Non Current Liabilities	**8,848.74**	11,162.72
Short-Term Borrowings	**26,284.59**	33,506.93
Interest Accrued and Due	**2,738.24**	13,936.98
Unclaimed Matured deposits	**736.36**	186.71
Total Liability	**38,607.94**	**58,793.36**
Debt to Equity	2.78 : 1	4.85 : 1

In order to achieve this overall objective , the Group'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, polices or processes for managing capital during the years ended 31st March 2025 and 31st March 2024.

* Refer Note 15 of the consolidated financial statements.

49 INTEREST IN OTHER ENTITIES

49.1 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 March 31, 2025	**As at** March 31, 2024
Optus Corona Developers Pvt. Ltd.	India	Real estate	**49.88%**	49.88%

49.2 Summarised Financial Statements

Particulars	**As at March 31, 2025**	As at March 31, 2024
Non-Current Assets (A)		
Financial Assets- Loans	**1,007.70**	1,007.70
Current Assets (B)		
Financial Assets- Cash and Cash Equivalents	**1.98**	1.98
Total Assets (A+B)	**1,009.68**	**1,009.68**
Current Liabilities		
Other Current Liabilities	**885.52**	885.52
Total Liabilities	**885.52**	**885.52**
Net Assets	**124.16**	**124.16**

* Based on unaudited financial statement for the year ended March 31, 2025

49.3 Summarised Performance

Particulars	For March 31, 2025	For March 31, 2024
Revenue from Operation	-	-
Other expenses	-	-
Profit and Loss before tax	-	-
Profit and Loss after tax	-	-
Other comprehensive income	-	-

49.4 Reconcilation of Net Assets considered for consolidated financial to net asset as per associate financials

Particulars	As at March 31, 2025	As at March 31, 2024
Net Asset as per Entity's Financial	123.37	123.37
Add/(Less) :- Consolidation Adjustment		
(i) Dividend Distribution	-	-
(ii) Others	-	-
Net Assets as per Consolidated Financial Statements	123.37	123.37

49.5 Reconciliation of Profit and Loss/OCI considered for consolidated financial Statements to net assets as per

Particulars	As at March 31, 2025	As at March 31, 2024
Profit / (Loss) as per Entity's Financials	-	-
Add/(less) : Consolidation Adjustment	-	
(i) Dividend Distribution	-	-
(ii) Others	-	-
Profit / (Loss) as per Consolidated Financial Statements	-	-

49.6 MOVEMENT OF INVESTMENT USING EQUITY METHOD

Particulars	For March 31, 2025	For March 31, 2024
Balance at beginning of the year	123.37	123.37
Add: Share of Profit/(Loss) for the period	-	-
Add: Share of OCI for the period	-	-
Balance at end of the year	123.37	123.37

* The holding company has not consolidated the results of its associate due to non-availability of the financial information with the holding company however , the management is of the view that full amount of Rs 123.37 is recoverable from the associate and hence no provision for the same has been made in the books of accounts.

50 INCOME TAX / DEFERRED TAX

A Income Tax

(Rupees in Lakh)

	Particulars	Year Ended March 31, 2025	Year Ended March 31, 2024
i	**Income tax expense/(benefit) recognised in Statement of Profit and Loss**		
	Current Tax		
	In respect of the current year	**57.50**	42.73
	Current Tax		
	In respect of the current year	**76.60**	57.50
	MAT Credit written off	**-**	
		76.60	**57.50**
	Deferred Tax		
	In respect of the current year	**4,670.78**	153.12
	Total Income tax expense recognised	**4,747.38**	**210.63**
ii	**Income tax expense/(benefit) reconciliation with effective tax rate on accounting profit:**		
	Profit/(loss) before tax	**6,556.88**	1,003.87
	Income tax expense calculated at 25.17% (2023-24 : 27.82%)	**1,650.24**	279.28
	Adjustment for Disallowable expenses/Income	**-**	
	Adjustment for MAT credit written off	**1,613.00**	
	Adjustment for computation as per Income Computation and Disclosure		
	Standards	**-**	
	Impact of change in tax rate	**610.27**	-
	Others	**873.87**	(68.65)
	Income tax expense/(benefit) recognised in statement of profit and loss	**4,747.38**	**210.63**
	The tax rate used for the years 2024-25 and 2023-24 reconciliations above is the corporate tax rate of 22% (PY : 25%) plus surcharge 10% (PY : 7%) plus education cess of 4% (PY : 4%) on corporate tax, payable by corporate entities in India on taxable profits under the Indian tax Law		
iii	**Income tax recognised in Other comprehensive income**		
	Remeasurements of defined benefit obligation	**0.67**	21.70
	Total Income tax recognised in Other comprehensive income	**0.67**	**21.70**

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, 2025

Particulars	Year Ended 31st March, 2024 - Deferred Tax (Asset)/Liabilities	(Credit)/charge in Statement of Profit and Loss	(Credit)/charge in Other Comprehensive Income	Year Ended 31st March, 2025- Deferred Tax (Asset)/Liabilities
Deferred Tax Liabilities				
a Impact of difference between carrying amount of fixed assets in the financial statements and as per income tax rules	47.58	(36.93)	-	10.65
b Impact of expenses/Income charged to Other Comprehensive Income but allowable/chargeable as deduction in future years under Income Tax Act, 1961.	67.84	-	0.67	68.51
c Impact of fair value gain booked on financial laibility as per Ind AS	-	288.34	-	288.34
d Interest Capitalized on Borrowing Cost but claimed as deduction from Income	1,663.26	(627.18)	-	1,036.08
	1,778.68	**(375.77)**	**0.67**	**1,403.58**
Deferred Tax Assets				
e MAT Credit Receivable	(1,613.20)	1,613.00	-	(0.20)
f Unabsorbed depreciation and business loss carried forward	(7,386.39)	3,433.27	-	(3,953.12)
g Impact of profit reversal under Ind AS - 115	(3,036.26)	715.10	-	(2,321.16)
h Others	(291.75)	(714.81)	-	(1,006.56)
	(12,327.60)	**5,046.55**	**-**	**(7,281.05)**
Net Deferred Tax Liability	**(10,548.92)**	**4,670.79**	**0.67**	**(5,877.46)**

ii The movement in deferred tax assets and liabilities during the year ended 31 March, 2024

Particulars	Year Ended 31st March, 2023 - Deferred Tax (Asset)/Liabilities	(Credit)/charge in Statement of Profit and Loss	(Credit)/charge in Other Comprehensive Income	Year Ended 31st March, 2024- Deferred Tax (Asset)/Liabilities
Deferred Tax Liabilities				
a Impact of difference between carrying amount of fixed assets in the financial statements and as per income tax rules	92.77	(45.19)	-	47.58
b Impact of expenses/Income charged to Other Comprehensive Income but allowable/chargeable as deduction in future years under Income Tax Act, 1961.	47.82	-	20.02	67.84
c Impact of fair value gain booked on financial laibility as per Ind AS.	-	-	-	-
d Interest Capitalized on Borrowing Cost but claimed as deduction from Income	1,664.55	(1.29)	-	1,663.26
	1,805.14	**(46.48)**	**20.02**	**1,778.68**

Particulars	Year Ended 31st March, 2023 - Deferred Tax (Asset)/Liabilities	(Credit)/charge in Statement of Profit and Loss	(Credit)/charge in Other Comprehensive Income	Year Ended 31st March, 2024- Deferred Tax (Asset)/Liabilities
Deferred Tax Assets				
e Impact of expenses charged to statement of profit and loss but allowable as deduction in future years under Income Tax Act, 1961.	-	-	-	-
f MAT Credit Receivable	(1,432.20)	(181.00)	-	(1,613.20)
g Unabsorbed depreciation and business loss carried forward	(5,402.63)	(1,983.76)	-	(7,386.39)
h Effect of adjustment of New Accounting standard Ind AS 115	(5,149.36)	2,113.09	-	(3,036.26)
i Others	(366.43)	74.68	-	(291.75)
	(12,350.62)	**23.02**	**-**	**(12,327.60)**
Net Deferred Tax Liability	**(10,545.48)**	**(23.46)**	**20.02**	**(10,548.92)**

iii The holding company has recognised deferred tax assets on its unabsorbed depreciation and business losses carried forward. The Holding Company has executed flat/plot sale agreements with the customers against which advances have been received and the same are disclosed as part of Note 26 of the financial statements. Revenue not offered under Income Tax Act in respect of such executed sale agreements will get recognised in future years as per the accounting policy of the holding company. Based on this, 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.

iv The holding company recognises deferred tax asset on margins in respect of projects where revenue recognition has been reversed/ deferred on account of adoption of Ind AS 115 (refer note 51). Out of reversal/ deferrment till date, during financial year 2024-25, there is reversal of deferred tax asset on booking of margin of Rs 2,030.95 Lakh (Previous Year: Rs 7,595.60 Lakh) under Income Tax Act,1961. The net deferred asset as on March 31, 2025 on the same is Rs 2,235.66 Lakh (Previous Year Rs.3,036.26 Lakh). The deferred tax asset will be recovered as and when such margin will be recycled to statement of profit and loss. The Holding Company believes there is reasonable certainty of recovery of such deferred tax asset as margin reversed will be recognised in subsequent periods as and when revenue will be recorded based on transfer of control.

Further on the application of Ind AS-115 on April 1, 2018 the holding company had reversed net profits of Rs. 17,801.78 Lakhs and accordingly deferred tax assets on Rs.4,952.44 Lakhs was recognised (refer note 51). Out of this, till March 31, 2025, the holding company has recognised net profits of Rs. 9,359.10 Lakh (Previous Year Rs. 7,543.19 Lakh) and deferred tax asset of Rs.2,603.70 Lakh (Previous Year Rs.2,098.52 Lakh) has been reversed.

Particulars	Turnover Booked(Lac/Rs.)	Cost Charged Off	Profit Booked	Deferred Tax
As on transition date (April 01, 2018)	**71,235.66**	**53,433.88**	**17,801.78**	**4,952.44**
Recognised till March 31, 2025	**37,893.58**	**27,209.94**	**9,359.10**	**2,603.70**
Balance as on March 31, 2025	**33,342.08**	**26,223.94**	**8,442.68**	**2,348.75**

Further, in addition to the above the holding company has recognised deferred tax asset of Rs.110.82 Lakh (Previous Year Rs. 385.55 Lakh) on the net profits of such projects which have not been recognised since they haven't fulfilled the revenue recognition criteria of the company as on March 31, 2025 but the net profits on such projects have been offered to tax under Income Tax Act, 1961.

51 Impact of application of Ind AS 115 Revenue from Contracts with Customers

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 Holding 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.

52 Events after the Reporting period

There are no events observed after the reported period which have a material impact on the group operations.

53 Approval of the financial statements

The financial statements were approved for issue by Board of Directors on May 28, 2025

54 Balance Confirmation of certain outstanding balances

The group has a system of obtaining periodic confirmation of balances from banks, trade receivables/payables and other parties (other than disputed parties). The balance confirmation letters as referred in the Standard on Auditing (SA) 505 (Revised) 'External Confirmations', were sent to banks and parties and certain party's balances are subject to confirmation/reconciliation. Adjustments, if any will be accounted for on confirmation/reconciliation of the same, which in the opinion of the management will not have a material impact.

55 The holding company is in collaboration with Samyak Projects Private Limited ("Samyak") for developing a project at Ansal Hub 83–II (Ansal Boulevard), Gurugram. Samyak took an Inter Corporate Deposit of Rs 2,500 Lakh from the company to make the payment related to the project under a collaboration and failed to discharge its obligations for the repayment. The company has approached the NCLT for initiation of the Corporate Insolvency Resolution Process (CIRP) which has been dismissed by the Hon'ble NCLT vide order dated February 28, 2023. Against the said order the company has filed an appeal in Hon'ble National Company Law Appellate Tribunal (NCLAT) which was disposed off stating that the company has the liberty to exhaust other remedies before any other appropriate forum. Consequently, the company, knocked the door of the Hon'ble Supreme Court wherein, vide order dated 12th March,2024, the Hon'ble Supreme Court also upheld the order of the NCLAT. Presently the company is in the process of filing civil suit for recovery and the management is of the view that the full amount of Rs. 5,795.20 Lakhs (including accrued interest till 31.03.2020) is recoverable from the party and hence no provision for the same has been made in the books of accounts. Further company has not recognized the interest income amounting to Rs. 5,133.50 Lakhs and Rs. 3,942.71 Lakhs for the year ended March 31, 2025 and March 31, 2024 respectively due to the uncertainty of the realization of income as per Ind AS 115, "Revenue from Contract with Customer".

Also, the holding company is in collaboration with Samyak Projects Private Limited ("Samyak") for developing a project at Ansal Hub 83–II (Ansal Boulevard), Gurugram.The said project is subject to execution as per terms and condition of Interim Arbitration award dated August 31 ,2021 . The project is having book value as on March 31, 2025 Rs. 13,839.52 Lakh (Previous year Rs.13,776.39 Lakh).

In another matter of an arbitration between the Holding Company and Samyak Projects Private Limited, the Arbitral Tribunal vide order dated June 14, 2024, has initiated the forensic audit in order to determine and settle some claims and counterclaims of both the parties. The Arbitral Tribunal vide order dated May 22, 2024, appointed Grant Thornton ('hereinafter referred to as the auditor') as auditors to undertake the forensic audit. The Arbitral Tribunal has advised a forensic audit of the relevant records in each of the below-mentioned projects, particularly in the areas limited to customer bookings and receivables, and other related areas, if required by the auditor while doing the forensic audit. Considering the voluminous financial records and thousands of number of entries, the tribunal appointed an expert to verify the financial accounts and records related to the project. The projects covered under the ambit of forensic audit are: -

a. Ansal Boulevard, Sector 83, Gurugram

b. Ansal Hub, Sector 83, Gurugram

c. Ansal Height, Sector 86, Gurugram

d. Ansal Height, Sector 92, Gurugram

56 The group is in due compliance with the provisions of the Real Estate Regulation Act ("act") and there is no material financial impact of the provisions of the said act on the financial statements of the group.

57 OTHER STATUTORY INFORMATION:

i. No proceedings have been initiated on or are pending against the Group for holding Benami property under the Prohibition of Benami Property Transaction Act 1988 (as amended in 2016) (formally the Benami Transactions (Prohibition) Act 1988 (45 of 1988) and Rules made thereunder during the year ended March 31, 2025, and March 31 2024.

ii The Group have not traded or invested in Crypto currency or Virtual Currency during the financial year.

iii During the year ended March 31 2025 and March 31 2024, the Group has not advanced or loaned or invested funds (either borrowed funds or the share premium or kind of funds) to any other person or entities, including foreign entities (Intermediaries) with the understanding (whether recorded in writing or otherwise) that the intermediary shall:

a. directly or indirectly land or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (ultimate beneficiaries) or

b. provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.

iv During the year ended March 31 2025 and March 31 2024, the Group has not received any funds from any persons or entities including foreign entities (Funding party) with the understanding (whether recorded in writing or otherwise) that the Group shall:

a. directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party (ultimate beneficiaries) or

b. provide any guarantee, security or the like on behalf of the ultimate beneficiaries.

v During the year ended March 31 2025 and March 31 2024, the Group have no such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).

vi The Group complies with the number of layers of companies in accordance with clause 87 of Section 2 of the Act read with the Companies (Restriction on number of layers) rules 2017 during the year ended March 31, 2025, and March 31 2024.

vii The Group has not been declared a wilful defaulter by any bank or financial institution or government or any government authorities during the year ended March 31 2025 and March 31 2024.

viii The Group has not entered into any scheme of arrangement approved by the competent authority in terms of sections 232 to 237 of the Companies Act 2013 during the year ended March 31, 2025 and March 31, 2024.

58 The group has a comprehensive system of maintenance of information and documents as required by the Goods and Services Act("GST Act"). Since the GST Act requires existence of such information and documentation to be contemporaneous in nature, books of accounts of the group are also subject to filing of GST Annual Return as per applicable provisions of GST Act to determine whether the all transactions have been duly recorded and reconcile with the GST Portal. Adjustments, if any, arising while filing the GST Annual Return shall be accounted for as and when the return is filed for the current financial year. However, the management is of the opinion that the aforesaid annual return will not have any material impact on the financial statements.

59 A The Code on Social Security, 2020 ('Code') relating to employee benefits during employment and post-employment benefits has received Presidential assent on September 28, 2020. The Code has been published in the Gazette of India. However, the effective date of the Code is yet to be notified and final rules for quantifying the financial impact are also yet to be issued. In view of this, the Group will assess the impact of the Code when relevant provisions are notified and will record related impact, if any, in the period the Code becomes effective.

59 B Recent accounting pronouncements:

The Ministry of Corporate Affairs ("MCA") notified new standards or amendment to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. The Company applied following amendments for the first-time during the current year which are effective from 1 April 2024:

a. Ind AS 116 - Leases

The amendments require an entity to recognise lease liability including variable lease payments which are not linked to index or a rate in a way it does not result into gain on right-of-use assets it retains. The Company has evaluated the amendment and there is no impact of the amendment on the standalone financial statements.

b. Ind AS 117 - Insurance Contracts

MCA notified Ind AS 117, a comprehensive standard that prescribe, recognition, measurement and disclosure requirements, to avoid diversities in practice for accounting insurance contracts and it applies to all companies i.e., to all "insurance contracts" regardless of the issuer. However, Ind AS 117 is not applicable to the entities which are insurance companies registered with IRDAI. The Company has evaluated the amendment and there is no impact on its standalone financial statements.

The Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. There is amendment to Ind AS 21 "Effects of Changes in Foreign Exchange Rates" such amendments would become applicable from 01 April 2025.

a. Ind AS 21 - Effects of Changes in Foreign Exchange Rates

These amendments aim to provide clearer guidance on assessing currency exchangeability and estimating exchange rates when currencies are not readily exchangeable. The amendments are effective for annual periods beginning on or after 1 April 2025. The Company is currently assessing the probable impact of these amendments on its standalone financial statements.

60 Relationship with Struck off Company

For the year ended 31st March, 2025

Name of Struck of Company	Nature of Transactions	Transactions during the year March 31, 2025	Balance outstanding as on March 31, 2025
M/S ZIGMA VANIJYA PVT. LTD.	Trade Receivable	Nil	43.76
SILVER HOUSING PVT. LTD. AJMER	Trade Receivable	Nil	19.41
SD-BRYS HOSPITALITY PVT. LTD.	Security Deposit	Nil	(21.55)
Nine Financial Gain Services Pvt Ltd	Trade Payable	Nil	(5.19)
VIMCON PROJECTS PRIVATE LIMITED	Security Deposit	Nil	(5.06)
CELLULAR COMM (I) LTD - HO	Security Deposit	Nil	(0.90)
LA CASA INFRATECH PRIVATE LIMITED	Security Deposit	Nil	(0.26)
GREEN HYDROCREATIVES PVT LTD	Security Deposit	Nil	(0.24)
SAHARANPUR POLYMERS P. LTD.	Trade Receivable	Nil	(0.08)
PARAGON ESTATES (P) LTD	Trade Receivable	Nil	(0.05)
NIR FINANCE LTD (THG MS DIRECTOR) MR S.S RANDHAWA	Trade Receivable	Nil	(0.05)
WE CONNECT TECHNOLOGIES PVT.LTD	Trade Receivable	Nil	(0.04)
KP INFRAVEN PRIVATE LTD.	Trade Receivable	Nil	(0.04)
BHRIGHU PROPERTIES P. LTD.	Trade Receivable	Nil	(0.03)
MAHAMEDHA MUTUAL BENEFIT CO.LTD.	Trade Receivable	Nil	(0.00)
Aanchal Toursetter Pvt Ltd	Trade Payable	Nil	(0.21)

For the year ended 31st March, 2024

Name of Struck of Company	Nature of Transactions	Transactions during the year March 31, 2024	Balance outstanding as on March 31, 2024
M/S ZIGMA VANIJYA PVT. LTD.	Trade Receivable	Nil	43.76
SILVER HOUSING PVT. LTD. AJMER	Trade Receivable	Nil	19.41
SD-BRYS HOSPITALITY PVT. LTD.	Security Deposit	Nil	(21.55)
Nine Financial Gain Services Pvt Ltd	Trade Payable	Nil	(5.19)
VIMCON PROJECTS PRIVATE LIMITED	Security Deposit	Nil	(5.06)
CELLULAR COMM (I) LTD - HO	Security Deposit	Nil	(0.90)
LA CASA INFRATECH PRIVATE LIMITED	Security Deposit	Nil	(0.26)
GREEN HYDROCREATIVES PVT LTD	Security Deposit	Nil	(0.24)
SAHARANPUR POLYMERS P. LTD.	Trade Receivable	Nil	(0.08)
PARAGON ESTATES (P) LTD	Trade Receivable	Nil	(0.05)
NIR FINANCE LTD (THG MS DIRECTOR) MR S.S RANDHAWA	Trade Receivable	Nil	(0.05)
WE CONNECT TECHNOLOGIES PVT.LTD	Trade Receivable	Nil	(0.04)
KP INFRAVEN PRIVATE LTD.	Trade Receivable	Nil	(0.04)
BHRIGHU PROPERTIES P. LTD.	Trade Receivable	Nil	(0.03)
MAHAMEDHA MUTUAL BENEFIT CO.LTD.	Trade Receivable	Nil	(0.00)
Aanchal Toursetter Pvt Ltd	Trade Payable	Nil	(0.21)

61 The net recoverable value of advances/security deposits paid by holding company for acquisition of land/project development is based on the management's estimates and internal documentation, which include, among other things, the likelihood when the land acquisition would be completed, the expected date of plan approvals for commencement of project, expected date of completion of project and the estimation of sale prices and construction costs. Due to the significance of the balance to the financial statements as a whole and the involvement of estimates and judgement in the assessment which is being technical in nature, the management is of the opinion that entire amount is recoverable/adjustable against the land procurement/amount payable to collaborator under collaboration agreement and hence no provision is required at this stage.

62 Additional Information, as required under Schedule III to the Companies Act, 2013, of enterprises consolidated as Subsidiary / Associates.

For the year ended 31st March 2025

Name of the Entity in the Group	Net Assets i.e. total assets minus total liabilities		Share in profit or loss		Share in Other comprehensive Income		Share in Total Other comprehensive Income	
	As % of consolidated net assets	Amount	As % of consolidated profit or loss	Amount	As % of consolidated Other Comprehensive Income	Amount	As % of consolidated Total Other Comprehensive Income	Amount
Parent								
- Ansal Housing Limited	**69.63**	9,687.27	91.72	1,659.76	77.37	(22.10)	91.95	1,637.66
Subsidiaries								
- Indian								
1 Geo Connect Limited	**30.97**	4,309.32	11.82	213.89	22.63	(6.46)	11.65	207.42
2 Maestro Promoters Pvt. Ltd.	**0.13**	17.42	0.01	0.22	-	-	0.01	0.22
3 Wrangler Builders Pvt. Ltd.	**0.27**	37.31	1.52	27.55	-	-	1.55	27.55
4 Anjuman Buildcon Pvt. Ltd.	**0.17**	23.79	0.42	7.65	-	-	0.43	7.65
5 A. R. Infrastructure Pvt. Ltd.	**0.42**	58.37	(0.01)	(0.17)	-	-	(0.01)	(0.17)
6 Third Eye Media Pvt. Ltd.	**0.00**	0.47	(0.01)	(0.17)	-	-	(0.01)	(0.17)
7 Fenny Real Estate Pvt. Ltd.	**(0.01)**	(1.37)	(0.01)	(0.19)	-	-	(0.01)	(0.19)
8 A. R. Paradise Pvt. Ltd.	**0.07**	9.96	(0.01)	(0.13)	-	-	(0.01)	(0.13)
9 Aevee Iron & Steel Works Pvt. Ltd.	**0.52**	72.35	(0.01)	(0.21)	-	-	(0.01)	(0.21)
10 Sunrise Facility & Management Pvt. Ltd.	**(0.02)**	(2.77)	(0.01)	(0.18)	-	-	(0.01)	(0.18)
11 Andri Builders & Developers Pvt. Ltd.	**(0.25)**	(35.33)	(0.01)	(0.26)	-	-	(0.01)	(0.26)
12 Cross Bridge Developers Pvt. Ltd.	**0.04**	5.51	(0.01)	(0.13)	-	-	(0.01)	(0.13)
13 Identity Buildtech Pvt. Ltd.	**(3.08)**	(429.17)	(5.29)	(95.79)	-	-	(5.38)	(95.79)
14 VS Infratown Pvt. Ltd.	**0.57**	79.22	(0.02)	(0.42)	-	-	(0.02)	(0.42)
15 Shamia Automobiles Pvt. Ltd.	**(0.43)**	(60.35)	(0.01)	(0.19)	-	-	(0.01)	(0.19)
16 Oriane Developers Pvt. Ltd.	**0.19**	26.00	(0.09)	(1.58)	-	-	(0.09)	(1.58)
- Foreign								
1 Housing & Construction Lanka Pvt. Ltd	**(0.06)**	(9.01)	(0.01)	(0.14)	-	-	(0.01)	(0.14)
- Minority Interests in all subsidiaries	**Nil**	Nil	Nil	Nil	Nil	Nil	Nil	Nil
- Associate (Investments as per the equity method)								
- Indian								
1 Optus Corona Developers Pvt. Ltd.	**0.89**	123.37	-	-	-	-	-	
TOTAL	**100.00**	13,912.36	100.00	1,809.50	100.00	(28.56)	100.00	1,780.94

For the year ended 31st March 2024

Name of the Entity in the Group		Net Assets i.e. total assets minus total liabilities		Share in profit or loss		Share in Other comprehensive Income		Share in Total Other comprehensive Income	
		As % of consolidated net assets	Amount	As % of consolidated profit or loss	Amount	As % of consolidated Other Comprehen-sive Income	Amount	As % of consolidated Total Other Comprehen-sive Income	Amount
Parent									
-	Ansal Housing Limited	**66.35**	8,049.21	110.59	877.21	85.68	(86.20)	114.20	791.01
Subsidiaries									
-	**Indian**								
1	Geo Connect Limited	**33.81**	4,101.91	25.31	200.74	14.32	(14.40)	26.90	186.34
2	Maestro Promoters Pvt. Ltd.	**0.14**	17.20	(0.03)	(0.22)	-	-	(0.03)	(0.22)
3	Wrangler Builders Pvt. Ltd.	**0.08**	9.76	(0.03)	(0.22)	-	-	(0.03)	(0.22)
4	Anjuman Buildcon Pvt. Ltd.	**0.13**	16.13	0.09	0.68	-	-	0.10	0.68
5	A. R. Infrastructure Pvt. Ltd.	**0.48**	58.54	(0.02)	(0.12)	-	-	(0.02)	(0.12)
6	Third Eye Media Pvt. Ltd.	**0.01**	0.64	(0.02)	(0.15)	-	-	(0.02)	(0.15)
7	Fenny Real Estate Pvt. Ltd.	**(0.01)**	(1.18)	(0.02)	(0.17)	-	-	(0.02)	(0.17)
8	A. R. Paradise Pvt. Ltd.	**0.08**	10.10	(0.02)	(0.12)	-	-	(0.02)	(0.12)
9	Aevee Iron & Steel Works Pvt. Ltd.	**0.60**	72.56	(0.02)	(0.16)	-	-	(0.02)	(0.16)
10	Sunrise Facility & Management Pvt. Ltd.	**(0.02)**	(2.58)	(0.02)	(0.17)	-	-	(0.02)	(0.17)
11	Andri Builders & Developers Pvt. Ltd.	**(0.29)**	(35.07)	0.01	0.07	-	-	0.01	0.07
12	Cross Bridge Developers Pvt. Ltd.	**0.05**	5.65	(0.01)	(0.10)	-	-	(0.01)	(0.10)
13	Identity Buildtech Pvt. Ltd.	**(2.75)**	(333.38)	(37.18)	(294.92)	-	-	(42.58)	(294.92)
14	VS Infratown Pvt. Ltd.	**0.66**	79.64	0.78	6.18	-	-	0.89	6.18
15	Shamia Automobiles Pvt. Ltd.	**(0.50)**	(60.16)	(0.02)	(0.15)	-	-	(0.02)	(0.15)
16	Oriane Developers Pvt. Ltd.	**0.23**	27.58	0.63	5.00	-	-	0.72	5.00
-	**Foreign**								
1	Housing & Construction Lanka Pvt. Ltd	**(0.07)**	(8.48)	(0.02)	(0.14)	-	-	(0.02)	(0.14)
-	**Minority Interests in all subsidiaries**	**Nil**	Nil	**Nil**	Nil	**Nil**	Nil	**Nil**	Nil
-	**Associate (Investments as per the equity method)**								
-	**Indian**								
1	Optus Corona Developers Pvt. Ltd.	**1.02**	123.37						
	TOTAL	**99.98**	12,131.43	100.00	793.24	100.00	(100.60)	100.01	692.64

63 Notes 1 to 63 form an integral part of the Consolidated financial statements as at March 31, 2025.

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 31st MARCH, 2025

PART "A" : SUBSIDIARIES

(Information in respect of each subsidiary to be presented with amount in Rs. Lakh)

S. No.	Name of Subsidiary	Share Capital	Reserves & Surplus	Total Assets	Total Liabilities	Invest-ments	Turnover	Profit before taxation	Provision for taxation	Profit after taxation	Proposed Dividend	% of share holding
Subsidiaries												
Indian												
1	Geo Connect Limited	987.93	3321.39	13385.70	9076.38	0.00	4104.29	284.06	70.17	213.89	NIL	100%
2	Maestro Promoters Pvt. Ltd.	1.00	16.42	107.05	89.63	12.21	0.44	0.18	0.08	0.10	NIL	100%
3	Wrangler Builders Pvt. Ltd.	1.00	36.31	1168.71	1131.39	11.58	599.93	27.48	0.00	27.48	NIL	100%
4	Anjuman Buildcon Pvt. Ltd.	1.00	22.79	957.47	933.68	0.00	334.60	10.35	2.70	7.65	NIL	100%
5	A. R. Infrastructure Pvt. Ltd.	4.92	53.45	58.54	0.17	0.00	0.00	-0.17	0.00	-0.17	NIL	100%
6	Third Eye Media Pvt. Ltd.	1.00	-0.53	0.62	0.16	0.00	0.00	-0.17	0.00	-0.17	NIL	100%
7	Fenny Real Estate Pvt. Ltd.	2.00	-3.37	1.51	2.88	0.00	0.00	-0.19	0.00	-0.19	NIL	100%
8	A. R. Paradise Pvt. Ltd.	10.00	-0.03	14.99	5.02	0.00	0.00	-0.13	0.00	-0.13	NIL	100%
9	Aevee Iron & Steel Works Pvt. Ltd.	9.00	63.35	72.51	0.16	0.00	0.00	-0.21	0.00	-0.21	NIL	100%
10	Sunrise Facility & Management Pvt. Ltd.	1.00	-3.77	0.58	3.35	0.00	0.00	-0.18	0.00	-0.18	NIL	100%
11	Andri Builders & Developers Pvt. Ltd.	1.00	-36.33	257.21	292.54	0.00	0.00	-0.26	0.00	-0.26	NIL	100%
12	Cross Bridge Developers Pvt. Ltd.	1.00	4.51	181.89	176.37	0.00	0.00	-0.13	0.00	-0.13	NIL	100%
13	Identity Buildtech Pvt. Ltd.	1.00	-430.17	12967.03	13396.20	0.00	3915.93	-95.79	0.00	-95.79	NIL	100%
14	VS Infratown Pvt. Ltd.	56.63	22.59	233.88	154.66	0.00	0.00	-0.42	0.00	-0.42	NIL	100%
15	Shamia Automobiles Pvt. Ltd.	1.00	-61.35	109.69	170.05	0.00	0.00	-0.19	0.00	-0.19	NIL	100%
16	Oriane Developers Pvt. Ltd.	1.00	25.00	25.72	-0.28	0.00	0.00	-0.33	1.25	-1.58	NIL	100%
Foreign												
1	Housing & Construction Lanka Pvt. Ltd	491.67	499.16	2.69	10.19	0.00	0.00	-0.39	0.00	-0.39	NIL	100%

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	31st March, 2025
2. Shares of Associate/Joint Ventures held by the company on the year end	
(i) No. of shares held by Ansal Housing Ltd	4988 Shares
(ii) Amount of Investment in Associates/Joint Venture	123.37 Lakhs
(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 share 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	123.37 Lacs
6. Profit / Loss for the year	
(i) Considered in Consolidation	(0.21)
(ii) Not Considered in Consolidation	(0.21)

CIN : L45201DL1983PLC016821

If undelivered please return to :

ANSAL HOUSING LIMITED

GF - SR - 18, Ansal Plaza Mall, Sector-1, Vaishali, Ghaziabad (U.P.) - 201010

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