

05<sup>th</sup> April, 2025**Scrip Code : ANSALAPI**

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

**Scrip Code: 500013**

BSE Limited  
25th Floor,  
Phiroze Jeejeebhoy Towers  
Dalal Street,  
Mumbai - 400 001

**Reg:(i) Unable to file Integrated Filing-Financial XBRL Reports for Un-Audited Financial Results (Standalone and Consolidated) of the Company for the 03<sup>rd</sup> Quarter and Nine months ended 31<sup>st</sup> December, 2024 of the Financial year 2024-25 (Financial Results).**

**Ref: (i) Intimation submitted to the stock exchanges on the 04<sup>th</sup> April, 2025 for Integrated Filing (Financial) in PDF mode for the 3<sup>rd</sup> Quarter and Nine months ended 31<sup>st</sup> December, 2024**

**(ii) Revised intimation submitted to the stock exchanges on the 29<sup>th</sup> March, 2025 for dissemination of Financial Results on the 04<sup>th</sup> April, 2025.**

**(iii) Intimation submitted to the stock exchanges on the 25<sup>th</sup> February, 2025 for Commencement of Corporate Insolvency Resolution Process (CIRP) against Ansal Properties and Infrastructure Limited by Hon'ble National Company Law Tribunal (NCLT), New Delhi Bench, Court-IV.**

**(iv) SEBI Circular No. SEBI/HO/CFD/CFD-PoD2/CIR/P/2024/185 dated December 31, 2024.**

**(v) Disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (Listing Regulations).**

Dear Sir/Madam,

With reference to the captioned matter, kindly note that in compliance with the Securities and Exchange Board of India circular No. SEBI/HO/CFD/CFD-PoD2/CIR/P/2024/185 dated 31<sup>st</sup> December, 2024 (SEBI Circular), Ansal Properties and Infrastructure Limited (Company) is trying to submit Integrated Filing-Financial (Standalone and Consolidated) in XBRL mode for the 03<sup>rd</sup> quarter and nine months ended 31<sup>st</sup> December, 2024 of the Financial year 2024-25, however, we are encountering some technical issues while making the submission on stock exchanges portals (Neaps and BSE listing) (Screenshots of error are attached herewith as **Annexure A**).

**Ansal Properties and Infrastructure Limited**

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

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

Website: [www.ansalapi.com](http://www.ansalapi.com)

CIN: L45101DL1967PLC004759

Email: [info@ansalapi.com](mailto:info@ansalapi.com) | [customercare@ansalapi.com](mailto:customercare@ansalapi.com)



Further, after several attempts to submit XBRLs for Integrated Filing–Financial, we were able to submit only Integrated Filing-Financial (Consolidated) successfully on BSE listing portal (Acknowledgment attached herewith as **Annexure B**).

In view of the above and to ensure compliance with aforementioned SEBI Circular and for good corporate governance, we are meanwhile submitting the Reports generated after validating the Integrated Filing-Financial XBRL for Standalone as **Annexure C** and for Consolidated **Annexure D**.

Further we are working diligently to resolve the technical issues and submit the XBRLs for Integrated Filing–Financial for 03<sup>rd</sup> quarter and nine months ended 31<sup>st</sup> December, 2024 of the Financial year 2024-25 at the earliest.

This is for your information and record please.

Thanking you,  
Yours faithfully,

For **Ansal Properties & Infrastructure Ltd.**

*Reems*

  
**(Abdul Sami)**  
**Company Secretary**



Encl: a/a

Notes:

1) Ansal Properties and Infrastructure Limited (APIL) is undergoing Corporate Insolvency Resolution Process under Insolvency and Bankruptcy Code, 2016. It's affairs, business and assets are being managed by Interim Resolution Professional (IRP), Shri Navneet Kumar Gupta, appointed by Hon'ble National Company Law Tribunal (NCLT), New Delhi, Bench IV, in CP No.: IB 558(ND)/2024 vide Order dated the 25<sup>th</sup> February, 2025.

2) The Fernhill Project, Gurgaon, Haryana of APIL is managed by Shri Jalesh Kumar Grover, Resolution Professional of the said Project.

3) The Serene Residency Group Housing Project", Sector ETA –II, Greater Noida, U.P of APIL is also managed Shri Navneet Kumar Gupta, Resolution Professional of said Project.

## Ansal Properties and Infrastructure Limited

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The screenshot shows the NEAPS NSE India website interface for uploading XBRL files. The page title is "Common XBRL Upload". The main content area has several filters and a central "Upload XBRL" modal window.

**Filters:**

- Main Board: [Dropdown]
- Financial Year: 04-APR-2025
- Board Meeting Start Time: 20
- Result Type: Non-Banking Ind AS
- Attachment PDF: Integrated\_Financials\_Audited\_Re

**XBRL Upload Modal:**

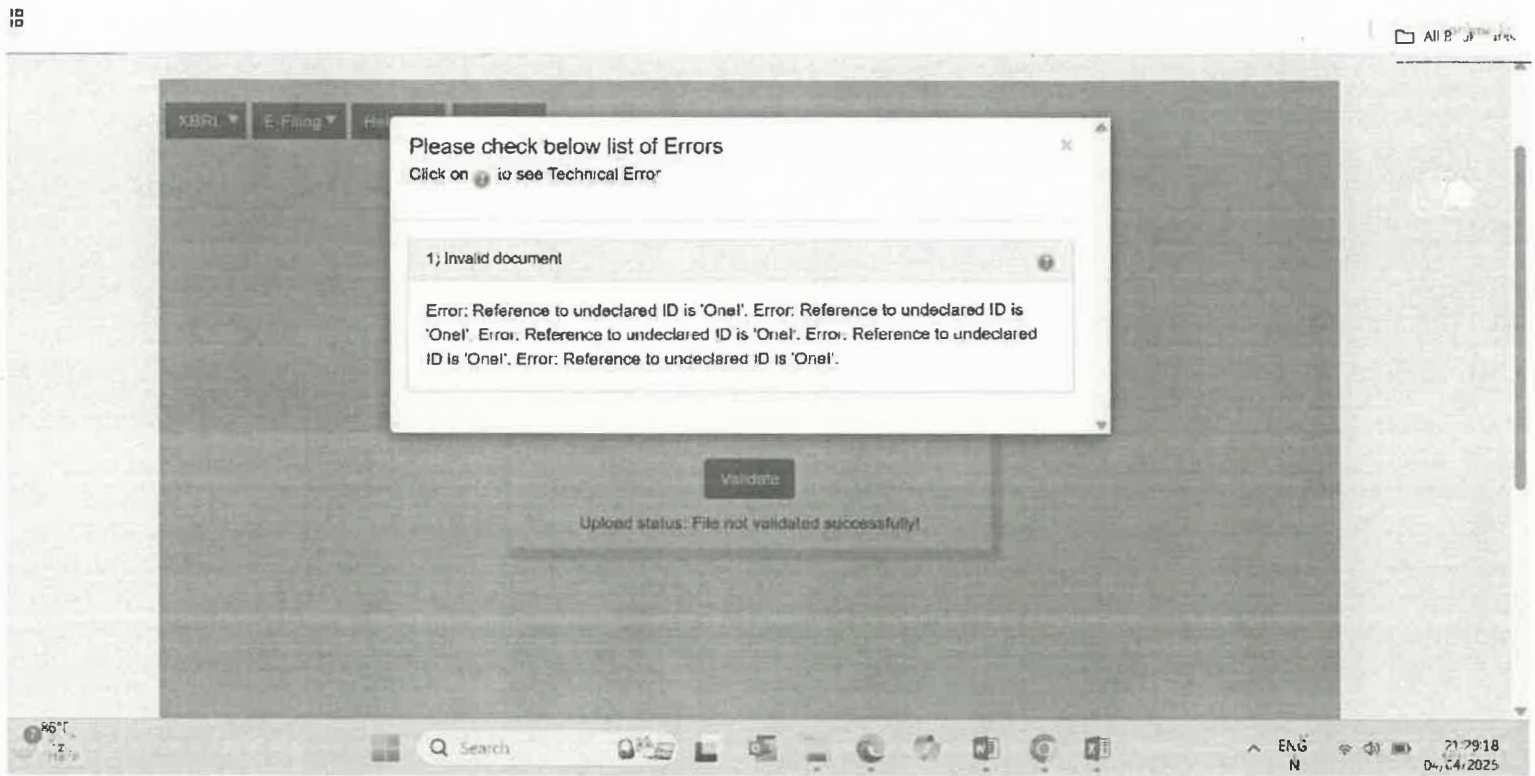
- Title: Upload XBRL
- Buttons: Upload, Close
- Message: Error[109] in XBRL upload. Please contact system administrator.

**Footer:**

Note: Please note that the contact details of the entities and its officials registered on the NEAPS portal, may be used by the Exchange to send various communications viz. Regulatory updates, Acknowledgements, Approvals etc. to the entities and its officials.



# BSE Error Screenshot



Date &amp; Time of Download : 05/04/2025 12:31:57

**BSE ACKNOWLEDGEMENT**

<b>Acknowledgement Number</b>	9439787
<b>Date and Time of Submission</b>	4/4/2025 9:41:36 PM
<b>Scripcode and Company Name</b>	500013 - Ansal Properties & Infrastructure Ltd
<b>Subject / Compliance Regulation</b>	Board Meeting Outcome for Un-Audited Financial Results (Standalone And Consolidated) 03Rd Quarter And Nine Months Ended 31st December, 2024 Of The Financial Year 2024-25 (Financial Results) As Received On The 04Th April, 2025
<b>Submitted By</b>	Corporate Secretarial
<b>Designation</b>	Designated Officer for Filing

**Disclaimer :** - Contents of filings has not been verified at the time of submission.



General information about company

Scrip code*	500013
NSE Symbol*	ANSALAPI
MSEI Symbol*	NOTLISTED
ISIN*	INE436A01026
Name of company	ANSAL PROPERTIES & INFRASTRUCTURE LIMITED
Type of company	Main Board
Class of security	Equity
Date of start of financial year	01-04-2024
Date of end of financial year	31-03-2025
Date of board meeting when results were approved	04-04-2025
Date on which prior intimation of the meeting for considering financial results was informed to the exchange	29-03-2025
Description of presentation currency	INR
Level of rounding	Lakhs
Reporting Type	Quarterly
Reporting Quarter	Third quarter
Nature of report standalone or consolidated	Standalone
Whether results are audited or unaudited for the quarter ended	Unaudited
Whether results are audited or unaudited for the Year to date for current period ended/year ended	Unaudited
Segment Reporting	Single segment
Description of single segment	Real estates
Start date and time of board meeting	04-04-2025 20:14
End date and time of board meeting	04-04-2025 20:15
Whether cash flow statement is applicable on company	
Type of cash flow statement	
Declaration of unmodified opinion or statement on impact of audit qualification	Not applicable
Whether statement on deviation or variation for proceeds of public issue, rights issue, preferential issue, qualified institutions placement etc. is applicable to the company for the current quarter?	No
No. of times funds raised during the quarter	
Whether the disclosure for the Default on Loans and Debt Securities is applicable to the entity?	Yes



**Financial Results – Ind-AS**

Particulars		3 months/ 6 months ended (dd-mm-yyyy)	Year to date figures for current period ended (dd-mm-yyyy)
Date of start of reporting period		01-10-2024	01-04-2024
Date of end of reporting period		31-12-2024	31-12-2024
Whether results are audited or unaudited		Unaudited	Unaudited
Nature of report standalone or consolidated		Standalone	Standalone
<b>Part I</b>	<b>Blue color marked fields are non-mandatory. For Consolidated Results, if the company has no figures for 3 months / 6 months ended, in such case zero shall be inserted in the said column.</b>		
<b>1</b>	<b>Income</b>		
	Revenue from operations	21174	49037
	Other income	3	308
	<b>Total income</b>	<b>21177</b>	<b>49345</b>
<b>2</b>	<b>Expenses</b>		
(a)	Cost of materials consumed	13890	48038
(b)	Purchases of stock-in-trade	0	0
(c)	Changes in inventories of finished goods, work-in-progress and stock-in-trade	33	3197
(d)	Employee benefit expense	335	984
(e)	Finance costs	275	821
(f)	Depreciation, depletion and amortisation expense	18	54
(g)	<b>Other Expenses</b>		
1	Other Expenses	5091	8653
	<b>Total other expenses</b>	<b>5091</b>	<b>8653</b>
	<b>Total expenses</b>	<b>19642</b>	<b>61747</b>
<b>3</b>	<b>Total profit before exceptional items and tax</b>	<b>1535</b>	<b>-12402</b>
4	Exceptional items	0	-6959
<b>5</b>	<b>Total profit before tax</b>	<b>1535</b>	<b>-19361</b>
<b>6</b>	<b>Tax expense</b>		
7	Current tax	0	0
8	Deferred tax	238	181
<b>9</b>	<b>Total tax expenses</b>	<b>238</b>	<b>181</b>
10	Net movement in regulatory deferral account balances related to profit or loss and the related deferred tax movement	0	0
<b>11</b>	<b>Net Profit Loss for the period from continuing operations</b>	<b>1297</b>	<b>-19542</b>
12	Profit (loss) from discontinued operations before tax	0	0
13	Tax expense of discontinued operations	0	0
<b>14</b>	<b>Net profit (loss) from discontinued operation after tax</b>	<b>0</b>	<b>0</b>
15	Share of profit (loss) of associates and joint ventures accounted for using equity method	0	0
<b>16</b>	<b>Total profit (loss) for period</b>	<b>1297</b>	<b>-19542</b>
17	<u>Other comprehensive income net of taxes</u>	-39	65
<b>18</b>	<b>Total Comprehensive Income for the period</b>	<b>1258</b>	<b>-19477</b>
<b>19</b>	<b>Total profit or loss, attributable to</b>		
	Profit or loss, attributable to owners of parent		
	Total profit or loss, attributable to non-controlling interests		
<b>20</b>	<b>Total Comprehensive income for the period attributable to</b>		
	Comprehensive income for the period attributable to owners of parent		
	Total comprehensive income for the period attributable to owners of parent non-controlling interests		
<b>21</b>	<b>Details of equity share capital</b>		



	Paid-up equity share capital	7870	7870	
	Face value of equity share capital	5	5	
22	Reserves excluding revaluation reserve			
<b>23</b>	<b>Earnings per share</b>			
<b>i</b>	<b>Earnings per equity share for continuing operations</b>			
	Basic earnings (loss) per share from continuing operations	0.82	-12.41	
	Diluted earnings (loss) per share from continuing operations	0.77	-11.67	
<b>ii</b>	<b>Earnings per equity share for discontinued operations</b>			
	Basic earnings (loss) per share from discontinued operations	0	0	
	Diluted earnings (loss) per share from discontinued operations	0	0	
<b>iii</b>	<b>Earnings per equity share (for continuing and discontinued operations)</b>			
	Basic earnings (loss) per share from continuing and discontinued operations	0.82	-12.41	
	Diluted earnings (loss) per share from continuing and discontinued operations	0.77	-11.67	
24	Debt equity ratio			Textual Information( 1)
25	Debt service coverage ratio			Textual Information( 2)
26	Interest service coverage ratio			Textual Information( 3)
27	<b>Disclosure of notes on financial results</b>	<b>Textual Information(4)</b>		



### Other Comprehensive Income

Date of start of reporting period		01-10-2024	01-04-2024
Date of end of reporting period		31-12-2024	31-12-2024
Whether results are audited or unaudited		Unaudited	Unaudited
Nature of report standalone or consolidated		Standalone	Standalone
	Other comprehensive income [Abstract]		
1	Amount of items that will not be reclassified to profit and loss		
1	Other comprehensive income [Abstract]	-39.00	65.00
	Total Amount of items that will not be reclassified to profit and loss	-39.00	65.00
2	Income tax relating to items that will not be reclassified to profit or loss	0.00	0.00
3	Amount of items that will be reclassified to profit and loss		
	Total Amount of items that will be reclassified to profit and loss		
4	Income tax relating to items that will be reclassified to profit or loss	0.00	0.00
5	Total Other comprehensive income	-39.00	65.00



**Format for Disclosing Outstanding Default on Loans and Debt Securities**

Sr. No.	Particulars	Amount	Remarks
1.	Loans / revolving facilities like cash credit from banks / financial institutions		
A	Total amount outstanding as on date	20034	Approx
B	Of the total amount outstanding, amount of default as on date	19767	Approx
2.	Unlisted debt securities i.e. NCDs and NCRPS		
A	Total amount outstanding as on date	0	
B	Of the total amount outstanding, amount of default as on date	0	
3.	Total financial indebtedness of the listed entity including short-term and long-term debt	28679	Approx



## General information about company

Scrip code*	500013
NSE Symbol*	ANSALAPI
MSEI Symbol*	NOTLISTED
ISIN*	INE436A01026
Name of company	ANSAL PROPERTIES & INFRASTRUCTURE LIMITED
Type of company	Main Board
Class of security	Equity
Date of start of financial year	01-04-2024
Date of end of financial year	31-03-2025
Date of board meeting when results were approved	04-04-2025
Date on which prior intimation of the meeting for considering financial results was informed to the exchange	29-03-2025
Description of presentation currency	INR
Level of rounding	Lakhs
Reporting Type	Quarterly
Reporting Quarter	Third quarter
Nature of report standalone or consolidated	Consolidated
Whether results are audited or unaudited for the quarter ended	Unaudited
Whether results are audited or unaudited for the Year to date for current period ended/year ended	Unaudited
Segment Reporting	Single segment
Description of single segment	Real estates
Start date and time of board meeting	04-04-2025 20:14
End date and time of board meeting	04-04-2025 20:15
Whether cash flow statement is applicable on company	
Type of cash flow statement	
Declaration of unmodified opinion or statement on impact of audit qualification	Not applicable



### Financial Results – Ind-AS

Particulars	3 months/ 6 months ended (dd-mm-yyyy)	Year to date figures for current period ended (dd-mm-yyyy)	
Date of start of reporting period	01-10-2024	01-04-2024	
Date of end of reporting period	31-12-2024	31-12-2024	
Whether results are audited or unaudited	Unaudited	Unaudited	
Nature of report standalone or consolidated	Consolidated	Consolidated	
<b>Part I</b>	<b>Blue color marked fields are non-mandatory. For Consolidated Results, if the company has no figures for 3 months / 6 months ended, in such case zero shall be inserted in the said column.</b>		
<b>1</b>	<b>Income</b>		
	Revenue from operations	23439	57765
	Other income	77	855
	<b>Total income</b>	<b>23516</b>	<b>58620</b>
<b>2</b>	<b>Expenses</b>		
(a)	Cost of materials consumed	13979	48520
(b)	Purchases of stock-in-trade	0	0
(c)	Changes in inventories of finished goods, work-in-progress and stock-in-trade	33	3197
(d)	Employee benefit expense	488	1488
(e)	Finance costs	275	822
(f)	Depreciation, depletion and amortisation expense	916	2734
(g)	<b>Other Expenses</b>		
1	Other Expenses	7203	16737
	<b>Total other expenses</b>	<b>7203</b>	<b>16737</b>
	<b>Total expenses</b>	<b>22894</b>	<b>73498</b>
<b>3</b>	<b>Total profit before exceptional items and tax</b>	<b>622</b>	<b>-14878</b>
4	Exceptional items	16065	1955
<b>5</b>	<b>Total profit before tax</b>	<b>16687</b>	<b>-12923</b>
<b>6</b>	<b>Tax expense</b>		
7	Current tax	0	0
8	Deferred tax	265	-510
<b>9</b>	<b>Total tax expenses</b>	<b>265</b>	<b>-510</b>
10	Net movement in regulatory deferral account balances related to profit or loss and the related deferred tax movement	0	0
<b>11</b>	<b>Net Profit Loss for the period from continuing operations</b>	<b>16422</b>	<b>-12413</b>
12	Profit (loss) from discontinued operations before tax	0	0
13	Tax expense of discontinued operations	0	0
<b>14</b>	<b>Net profit (loss) from discontinued operation after tax</b>	<b>0</b>	<b>0</b>
15	Share of profit (loss) of associates and joint ventures accounted for using equity method	-100	-100
<b>16</b>	<b>Total profit (loss) for period</b>	<b>16322</b>	<b>-12513</b>
17	<u>Other comprehensive income net of taxes</u>	-38	-4366
<b>18</b>	<b>Total Comprehensive Income for the period</b>	<b>16284</b>	<b>-16879</b>
<b>19</b>	<b>Total profit or loss, attributable to</b>		
	Profit or loss, attributable to owners of parent	16547	-12816
	Total profit or loss, attributable to non-controlling interests	-225	303
<b>20</b>	<b>Total Comprehensive income for the period attributable to</b>		
	Comprehensive income for the period attributable to owners of parent	16509	-17182
	Total comprehensive income for the period attributable to owners of parent non-controlling interests	-225	303
<b>21</b>	<b>Details of equity share capital</b>		



	Paid-up equity share capital	7870	7870	
	Face value of equity share capital	5	5	
22	Reserves excluding revaluation reserve			
<b>23</b>	<b>Earnings per share</b>			
<b>i</b>	<b>Earnings per equity share for continuing operations</b>			
	Basic earnings (loss) per share from continuing operations	10.51	-8.14	
	Diluted earnings (loss) per share from continuing operations	9.88	-7.66	
<b>ii</b>	<b>Earnings per equity share for discontinued operations</b>			
	Basic earnings (loss) per share from discontinued operations	0	0	
	Diluted earnings (loss) per share from discontinued operations	0	0	
<b>iii</b>	<b>Earnings per equity share (for continuing and discontinued operations)</b>			
	Basic earnings (loss) per share from continuing and discontinued operations	10.51	-8.14	
	Diluted earnings (loss) per share from continuing and discontinued operations	9.88	-7.66	
24	Debt equity ratio			Textual Information( 1)
25	Debt service coverage ratio			Textual Information( 2)
26	Interest service coverage ratio			Textual Information( 3)
<b>27</b>	<b>Disclosure of notes on financial results</b>	<b>Textual Information(4)</b>		



### Other Comprehensive Income

Date of start of reporting period		01-10-2024	01-04-2024
Date of end of reporting period		31-12-2024	31-12-2024
Whether results are audited or unaudited		Unaudited	Unaudited
Nature of report standalone or consolidated		Consolidated	Consolidated
	Other comprehensive income [Abstract]		
1	Amount of items that will not be reclassified to profit and loss		
1	Other comprehensive income [Abstract]	-38.00	-4366.00
	Total Amount of items that will not be reclassified to profit and loss	-38.00	-4366.00
2	Income tax relating to items that will not be reclassified to profit or loss	0.00	0.00
3	Amount of items that will be reclassified to profit and loss		
	Total Amount of items that will be reclassified to profit and loss		
4	Income tax relating to items that will be reclassified to profit or loss	0.00	0.00
5	Total Other comprehensive income	-38.00	-4366.00

