

12th August, 2017

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

Bombay Stock Exchange Limited
25th Floor,
P. J. Towers,
Dalal Street,
Mumbai - 400 001

Reg: (i) Un-Audited Financial Results for the 1st quarter ended on the 30th June, 2017 of the Financial Year 2017-18.

(ii) Outcome of the Board Meeting dated the 12th August, 2017 concluded at 5.30 p.m.

Ref: (i) Regulations 29, 30 and 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015;

(ii) Companies Act, 2013 and Rules framed thereunder;

Dear Sir/Madam,

Pursuant to the compliance of Regulations 29, 30 and 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), please find enclosed herewith the following:-

- 1) The Un-Audited Financial Results (Standalone and Consolidated) for the 1st Quarter ended on the 30th June, 2017 of the Financial Year 2017-18 duly approved by the Board of Directors at their meeting held on the 12th August, 2017 (i.e. today) as **Annexure I.**
- 2) Copies of Limited Review Reports (Standalone and Consolidated) submitted by the Statutory Auditors of the Company, M/s S.S Kothari Mehta & Company, Chartered Accountants, on the Un-Audited Financial Results for the 1st Quarter ended on the 30th June, 2017 of Financial Year 2017-18 as **Annexure II.**

In this regard, please also note the following

- i. The Next Annual General Meeting (AGM) of the Company is scheduled to be held on Saturday, the 23rd September, 2017, at 11.00 A.M at Sri Sathya Sai International Centre, Pragati Vihar, Bhism Pitamah Marg (Near ICICI Bank) Lodhi Road, New Delhi-110001.
- ii. The Company's Register of Beneficial Owners, Register of Members and Share Transfer Books shall remain closed for the purpose of Book Closure from Tuesday, the 19th September, 2017 to Saturday, the 23rd day of September, 2017 (both days inclusive), to comply with requirements of the Companies Act, 2013 and the Companies {Management and Administration} Rules, 2014.



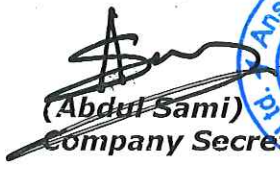
- iii. The Cut-off date for determining the members/shareholders who are entitled to vote through remote e-voting or voting at the Annual General Meeting shall be Saturday, the 16th day of September, 2017 in terms of provisions of Section 108 of the Companies Act, 2013 and Rule 20 of The Companies (Management and Administration) Rules, 2014 and the Secretarial Standard-2 of Annual General Meeting.
- iv. Ratification of the appointment of M/s S.S. Kothari Mehta & Company, Chartered Accountants as Statutory Auditors of the Company from the conclusion of the ensuing Annual General Meeting {AGM} to be held on the 23rd September, 2017 till the conclusion of Fifty One AGM of the Company to be held in the year 2018, subject to the approval of the Shareholders.

This is for your information and record please.

Thanking you,

Yours faithfully,

For **Ansal Properties & Infrastructure Ltd.**


(Abdul Sami)
Company Secretary



Encl: a/a

Annexure - I

ANSAL PROPERTIES & INFRASTRUCTURE LTD.

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE 2017

Rs. in Lakh

SL.No.	Particulars	STAND ALONE				CONSOLIDATED			
		Quarter ended		Year ended		Quarter ended		Year ended	
		30/06/017 (Unaudited)	31/03/017 (Audited)	30/06/016 (Unaudited)	31/03/017 (Audited)	30/06/017 (Unaudited)	31/03/017 (Audited)	30/06/016 (Unaudited)	31/03/017 (Audited)
1	Income from Operations								
	(a) Net Sales/Income from Operations	21,363	26,407	16,166	63,944	25,925	30,524	19,293	80,238
	(b) Other Operating Income	645	748	632	3,130	699	825	718	3,358
	Total Revenue from Operations	22,008	27,155	16,798	67,074	26,624	31,349	20,011	83,596
	(c) Other Income	144	463	66	659	209	847	21	1,114
2	Total Income	22,152	27,618	16,864	67,733	26,833	32,196	20,032	84,710
3	Expenses								
	(a) Consumption of Materials Consumed/ construction cost	16,635	23,009	13,279	53,969	19,666	26,049	14,574	64,364
	(b) (Increase)/decrease in stock-in-trade and work in progress	629	(297)	22	(259)	629	(297)	22	(259)
	(c) Employees benefits expense	627	571	886	2,703	850	858	1,126	3,715
	(d) Finance Cost	2,690	1,708	730	3,746	4,455	5,569	1,967	10,927
	(e) Depreciation and amortization expense	78	103	92	387	590	366	394	1,639
	(f) Other Expenditure	1,256	2,098	1,218	5,741	1,589	2,860	1,438	7,179
	Total Expenses (3)	21,915	27,192	16,227	66,287	27,779	35,405	19,521	87,565
4	Profit/ (Loss) from before Exceptional Items and tax (2-3)	237	426	637	1,446	(946)	(3,209)	511	(2,855)
5	Exceptional Items	-	-	-	-	-	-	-	-
6	Profit / (Loss) before taxes (4-5)	237	426	637	1,446	(946)	(3,209)	511	(2,855)
7	Tax expenses (including deferred tax)								
	-Current TAX	104	142	274	584	109	109	360	546
	-Deferred Tax	24	(26)	(40)	(88)	(71)	255	(12)	183
	-MAT	-	-	-	61	16	(93)	12	5
	-Tax pertaining to earlier years	128	116	234	557	38	287	360	811
	Total Tax (7)	109	310	403	889	(984)	(3,496)	151	(3,666)
8	Profit (Loss) for the period (6-7)								
		109	310	403	889	(984)	(3,496)	151	(3,666)
9	Share of Profit/(loss) in Associates/Joint ventures	-	-	-	-	(64)	(317)	5	(277)
10	Net Profit/ (Loss) for the period (8+9)	109	310	403	889	(1,048)	(3,813)	156	(3,943)



SL.No.	Particulars	STAND ALONE				CONSOLIDATED			
		Quarter ended			Year ended	Quarter ended			Year ended
		30/06/017 (Unaudited)	31/03/017 (Audited)	30/06/016 (Unaudited)	31/03/017 (Audited)	30/06/017 (Unaudited)	31/03/017 (Audited)	30/06/016 (Unaudited)	31/03/017 (Audited)
11	Profit/(Loss) attributable to: Owner of the Company	109	310	403	889	(655)	(2,375)	170	(2,073)
	Non controlling interest					(393)	(1,438)	(14)	(1,870)
12	Other Comprehensive Income (net of tax)	(14)	34	22	40	(14)	42	25	44
13	Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)](11+12)	95	344	425	929	(1,062)	(3,771)	181	(3,899)
14	Total Comprehensive Income for the period attributable to: Owner of the Company	95	344	425	929	(669)	(2,621)	195	(2,317)
15	Non controlling interest	7,870	7,870	7,870	7,870	(393)	(1,150)	(14)	(1,582)
16	Paid up Equity Share Capital (Face value of Rs 5 per equity share)							7,870	7,870
17	Reserves excluding Revaluation Reserves as per balance sheet of the previous accounting year				161,806				154,853
	Earning Per Share(EPS) (Rs.) (not annualized)								
	Before Extraordinary Items	0.07	0.20	0.26	0.56	(0.67)	(2.42)	0.10	(2.51)
	(a) Basic	0.07	0.20	0.26	0.56	(0.67)	(2.42)	0.10	(2.51)
	(b) Diluted								
	After Extraordinary Items	0.07	0.20	0.26	0.56	(0.67)	(2.42)	0.10	(2.51)
	(a) Basic	0.07	0.20	0.26	0.56	(0.67)	(2.42)	0.10	(2.51)
	(b) Diluted								



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Notes:

- 1). The previous period figures have been regrouped wherever necessary.
- 2). The Company has adopted Indian Accounting Standards (Ind AS) with effect from 1 April 2016 pursuant to notification issued by Ministry of Corporate Affairs dated 16 February 2015, notifying the Companies (Indian Accounting Standards) Rules, 2015. Accordingly, the financial results have been prepared in accordance with Indian Accounting Standards (Ind AS) as prescribed under section 133 of the Companies Act, 2013 read with rule 3 of the Companies (Indian Accounting Standards) Amendment Rules, 2016.
- 3). Having regard to the integrated nature of real estate development business and the parameters of Ind AS 108 issued by Central Government under Companies (Indian Accounting Standards) Rules, 2015, the operations of the company are within single segment.
- 4). The Company has been recognizing the revenue of all projects which commenced on or after April 1, 2012 and also to projects which have already commenced but where revenue is being recognized for the first time on or after April 1, 2012 by applying Guidance Notes on Accounting for Real Estate Transactions (Revised 2012) issued by the Institute of Chartered Accountants of India. With effect from April 1, 2016, as Ind AS is applicable to the Company, the Company has recognized revenue by applying Guidance Notes on Accounting for Real Estate Transactions (Revised 2016) issued by the Institute of Chartered Accountants of India on all the Projects.
- 5). In the Limited Review Report for the quarter ended June 30, 2017, and the earlier periods, the auditors have made certain observations/qualifications. The Management's response to these observations/qualifications are as under:-
 - i). During the period under review the Company has not claimed any exemption under section 80 IA of the Income Tax Act, 1961. Exemption amounting to Rs. 3,448 lacs has been claimed upto the year ended March 31, 2011 under section 80 IA of the Income Tax Act, 1961 being tax profits arising out of sale of Industrial Park units, pending the notification of the same by Central Board of Direct Taxes (Competent Authority). The Competent Authority has not passed notification under section 80 IA (4) (iii) of the Act and, hence, rejected the application as filed by the company, against which Review Petition has been filed by the company before the Competent Authority. The company has taken the opinion that the Review Petition as filed satisfies all the conditions specified under Industrial Park Scheme, 2008 being replaced under Industrial Park (Amendment) Scheme, 2010, hence, eligible for notification under section 80 IA (4) (iii) of the Act.
 - ii). The Auditors of the Company have drawn attention to the fact that the Company is carrying project work in progress of Rs.11,126 lacs for Group Housing Project in Greater Noida. The Greater Noida Industrial Development Authority (GNIDA), keeping in view the market conditions, announced a Scheme whereby the developers have an option to accept project on a smaller piece of land equivalent to the amount paid and surrender balance project land subject to certain conditions. Pursuant to this Scheme, a Surrender Deed for the balance project land has been executed with GNIDA during the quarter ended December 15. The management is of the view that there is no impairment in the value of land/ project.
 - iii). The matter regarding repayment of Public Deposits & Interest thereon is under consideration before the Hon'ble National Company Law Tribunal, North Delhi Bench on an application filed by the Company. As directed by Hon'ble Tribunal, payments of Rs. 4 crores per month are being made towards interest as per revised schedule submitted by the Company along with Rs. 15 lakhs per month for hardship cases.



iv). Star Facilities Management Ltd., the wholly owned subsidiary of the Company has made investment of Rs. 40 lakhs in Equity Shares of M/s. Pro-Facilities Services Pvt. Ltd. and presently holds 40% stake in the company. However, the investee company is mis managing its affairs and the company has filed petition for oppression and mismanagement of affairs against Investee Company. The same is pending presently with ROC and NCLT. The investee company has also not filed its Annual Returns with MCA after FY 2014-15. Hence, Fair value of investment in Pro-Facilities Services Pvt. Ltd. has not been determined after 01.04.2015, thus adjustment of fair value have not been done in other comprehensive income in the year ended 31.03.2016, 31.03.2017 and 30.06.2017 (amount unascertained).

6). In the Limited Review Report on Accounts for quarter ended June 30, 2017, the auditors have made one qualification in Audit Report on Consolidated Financial Statements. The Management's response to this qualification is as under:-
The financial statements of one material step down subsidiary are based on management certified accounts due to reasons beyond the control of the Management.

7). The financial results for the quarter ended June 2017 have been subjected to Limited Review by the Statutory Auditors of the Company have also been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on the 12th August, 2017.

for and on behalf of the Board

Place: New Delhi
Date: 12.08.2017

Sd/-
(Sushil Ansal)
Chairman

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For Ansal Properties & Infrastructure Limited


(ABDUL SAMI)
Company Secretary



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Limited review report on standalone results for the quarter ended June 30, 2017

To
The Board of Directors
Ansal Properties & Infrastructure Limited
New Delhi

1. We have reviewed the accompanying statement of standalone financial results for the quarter ended June 30, 2017 ("the Statement") of Ansal Properties & Infrastructure Limited ("the Company") attached herewith, being submitted by the company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015. This statement is the responsibility of the Company's management and have been approved by the Board of Directors of the Company in their meeting held on August 12, 2017. Our responsibility is to issue a report on the statement based on our review.
2. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, 'Review of Interim Financial Information performed by the Independent Auditor of the Entity' issued by the Institute of Chartered Accountants of India. This Standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and, accordingly, we do not express an audit opinion.

3. Emphasis of Matter

Without qualifying, we draw attention to the following matters:

- (i) The Company had claimed a cumulative exemption of Rs. 3,448 lakh up to the period ended March 31, 2011, continuing up to the end of current period, under section 80 IA of the Income Tax Act, 1961 being tax profits arising out of sale of Industrial Park units, pending the notification of the same by Central Board of Direct Taxes (Competent Authority). The Competent Authority rejected the initial application against which the Company has filed review petition. The Company has taken opinion from a senior counsel that its review petition satisfies all the conditions specified in the said Scheme of Industrial Park under Industrial Park (Amendment) Scheme, 2010. No exemption is claimed during the current quarter as there are no sales of industrial park units. Refer note 5 (i) of the Results.



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- (ii) The Company is carrying project inventory of Rs. 11,126 lakh for one of its Group Housing Project. The Company had applied to the Authority for developing the project on the basis of revised Scheme announced by the Authority for which approval has been received envisaging developing the project on a smaller piece of land equivalent to the amount paid and surrender balance project land subject to certain conditions. Pending final decision of the Authority in the matter and fulfilment of conditions precedent, the management is of the view that there is no impairment in the value of land/ project and we have relied on management contention. Refer note 5 (ii) of the Results.
- (iii) Pursuant to Orders of the Company Law Board {CLB} dated the December 30, 2014 and April 28, 2016, the Company was required to refund all its public deposits as per the schedule. As on March 31, 2017 overdue amount of public deposits including interest aggregating to Rs. 9271 lakh is outstanding. The Company has filed fresh application before National Company Law Tribunal, North Delhi Bench giving schedule of payment of fixed deposits, for which hearing is fixed for November 15, 2017, the details are explained in note 5 (iii) of the Results.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement has not been prepared in all material respects in accordance with the applicable Indian Accounting Standards (Ind-AS) prescribed under section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and other recognized accounting practices and policies, and has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, 2015, read with SEBI circular no. CIR/CFD/FAC/62/2016 dated July 5, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.

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For Ansal Properties & Infrastructure Limited

(ABDUL SAMI)
Company Secretary

Place: New Delhi
Date: August 12, 2017



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For S. S. KOTHARI MEHTA & Co
Chartered Accountants
Firm's Registration No. 000756N



SUNIL WAHAL
Partner
Membership No. 087294

Signature of Sunil Wahal

Limited review report on consolidated results for the quarter ended June 30, 2017

To
The Board of Directors
Ansal Properties and Infrastructure Limited
New Delhi.

1. We have reviewed the quarterly consolidated financial results of Ansal Properties & Infrastructure Limited ("the Company"), its subsidiaries and its jointly controlled entities (the Company, its subsidiaries and its jointly controlled entities constitute 'the Group') for the quarter ended June 30, 2017, along with notes, being submitted by the Group pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
2. The statement is the responsibility of the Company's Management and has been approved by the Board of Directors in their meeting held on August 12, 2017. Our responsibility is to issue a report on the statement based on our review. .
3. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, 'Review of Interim Financial Information performed by the Independent Auditor of the Entity' issued by the Institute of Chartered Accountants of India. This Standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and, accordingly, we do not express an audit opinion.
4.
 - i. We did not review the statement of unaudited financial results of 97 subsidiaries (including 63 step down subsidiaries) and 2 joint venture companies whose unaudited quarterly financial results reflect total revenue of Rs. 5897 lakh, total (loss) after tax of Rs. (1124) lakh and total comprehensive income (after tax) of Rs. 9 lakh quarter ended June 30, 2017, as considered in the consolidated financial results.
 - ii. The financial information for 1 subsidiary and 57 step down subsidiaries duly certified by the management has been furnished to us whose unaudited quarterly financial results reflect total revenue of Rs. 431 lakh, total loss after tax of Rs. 390 lakh and total comprehensive income (after tax) of (Rs. 1 lakh) for quarter ended June 30, 2017, as considered in the consolidated financial results. Our report to the extent it concerns these subsidiaries and step down subsidiaries on the unaudited quarterly consolidated financial results is based solely on the management certified financials.



- iii. The financial information of 39 subsidiaries (including 6 step down subsidiaries) and 2 joint venture companies whose unaudited quarterly financial results reflect total revenue of Rs. 3937 lakh, total loss after tax of Rs. 654 lakh and total comprehensive income (after tax) or Rs. 10 lakh for the quarter ended June 30, 2017 respectively have been reviewed by other auditors whose review report have been furnished to us. Our report to the extent it concerns these subsidiaries and step down subsidiaries on the unaudited quarterly consolidated financial results is based solely on the report of the other auditors. Our report is not qualified in respect of this matter.

5. We draw attention to note no 6 of the Results wherein in financial results of one of the step down subsidiary Company "Ansal Urban Condominium Private Limited" (AUCPL) is included in the consolidated results on the basis of the management certified accounts. Financial results of AUCPL reflect a loss of Rs. 406 lakh for the quarter ended June 30, 2017. Our conclusion in so far as it relates to the amounts and disclosures included in respect of AUCPL is based solely on the unaudited information provided by the Management. This step down subsidiary is material to the Group.

6. Emphasis of matter

Without qualifying, we draw attention to the following matters:

- i. The Holding Company had claimed a cumulative exemption of Rs. 3,448 lacs up to the period ended March 31, 2011, continuing up to the end of current period, under section 80 IA of the Income Tax Act, 1961 being tax profits arising out of sale of Industrial Park units, pending the notification of the same by Central Board of Direct Taxes (Competent Authority). The Competent Authority rejected the initial application against which the Holding Company has filed review petition. The Holding Company has taken opinion from a senior counsel that its review petition satisfies all the conditions specified in the said Scheme of Industrial Park under Industrial Park (Amendment) Scheme, 2010. No exemption is claimed during the current quarter as there are no sales of industrial park units. Refer note 5 (i) of the Results.
- ii. The Holding Company is carrying project inventory of Rs. 11,126 lacs for one of its Group Housing Project. The Holding Company had applied to the Authority for developing the project on the basis of revised Scheme announced by the Authority for which approval has been received envisaging developing the project on a smaller piece of land equivalent to the amount paid and surrender balance project land subject to certain conditions. Pending final decision of the Authority in the matter and fulfilment of conditions precedent, the management is of the view that there is no impairment in the value of land/ project and we have relied on management contention. Refer note 5 (ii) of the Results.
- iii. Pursuant to Orders of the Company Law Board (CLB) dated the 30th December, 2014 and 28th April 2016, the Holding Company was required to refund all its public deposits as per the schedule. As on March 31, 2017 overdue amount of public deposits including interest aggregating to Rs. 9271 lakh is outstanding. The Holding Company has filed fresh application before National Company Law Tribunal, North Delhi Bench giving schedule of payment of fixed deposits, for which hearing is fixed for November 15, 2017, the details are explained in note 5 (iii) of the Results.
- iv. In case of one of the wholly owned subsidiary company 'Star Facilities Management Limited'

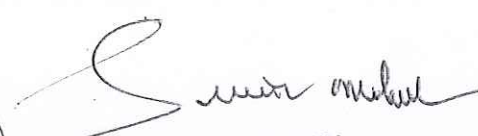


(SFML), fair value of investment of SFML in Pro- Facilities Services Private Limited have not been determined after 01.04.2015, hence adjustment to the fair value have not been done in other comprehensive income in the year. (Refer note 5 (iv) of the Results).

7. Based on the review conducted as per para 3 above and *except subject to effect of our qualification in paragraph 5 above*, nothing has come to our attention that causes us to believe that the accompanying statement prepared in all material respects in accordance with applicable Accounting Standards prescribed under section 133 of the Companies Act, 2013 read with Rules of the relevant Companies (Accounts) Rules and other recognised accounting practices and policies in india has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed or that it contains any material misstatement.

For S. S. KOTHARI MEHTA & Co
Chartered Accountants
Firm Registration No. 000756N




SUNIL WAHAL
Partner
Membership No: 087294

Place: New Delhi
Date: August 12, 2017

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For Ansal Properties & Infrastructure Limited


(ABDUL SAMI)
Company Secretary