

# ANSAL BUILDWELL LTD.

(AN ISO 9001:2008 CERTIFIED COMPANY)

4<sup>th</sup> December, 2019

Bombay Stock Exchange Ltd.  
25<sup>th</sup> Floor,  
Phoroze Jeejeebhoy Towers,  
Dalal Street,  
Mumbai – 400001

Scrip Code: 523007

**Sub: Disclosure of Related Party Transactions for the half year ended 30<sup>th</sup> September, 2019**

**Ref: Regulation 23(9) of the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015 (“Listing Regulations”)**

Dear Sir / Madam

Pursuant to the compliance of Regulations 23(9) of Listing Regulations, as amended, please find enclosed disclosure of Related Party Transactions on a consolidated basis for the half year ended 30<sup>th</sup> September, 2019.

Kindly take the above information on your records.

Thanking you,

Yours faithfully,  
For ANSAL BUILDWELL LIMITED



(Ashok Babu)  
Sr. V.P. & Company Secretary  
M. No. FCS 2328

Encl: As above



**ansal  
BUILDWELL**

REGD. OFF : 118, Upper First Floor, Prakash Deep Building, 7, Tolstoy Marg, New Delhi-110 001  
Ph. : +91-11-23353051, 23353052, Fax : +91-11-23310639, 23359550  
E-mail : info@ansalbl.com, Website : www.ansalbl.com  
CIN : L45201DL1983PLC017225



## DISCLOSURE OF TRANSACTIONS BETWEEN THE COMPANY AND RELATED PARTIES FROM APRIL 2019 TO SEPTEMBER 2019

(All amounts are in Rs. unless otherwise stated)

## 37 Related party transactions

37.1 Disclosure of related parties	Principal Activities	Place of incorporation and operation	Proportion of ownership interest / voting rights held by the parent entity		
			As at	As at	As at
			30.09.2019	31.03.2019	01.04.2018
<b>(a) Subsidiaries</b>					
Ansal Real Estate Developers Private Limited	Real estate	India	100%	100%	100%
Lancers Resorts & Tours Private Limited	Real estate	India	100%	100%	100%
Potent Housing & Construction Private Limited	Real estate	India	100%	100%	100%
Sabina Park Resorts & Marketing Private Limited	Real estate	India	100%	100%	100%
Triveni Apartments Private Limited	Real estate	India	100%	100%	100%
<b>(b) Associate</b>					
Aadharshila Towers Private Limited	Real estate	India	37.21%	37.21%	37.21%
<b>(c) Joint ventures</b>					
Ansal Crown Infrabuild Private Limited	Real estate	India	50%	50%	50%
Ansal JKD Pearl Developers Private Limited ( Formerly Incredible City Home Private Limited)	Real estate	India	50%	50%	50%
Incredible Real Estate Private Limited	Real estate	India	50%	50%	50%
Southern Buildmart Private Limited	Real estate	India	50%	50%	50%
Sunmoon Buildmart Private Limited	Real estate	India	50%	50%	50%
<b>(d) Key management personnel</b>					
Sh. Gopal Ansal (CMD)					
Sh. Ashok Babu (Company Secretary)					
Sh. Arun Kumar Pandey (Chief Financial Officer)(Reginsed w.e.f 01/10/2019)					
Smt. Ritu Ansal (Director)					
Sh.Subhash Verma (Director)					
Smt.Suman Dahiya (Director)					
<b>(e) Relatives of Key management personnel</b>					
Gopal Ansal (HUF) (Director is Karta of HUF)					
Mrs. Suruchi Bhardwaj (Daughter of Director)					
Mrs. Shweta Charla (Daughter of Director)					
Shri Ashok Mehra (Brother of Director)					
Shri. Pranav Bhardwaj (Daughter's Husband of Director)					
<b>(f) Enterprises over which key management personnel and their relatives are able to exercise significant influence:</b>					
Ansal Buildwell Infrastructure Private Limited					
Ansal Engineering Projects Limited					
Ansal Hospitality & Leisure Co. Private Limited					
Ansal KGK Developer Private Limited					
APM Buildcon Private Limited					
Bedi Exports Private Limited					
Bhandari Machinery Co. Private Limited					
Chandraprabha Estate Private Limited					
Glorious Hotels Private Limited					
Ansal Buildwell Infrabuild Private Limited (Formerly GSG Developers Private Limited)					
K.C. Towers Private Limited					
K.J. Towers Private Limited					
M.K. Towers Private Limited					
Madakinee Estate Private Limited					
Mid Air Properties Private Limited					
Rigoss Estate Networks Private Limited					
S.J. Towers & Developers Private Limited					
S.S. Towers Private Limited					
Sankalp Hotels Private Limited					
Saya Plantation & Resorts Private Limited					
Rephcons Consultancy Services					
Ansal Theatres and Clubotels Private Limited					
AB Rephcons Infrastructure Private Limited					
Geo Reality and Infratech Private Limited					
Geefive Global Projects Private Limited					
Gyan Bharti Trust / school					
Savera Association					
Rotary Club of Gurgaon South City Community Services Society(Regdd)					



ANSAL BUILDWELL LIMITED

DISCLOSURE OF TRANSACTIONS BETWEEN THE COMPANY AND RELATED PARTIES AND THE STATUS OF OUTSTANDING BALANCES AS AT SEPTEMBER 2019

37 Related party transactions (continued)

A Nature of transactions	Nature of transactions	Subsidiary companies	Associate	Joint ventures	Key management personnel (KMP)	Relatives of KMP	Enterprises where KMP and their relatives has significant influence
					As at 30.09.2019	As at 30.09.2019	As at 30.09.2019
<b>i) Trading transactions</b>							
Interest Expenses	Mr. Gopal Ansal	-	-	-	9,05,634	-	-
	Mr. Gopal Ansal	-	-	-	75,24,060	-	-
	Mrs. Ritu Ansal	-	-	-	38,83,380	-	-
Rent Expenses	Mrs. Suruchi Bhardwaj	-	-	-	-	41,300	-
	Mrs. Shweta Charla	-	-	-	-	1,59,300	-
	Gopal Ansal (HUF)	-	-	-	-	84,960	-
Reimbursement of expenses / (Expenses Recovered)	Ansal Hospitality & Leisure Co. Private Limited	-	-	-	-	-	58,880
	Ansal Real Estate Developers Private Limited	6,240	-	-	-	-	-
	Lancers Resorts & Tours Private Limited	6,442	-	-	-	-	-
	Potent Housing & Construction Private Limited	20,602	-	-	-	-	-
	Sabina Park Resorts & Marketing Private Limited	5,120	-	-	-	-	-
	Triveni Apartments Private Limited	5,120	-	-	-	-	-
	Ansal Buildwell Infrastructure Private Limited	-	-	-	-	-	3,860
	APM Buildcon Private Limited	-	-	-	-	-	3,562
	Madakinee Estate Private Limited	-	-	-	-	-	5,184
	Aadharshila Towers Private Limited	-	600	-	-	-	-
	Ansal Crown Infrabuild Private Limited	-	-	1,800	-	-	-
	Ansal Engineering Projects Limited	-	-	-	-	-	600
	Chandraprabha Estate Private Limited	-	-	-	-	-	71,914
	K.C. Towers Private Limited	-	-	-	-	-	400
	K.J. Towers Private Limited	-	-	-	-	-	400
	M.K. Towers Private Limited	-	-	-	-	-	400
	S.J. Towers & Developers Private Limited	-	-	-	-	-	400
	S.S. Towers Private Limited	-	-	-	-	-	400
	Mid Air Properties Private Limited	-	-	-	-	-	86,754
	Saya Plantation & Resorts Private Limited	-	-	-	-	-	4,762
	Bedi Exports Private Limited	-	-	-	-	-	400
	Sankalp Hotels Private Limited	-	-	-	-	-	12,820



<b>ii) Other related party transactions</b>						
Short term Loan Received	Mr. Gopal Ansal Rigoss Estate Networks Private Limited	-	-	-	3,74,35,000	-
		-	-	-	-	53,00,000
Repayment of Short term Loan	Mr. Gopal Ansal Rigoss Estate Networks Private Limited	-	-	-	4,21,25,000	-
		-	-	-	-	3,74,75,535
Other Advances Paid/(Received)	Ansal Crown Infrabuild Private Limited	-	-	(4,28,22,795)	-	-
	Ansal JKD Pearl Developers Private Limited ( Formerly Incredible City Home Private Limited)	-	-	(55,00,000)	-	-
	Incredible Real Estate Private Limited	-	-	(65,76,735)	-	-
	Southern Buildmart Private Limited	-	-	(24,30,861)	-	-
	Sunmoon Buildmart Private Limited	-	-	(24,73,936)	-	-
	Sankalp Hotels Private Limited	-	-	-	-	41,09,314
	Saya Plantation & Resorts Private Limited	-	-	-	-	45,24,931
	Glorious Hotels Private Limited	-	-	-	-	43,54,560
	Mid Air Properties Private Limited	-	-	-	-	70,000
	Ansal Buildwell Infrastructure Private Limited	-	-	-	-	44,500
	Sabina Park Resorts & Marketing Private Limited	25,000	-	-	-	-
	Potent Housing & Construction Private Limited	30,000	-	-	-	-
	Aadharshila Towers Private Limited	-	1,65,000	-	-	-
Sale/Revenue of Land retained under Land Collaboration	Madakinee Estate Private Limited	-	-	-	-	7,54,35,018
	Ansal Real Estate Developers Private Limited	3,91,40,150	-	-	-	-
	Triveni Apartments Private Limited	2,25,19,351	-	-	-	-
Profit on Sale/share under Land Collaboration	Madakinee Estate Private Limited	-	-	-	-	4,81,500
	Ansal Real Estate Developers Private Limited	2,08,290	-	-	-	-
	Triveni Apartments Private Limited	1,45,200	-	-	-	-
Advance paid/(Recd) for Purchase of Land	Ansal Real Estate Developers Private Limited	10,91,710	-	-	-	-
	Madakinee Estate Private Limited	-	-	-	-	(6,47,88,500)
	Triveni Apartments Private Limited	(1,85,45,200)	-	-	-	-
Sale of Plot	Gyan Bharti Trust / school	-	-	-	-	9,00,00,000
<b>iv) Short term benefits to key management personnel</b>						
Remuneration to Key Managerial Personnel	Mr. Gopal Ansal	-	-	-	4,98,864	-
	Mr. Ashok Babu	-	-	-	16,33,040	-
	Mr. Arun Kumar Pandey	-	-	-	14,46,743	-
Director's Sitting Fee	Smt. Ritu Ansal	-	-	-	50,000	-
	Sh. Subhash Verma	-	-	-	70,000	-
	Smt. Suman Dahiya	-	-	-	70,000	-



	Subsidiary companies	Associate	Joint ventures	Key management personnel (KMP)	Relatives of KMP	Enterprises where KMP and their relatives has significant influence
<b>B Outstanding balance Debit / (Credit )</b>	As at 30.09.2019	As at 30.09.2019	As at 30.09.2019	As at 30.09.2019	As at 30.09.2019	As at 30.09.2019
Aadharshila Towers Private Limited	-	3,61,944	-	-	-	-
Ansal Crown Infrabuild Private Limited	-	-	(11,03,06,066)	-	-	-
Ansal JKD Pearl Developers Private Limited ( Formerly Incredible Cit	-	-	1,41,63,518	-	-	-
Incredible Real Estate Private Limited	-	-	20,32,624	-	-	-
Southern Buldmart Private Limited	-	-	1,21,32,908	-	-	-
Sunmoon Buldmart Private Limited	-	-	53,55,336	-	-	-
Ansal Real Estate Developers Private Limited	10,37,79,958	-	-	-	-	-
Lancers Resorts & Tours Private Limited	67,91,815	-	-	-	-	-
Potent Housing & Construction Private Limited	33,10,184	-	-	-	-	-
Sabina Park Resorts & Marketing Private Limited	4,24,23,364	-	-	-	-	-
Triveni Apartments Private Limited	6,97,19,699	-	-	-	-	-
K.C. Towers Private Limited	-	-	-	-	-	400
K.J. Towers Private Limited	-	-	-	-	-	400
M.K. Towers Private Limited	-	-	-	-	-	400
S.J. Towers & Developers Private Limited	-	-	-	-	-	400
S.S. Towers Private Limited	-	-	-	-	-	400
Bedi Exports Private Limited	-	-	-	-	-	400
Ansal Engineering Projects Limited	-	-	-	-	-	4,800
Sankalp Hotels Private Limited	-	-	-	-	-	41,24,834
Saya Plantation & Resorts Private Limited	-	-	-	-	-	45,32,393
Glorious Hotels Private Limited	-	-	-	-	-	43,56,960
Ansal Buildwell Infrastructure Private Limited	-	-	-	-	-	81,860
APM Buildcon Private Limited	-	-	-	-	-	9,48,34,394
Ansal Buildwell Infrabuild Private Limited (Formerly GSG Developer	-	-	-	-	-	(1,51,000)
Chandraprabha Estate Private Limited	-	-	-	-	-	(42,19,742)
Madakinee Estate Private Limited	-	-	-	-	-	7,57,46,297
Mid Air Properties Private Limited	-	-	-	-	-	(33,71,950)
Rigoss Estate Networks Private Limited	-	-	-	-	-	(3,22,63,136)
Ansal Hospitality & Leisure Co. Private Limited	-	-	-	-	-	5,84,083
Mr. Gopal Ansal	-	-	-	(2,54,64,841)	-	-
Mrs. Ritu Ansal	-	-	-	15,58,872	-	-
Mrs. Suruchi Bhardwaj	-	-	-	-	(24,11,869)	-
Mrs. Shweta Charla	-	-	-	-	(13,21,099)	-
Gopal Ansal (HUF)	-	-	-	-	(1,19,241)	-
Shri. Pranav Bhardwaj	-	-	-	-	(2,75,00,000)	-

#### Terms and conditions of transactions with related parties

The transactions with related parties are entered on terms equivalent to those that prevail in arm's length transactions. Outstanding balances at the year-end are unsecured and interest free and settlement occurs in cash. There have been no guarantees provided or received for any related party receivables or payables. This assessment is undertaken each financial year through examining the financial position of the related party and the market in which the related party operates.

