

ANSAL BUILDWELL LTD.

(AN ISO 9001:2008 CERTIFIED COMPANY)

13th November, 2020

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

Scrip Code: 523007

Sub: Disclosure of Related Party Transactions for the half year ended 30th September, 2020

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

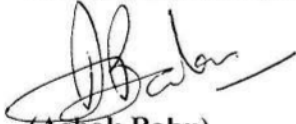
Dear Sir / Madam

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 30th September, 2020.

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



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DISCLOSURE OF TRANSACTIONS BETWEEN THE COMPANY AND RELATED PARTIES FROM APRIL 2020 TO SEPTEMBER 2020

(All amounts are in Rs. unless otherwise stated)

Related party transactions

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
			30.09.2020	31.03.2020
(a) Subsidiaries				
Ansal Real Estate Developers Private Limited	Real estate	India	100%	100%
Lancers Resorts & Tours Private Limited	Real estate	India	100%	100%
Potent Housing & Construction Private Limited	Real estate	India	100%	100%
Sabina Park Resorts & Marketing Private Limited	Real estate	India	100%	100%
Triveni Apartments Private Limited	Real estate	India	100%	100%
(b) Associate				
Aadharshila Towers Private Limited	Real estate	India	37.21%	37.21%
(c) Joint ventures				
Ansal Crown Infrabuild Private Limited	Real estate	India	50%	50%
Ansal JKD Pearl Developers Private Limited (Formerly Incredible City Home Private Limited)	Real estate	India	50%	50%
Incredible Real Estate Private Limited	Real estate	India	50%	50%
Southern Buildmart Private Limited	Real estate	India	50%	50%
Sunmoon Buildmart Private Limited	Real estate	India	50%	50%
(d) Key management personnel				
Sh. Gopal Ansal				
Sh. Ashok Babu (Company Secretary)				
Sh. Ravinder Kumar Jain (Chief Financial Officer)(Appointed by the Company w.e.f. 15/04/2020 and Approved his Appointment by the Board of directors on 29/06/2020)				
Smt. Ritu Ansal (Director)				
Sh.Subhash Verma (Director)				
Smt.Suman Dahiya (Director)				
(e) Relatives of Key management personnel				
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)				
(f) Enterprises over which key management personnel and their relatives are able to exercise significant influence:				
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)				



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
i)	Trading transactions							
	Interest Expenses	Mr. Gopal Ansal Rigoss Estate Networks Private Limited Chandraprabha Estate Private Limited Mid Air Properties Private Limited	-	-	-	7,33,866	-	-
	Rent Expenses	Mr. Gopal Ansal Mrs. Ritu Ansal Mrs. Suruchi Bhardwai Mrs. Shweta Charla Gopal Ansal (HUF)	-	-	-	75,24,058 38,83,380	42,480 1,59,300 84,960	-
	Reimbursement of expenses / (Expenses Recovered)	Ansal Hospitality & Leisure Co. Private Limited Ansal Real Estate Developers Private Limited Lancers Resorts & Tours Private Limited Potent Housing & Construction Private Limited Sabina Park Resorts & Marketing Private Limited Triveni Apartments Private Limited Ansal Buildwell Infrastructure Private Limited APM Buildcon Private Limited Madakinee Estate Private Limited Aadharshila Towers Private Limited Ansal Crown Infrabuild Private Limited Ansal Engineering Projects Limited Chandraprabha Estate Private Limited K.C. Towers Private Limited K.J. Towers Private Limited M.K. Towers Private Limited S.J. Towers & Developers Private Limited S.S. Towers Private Limited Mid Air Properties Private Limited Glorious Hotels Private Limited Bedi Exports Private Limited Sankalp Hotels Private Limited Saya Plantation & Resorts Private Limited	300 300 300	-	-	-	-	17,450 300 300 600 (2,800) (1,200) (2,400) (800) (3,600) - (3,200) 2,014 300
	Interest Income	Ansal JKD Pearl Developers Private Limited (Formerly Incredible City Home Private Limited) Southern Buildmart Private Limited	-	-	-	-	-	-



ii) Other related party transactions							
Short term Loan Received	Mr. Gopal Ansal Rigoss Estate Networks Private Limited	-	-	-	-	-	66,00,000
Repayment of Short term Loan	Mr. Gopal Ansal Rigoss Estate Networks Private Limited	-	-	-	14,85,000	-	53,78,000
Other Advances Paid/(Received)	Ansal Crown Infrabuild Private Limited	-	-	2,69,87,000	-	-	-
	Ansal JKD Pearl Developers Private Limited (Formerly Incredible City Home Private Limited)	-	-	3,00,000	-	-	-
	Incredible Real Estate Private Limited	-	-	-	-	-	-
	Southern Buildmart Private Limited	-	-	-	-	-	-
	Sunmoon Buildmart Private Limited	-	-	-	-	-	-
	Sankalp Hotels Private Limited	-	-	-	-	-	-
	Saya Plantation & Resorts Private Limited	-	-	-	-	-	-
	Glorious Hotels Private Limited	-	-	-	-	-	-
	Mid Air Properties Private Limited	-	-	-	-	-	-
	Ansal Buildwell Infrastructure Private Limited	-	-	-	-	-	-
	Ansal Engineering Projects Limited	-	-	-	-	-	-
	Sabina Park Resorts & Marketing Private Limited	-	-	-	-	-	-
	Potent Housing & Construction Private Limited	-	-	-	-	-	-
Aedharshila Towers Private Limited	-	1,57,400	-	-	-	-	
Ansal Hospitality & Leisure Co. Private Limited	-	-	-	-	-	-	40,000
Sale/Revenue of Land retained under Land Collaboration	Madakinee Estate Private Limited	-	-	-	-	-	-
	Ansal Real Estate Developers Private Limited	-	-	-	-	-	-
	Triveni Apartments Private Limited	-	-	-	-	-	-
Profit on Sale/shared under Land Collaboration	Madakinee Estate Private Limited	-	-	-	-	-	-
	Ansal Real Estate Developers Private Limited	-	-	-	-	-	-
	Triveni Apartments Private Limited	-	-	-	-	-	-
Advance paid/(Recd) for Purchase of Land	Ansal Real Estate Developers Private Limited	(82,83,000)	-	-	-	-	-
	Madakinee Estate Private Limited	-	-	-	-	-	(3,90,79,000)
	Triveni Apartments Private Limited	(57,00,000)	-	-	-	-	-
Advance Received against booking During the Year (School)	Gyan Bharti Trust / school	-	-	-	-	-	-
Advance Refunded against booking During the Year (School)	Gyan Bharti Trust / school	-	-	-	-	-	-
Sale of Plot	Gyan Bharti Trust / school	-	-	-	-	-	-

iii) Short term benefits to key management personnel

Remuneration to Key Managerial Personnel	Mr. Gopal Ansal	-	-	42,05,600	-	-
	Mr. Ashok Babu	-	-	9,64,035	-	-
	Mr. Ravinder Kumar Jain	-	-	12,23,111	-	-
	Smt. Ritu Ansal	-	-	1,00,000	-	-
Director's Sitting Fee	Sh.Subhash Verma	-	-	1,20,000	-	-
	Smt.Suman Dahiya	-	-	1,20,000	-	-



	Subsidiary companies	Associate	Joint ventures	Key management personnel (KMP)	Relatives of KMP	Enterprises where KMP and their relatives has significant influence
B Outstanding balance Debit / (Credit)	As at 30.09.2020	As at 30.09.2020	As at 30.09.2020	As at 30.09.2020	As at 30.09.2020	As at 30.09.2020
Aadharsihla Towers Private Limited	-	7,55,544.43	-	-	-	-
Ansal Crown Infrabuild Private Limited	-	-	(2,93,28,137.00)	-	-	-
Ansal JKD Pearl Developers Private Limited (Formerly Incredible City)	-	-	1,82,85,511.00	-	-	-
Incredible Real Estate Private Limited	-	-	20,32,624.00	-	-	-
Southern Buildmart Private Limited	-	-	1,25,46,561.00	-	-	-
Sunmoon Buildmart Private Limited	-	-	53,55,336.00	-	-	-
Ansal Real Estate Developers Private Limited	6,71,54,058.00	-	-	-	-	-
Lancers Resorts & Tours Private Limited	67,93,015.00	-	-	-	-	-
Potent Housing & Construction Private Limited	33,10,784.00	-	-	-	-	-
Sabina Park Resorts & Marketing Private Limited	4,24,24,264.00	-	-	-	-	-
Triveni Apartments Private Limited	5,83,20,899.00	-	-	-	-	-
K.C. Towers Private Limited	-	-	-	-	-	-
K.J. Towers Private Limited	-	-	-	-	-	-
M.K. Towers Private Limited	-	-	-	-	-	-
S.J. Towers & Developers Private Limited	-	-	-	-	-	-
S.S. Towers Private Limited	-	-	-	-	-	-
Bedi Exports Private Limited	-	-	-	-	-	-
Ansal Engineering Projects Limited	-	-	-	-	-	3,000.00
Gyan Bharti Trust / school	-	-	-	-	-	75,90,909.00
Sankalp Hotels Private Limited	-	-	-	-	-	41,29,048.00
Soya Plantation & Resorts Private Limited	-	-	-	-	-	45,55,093.00
Glorious Hotels Private Limited	-	-	-	-	-	43,58,760.00
Ansal Buildwell Infrastructure Private Limited	-	-	-	-	-	82,760.00
APM Buildcon Private Limited	-	-	-	-	-	9,48,35,594.00
Ansal Buildwell Infrabuild Private Limited. (Formerly GSG Developers	-	-	-	-	-	(1,51,000.00)
Chandraprabha Estate Private Limited	-	-	-	-	-	(45,72,120.00)
Madakinee Estate Private Limited	-	-	-	-	-	3,66,68,497.25
Mid Air Properties Private Limited	-	-	-	-	-	(36,43,740.00)
Rigoss Estate Networks Private Limited	-	-	-	-	-	(3,72,09,450.56)
Ansal Hospitality & Leisure Co. Private Limited	-	-	-	-	-	7,36,263.00
Mr. Gopal Ansal	-	-	-	(85,81,520.57)	-	-
Mrs. Ritu Ansal	-	-	-	(3,00,540.00)	-	-
Mrs. Suruchi Bhardwaj	-	-	-	-	(23,75,059.10)	-
Mrs. Shweta Charja	-	-	-	-	(13,22,787.60)	-
Gopal Ansal (HUF)	-	-	-	-	(1,20,141.00)	-
Shri. Pranav Bhardwaj	-	-	-	-	(2,75,00,000.00)	-

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. Assessment is undertaken each financial year through examining the financial position of the related party and the market in which the related party operates.

