

# ansal BUILDWELL LTD.

(AN ISO 9001:2008 CERTIFIED COMPANY)

12<sup>th</sup> November, 2021

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, 2021**

**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, 2021.

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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CIN : L45201DL1983PLC017225

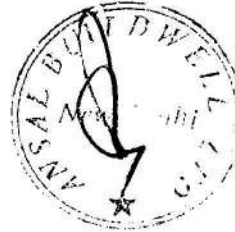


## DISCLOSURE OF TRANSACTIONS BETWEEN THE COMPANY AND RELATED PARTIES FROM APRIL 2021 TO SEPTEMBER 2021

(All amounts are in Rs. unless otherwise stated)

## Related party transactions

| 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      |
|  |                      |                                      | 30.09.2021   | 31.03.2021 |
| <b>(a) Subsidiaries</b>  |                      |                                      |  |            |
| 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%       |
| Ansal Crown Infrabuild Private Limited   | Real estate          | India                                | 100%   | 50%        |
| <b>(b) Associate</b>   |                      |                                      |  |            |
| Aadharshila Towers Private Limited   | Real estate          | India                                | 37.21%   | 37.21%     |
| <b>(c) Joint ventures</b>  |                      |                                      |  |            |
| 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%        |
| <b>(d) Key management personnel</b>  |                      |                                      |  |            |
| Sh. Gopal Ansal  |                      |                                      |  |            |
| Sh. Ashok Babu (Company Secretary)   |                      |                                      |  |            |
| Sh. Ravinder Kumar Jain (Chief Financial Officer)  |                      |                                      |  |            |
| 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(Regd.)  |                      |                                      |  |            |



## DISCLOSURE OF TRANSACTIONS BETWEEN THE COMPANY AND RELATED PARTIES AND THE STATUS OF OUTSTANDING BALANCES AS ON 30TH SEPTEMBER 2021

## Related party transactions (continued)

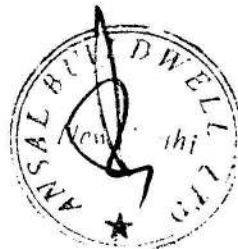
| A Nature of transactions                         | Nature of transactions                                    | Subsidiary companies | Associate        | Joint ventures   | Key management personnel (KMP) | Relatives of KMP | Enterprises where KMP and their relatives has significant influence |
|--|---|----------------------|------------------|------------------|--------------------------------|------------------|---|
|  |   | As at 30.09.2021     | As at 30.09.2021 | As at 30.09.2021 | As at 30.09.2021               | As at 30.09.2021 | As at 30.09.2021  |
| <b>i) Trading transactions</b>                   |   |                      |                  |                  |                                |                  |   |
| Interest Expenses                                | Mr. Gopal Ansal   | -                    | -                | -                | 5,20,129                       | -                | -   |
| Rent Expenses                                    | Mr. Gopal Ansal   | -                    | -                | -                | 75,24,060                      | -                | -   |
|  | Mrs. Ritu Ansal   | -                    | -                | -                | 38,83,380                      | -                | -   |
|  | Mrs. Suruchi Bhardwai                                     | -                    | -                | -                | -                              | 42,480           | -   |
|  | Mrs. Shweta Charla  | -                    | -                | -                | -                              | 1,59,300         | -   |
|  | Gopal Ansal (HUF)   | -                    | -                | -                | -                              | 84,960           | -   |
| Reimbursement of expenses / (Expenses Recovered) | Ansul Crown Infrabuild Private Limited                    | 9,84,304             | -                | -                | -                              | -                | -   |
|  | Ansul Real Estate Developers Private Limited              | 300                  | -                | -                | -                              | -                | -   |
|  | Lancers Resorts & Tours Private Limited                   | 300                  | -                | -                | -                              | -                | -   |
|  | Potent Housing & Construction Private Limited             | 300                  | -                | -                | -                              | -                | -   |
|  | Sabina Park Resorts & Marketing Private Limited           | 300                  | -                | -                | -                              | -                | -   |
|  | Triveni Apartments Private Limited                        | 300                  | -                | -                | -                              | -                | -   |
|  | Ansul Buildwell Infrastructure Private Limited            | -                    | -                | -                | -                              | -                | 2,100   |
|  | Ansul Engineering Projects Limited                        | -                    | -                | -                | -                              | -                | 5,140   |
|  | APM Buildcon Private Limited                              | -                    | -                | -                | -                              | -                | 2,100   |
|  | Chandraprabha Estate Private Limited                      | -                    | -                | -                | -                              | -                | 2,100   |
|  | Madakinee Estate Private Limited                          | -                    | -                | -                | -                              | -                | 2,100   |
|  | Glorious Hotels Private Limited                           | -                    | -                | -                | -                              | -                | 300   |
|  | Ansul Hospitality & Leisure Co. Private Limited           | -                    | -                | -                | -                              | -                | 1,642   |
|  | Sankalp Hotels Private Limited                            | -                    | -                | -                | -                              | -                | 300   |
|  | Saya Plantation & Resorts Private Limited                 | -                    | -                | -                | -                              | -                | 300   |
|  | Aadharshila Towers Private Limited                        | -                    | 8,600            | -                | -                              | -                | -   |
| <b>ii) Other related party transactions</b>      |   |                      |                  |                  |                                |                  |   |
| Short term Loan Received                         | Mr. Gopal Ansal<br>Rigoss Estate Networks Private Limited | -                    | -                | -                | 10,00,000                      | -                | -   |
| Repayment of Short term Loan                     | Mr. Gopal Ansal<br>Rigoss Estate Networks Private Limited | -                    | -                | -                | 1,53,00,000                    | -                | 1,96,54,120   |
|  |   |                      |                  |                  |                                |                  | 1,69,78,600   |



|   |   |                 |          |   |   |          |             |   |
|---|---|-----------------|----------|---|---|----------|-------------|---|
| Other Advances Paid/(Received)                            | Ansal Hospitality & Leisure Co. Private Limited | -               | -        | - | - | -        | 30,000      |   |
|   | Chandraprabha Estate Private Limited            | -               | -        | - | - | -        | 25,000      |   |
|   | Ansal Buildwell Infrastructure Private Limited  | -               | -        | - | - | -        | 20,000      |   |
|   | Mid Air Properties Private Limited              | -               | -        | - | - | -        | 50,000      |   |
|   | Ansal Crown Infrabuild Private Limited          | 4,31,35,000     | -        | - | - | -        | -           |   |
|   | Ansal Real Estate Developers Private Limited    | 25,000          | -        | - | - | -        | -           |   |
|   | Lancers Resorts & Tours Private Limited         | 10,000          | -        | - | - | -        | -           |   |
|   | Sabina Park Resorts & Marketing Private Limited | 10,000          | -        | - | - | -        | -           |   |
|   | Potent Housing & Construction Private Limited   | 10,000          | -        | - | - | -        | -           |   |
|   | Aadharshila Towers Private Limited              | -               | 4,00,000 | - | - | -        | -           |   |
|   | Security Paid / (Recd) Against Rent             | Mr. Gopal Ansal | -        | - | - | 4,86,528 | -           | - |
|   |   | Mrs. Ritu Ansal | -        | - | - | 2,49,600 | -           | - |
| Advance paid/(Recd) for Purchase of Land                  | Ansal Real Estate Developers Private Limited    | (82,00,000)     | -        | - | - | -        | -           |   |
|   | Triveni Apartments Private Limited              | (98,00,000)     | -        | - | - | -        | -           |   |
| Advance Received against booking During the Year (School) | Gyan Bharti Trust / school                      | -               | -        | - | - | -        | 2,66,50,000 |   |
| Advance Refunded against booking During the Year (School) | Gyan Bharti Trust / school                      | -               | -        | - | - | -        | 66,00,000   |   |

**iii) Short term benefits to key management personnel**

|  |                         |   |   |   |           |   |   |
|--|-------------------------|---|---|---|-----------|---|---|
| Remuneration to Key Managerial Personnel | Mr. Gopal Ansal         | - | - | - | 40,10,166 | - | - |
|  | Mr. Ashok Babu          | - | - | - | 17,62,253 | - | - |
|  | Mr. Ravinder Kumar Jain | - | - | - | 13,12,258 | - | - |
| Director's Sitting Fee                   | Smt. Ritu Ansal         | - | - | - | 1,00,000  | - | - |
|  | 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 30.09.2021     | As at 30.09.2021 | As at 30.09.2021 | As at 30.09.2021               | As at 30.09.2021 | As at 30.09.2021  |
| Aadharshila Towers Private Limited                                   | -                    | 12,10,944        | -                | -                              | -                | -   |
| Ansal Crown Infrabuild Private Limited                               | 5,98,97,166          | -                | -                | -                              | -                | -   |
| Ansal JKD Pearl Developers Private Limited ( Formerly Incredible Cit | -                    | -                | 2,08,80,601      | -                              | -                | -   |
| Incredible Real Estate Private Limited                               | -                    | -                | 20,32,624        | -                              | -                | -   |
| Southern Bulldmart Private Limited                                   | -                    | -                | 1,29,16,045      | -                              | -                | -   |
| Sunmoon Bulldmart Private Limited                                    | -                    | -                | 53,55,336        | -                              | -                | -   |
| Ansal Real Estate Developers Private Limited                         | 4,24,90,308          | -                | -                | -                              | -                | -   |
| Lancers Resorts & Tours Private Limited                              | 68,74,215            | -                | -                | -                              | -                | -   |
| Potent Housing & Construction Private Limited                        | 33,91,684            | -                | -                | -                              | -                | -   |
| Sablna Park Resorts & Marketing Private Limited                      | 4,24,95,464          | -                | -                | -                              | -                | -   |
| Triveni Apartments Private Limited                                   | 3,72,11,849          | -                | -                | -                              | -                | -   |
| Ansal Engineering Projects Limited                                   | -                    | -                | -                | -                              | -                | 12,940  |
| Gyan Bharti Trust / school   | -                    | -                | -                | -                              | -                | (1,24,59,091)   |
| Sankalp Hotels Private Limited                                       | -                    | -                | -                | -                              | -                | 42,84,253   |
| Saya Plantation & Resorts Private Limited                            | -                    | -                | -                | -                              | -                | 46,56,593   |
| Glorious Hotels Private Limited                                      | -                    | -                | -                | -                              | -                | 44,60,260   |
| Ansal Bulldwell Infrastructure Private Limited                       | -                    | -                | -                | -                              | -                | 1,05,460  |
| APM Bulldcon Private Limited   | -                    | -                | -                | -                              | -                | 9,48,38,294   |
| Ansal Bulldwell Infrabuild Private Limited (Formerly GSG Developers  | -                    | -                | -                | -                              | -                | (1,51,000)  |
| Chandraprabha Estate Private Limited                                 | -                    | -                | -                | -                              | -                | (48,29,622)   |
| Madakinee Estate Private Limited                                     | -                    | -                | -                | -                              | -                | (24,88,803)   |
| Mid Air Properties Private Limited                                   | -                    | -                | -                | -                              | -                | (37,57,335)   |
| Riqoss Estate Networks Private Limited                               | -                    | -                | -                | -                              | -                | (2,64,43,488)   |
| Ansal Hospitality & Leisure Co. Private Limited                      | -                    | -                | -                | -                              | -                | 8,07,531  |
| Mr. Gopal Ansal  | -                    | -                | -                | 49,04,995                      | -                | -   |
| Mrs. Ritu Ansal  | -                    | -                | -                | 19,23,695                      | -                | -   |
| Mrs. Suruchi Bhardwaj  | -                    | -                | -                | -                              | (23,74,609)      | -   |
| Mrs. Shweta Charla   | -                    | -                | -                | -                              | (13,21,100)      | -   |
| Gopal Ansal (HUF)  | -                    | -                | -                | -                              | (80,361)         | -   |
| 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.

