ansal API
Building Lifestyles Since 1967

18th November, 2026

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: **Outcome of the Board Meeting held on the 18th November, 2026 commenced at 03:00 P.M and concluded at 04:30 P.M.**

Ref: **(i)** **Prior intimation of Board Meeting for considering and approving, inter-alia, the Un-Audited Financial Results (Standalone) for the 01st Quarter ended on the 30th June, 2026, submitted to stock exchanges on the 12th November, 2026.**

(ii) **Regulations 30 and 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.**

(iii) **Companies Act, 2013 and Rules made thereunder.**

Dear Sir/Madam,

With reference to the captioned matter and pursuant to the compliance of Regulations 30 and 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (Listing Regulations), please find enclosed herewith the following :-

1) Un-Audited Financial Results (Standalone) for the 01st quarter ended on the 30th June, 2026 as **Annexure I.**

2) Copy of Limited Review Report (Standalone) submitted by the Statutory Auditors of the Company, M/s MRKS & Associates, Chartered Accountants on the Un-Audited Financial Results for the 01st quarter ended on the 30th June, 2026 of the Financial year 2026-27 as **Annexure II.**

Further, in accordance with the provisions of Regulation 33(3)(b) of the Listing Regulations in case the listed entity has subsidiaries, in addition to the requirement at clause (a) of sub-regulation (3) of said Regulation (i.e. Standalone Financial Results), the listed entity shall also submit quarterly consolidated financial results. The Company have subsidiaries and other companies to be merged/consolidated in terms of IND-AS 110, however, the Company is not in a position to provide the consolidated Financial Results for the quarter ended 30th June, 2026 as the subsidiaries of the Company and other companies to be merged/consolidated in term of IND AS-110 are separate legal entities and the Company is facing huge difficulty in obtaining financial statements/ relevant data/documents from the said companies (as most of these companies ha.

In view of the above, the Company is constrained to submit the standalone Financial Results only for the 01st quarter ended on the 30th June, 2026.

SIDDHARTH GOENKA
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Date: 2026.11.18 17:31:11 +05'30'

Ansal Properties & Infrastructure Ltd
115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi-110 001
Tel.: 23353316 & 23353550
Website: www.ansalapi.com
CIN: L45101DL1967PLC004759
Email: contactansalapi@gmail.com

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Also, the Board of Directors at their meeting held today i.e. 18th November, 2026 have noted / discussed and approved the following:

1. the SOP fine in respect of non-compliance of Regulation 33 (For the quarter ended on the 30th June, 2026) and Regulation 34 (For the Financial year ended on the 31st March, 2026) of Listing Regulations. The Directors have ensured that all compliances shall be made in accordance with the provisions of the Listing Regulations in future.

2. not to proceed with the Requisition letter dated the 27th October, 2026, received from certain shareholders belonging to the Promoter and Promoter Group of the Company, seeking to convene an Extra-Ordinary General Meeting (EGM) of the Company on the 23rd November, 2026, on the grounds that the said Requisition suffers from various material deficiencies and non-compliances with provisions of the Companies Act, 2013 and Listing Regulations.

3. Authorisation to the persons to do all the acts, deeds and thing, as may be necessary, for signing, executing and presenting the sale deed(s)/ conveyance deed(s) in respect of Sushant Taj City, Agra Project of the Company, as mentioned here-in-below:

   Any one person from Group A jointly with any one person from Group B:

   Group A:
   a) Shri Sandeep Jain
   b) Shri Sandeep Mishra

   Group B:
   a) Shri Dhananjay Sharma
   b) Shri Ashish Mohan

This is for your information and record.

Thanking you,

Yours faithfully,

For **Ansal Properties & Infrastructure Ltd.**

SIDDHARTH GOENKA
Digitally signed by SIDDHARTH GOENKA
Date: 2026.11.18 17:31:57 +05'30'

Siddharth Goenka
Whole Time Director
(DIN: 11524566)

1) Vide Orders of Hon'ble Supreme Court and Hon'ble NCLAT dated the 16th April, 2026 and 07th January, 2026, respectively, Corporate Insolvency Resolution Process under Insolvency and Bankruptcy Code, 2016 of the Company was confined to its Lucknow and Rajasthan Projects. These Projects are currently managed by Shri Navneet Kumar Gupta, Resolution Professional.

2) The Serene Residency Group Housing Project of APIL situated at Sector ETA –II, Greater Noida, U.P, is also managed by Shri Navneet Kumar Gupta, Resolution Professional of said Project. The Resolution Plan of the said project was approved by NCLT, New Delhi, Bench II on the 06th October, 2025.

3) The Fernhill Project of APIL, situated at District Gurgaon, Haryana, is managed by Shri Jalesh Kumar Grover, Resolution Professional of the said Project. The Resolution Plan of the said project was approved by NCLT, New Delhi, Bench II on the 24th July, 2026.

Ansal Properties & Infrastructure Ltd
115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi-110 001
Tel.: 23353316 & 23353550
Website: www.ansalapi.com
CIN: L45101DL1967PLC004759
Email: contactansalapi@gmail.com

Annexure 1

ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED					
UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2026					Rs. In Lakhs
		STANDALONE			
SL.No.	Particulars	Quarter ended			Year Ended
		30/06/2026 (Unaudited)	31/03/2026 (Audited)	30/06/2025 (Unaudited)	31/03/2026 (Audited)
I	Income				
	(a) Revenue from operations	454	258	1,277	3,928
	(b) Other Income	22	373	1,105	1,478
II	Total Income	476	631	2,382	5,406
III	Expenses				
	(a) Consumption of Materials Consumed/ construction cost	86	239	574	2,304
	(b) (Increase)/decrease in stock-in-trade and work in progress	-	-	-	-
	(c) Employees benefits expense	172	185	245	895
	(d) Finance Cost	7	11	11	43
	(e) Depreciation and amortization expense	8	13	15	58
	(f) Other Expenditure	189	1,032	205	2,058
IV	Total Expenses	462	1,480	1,050	5,358
V	Profit/(Loss) before exceptional items and tax (II - IV)	14	(849)	1,332	48
VI	Exceptional Items				
	Exceptional loss	-	-	-	3,774
	Exceptional gain	-	-	-	(7,073)
VII	Profit/(Loss) before taxes (V-VI)	14	(849)	1,332	3,347
VIII	Tax expenses				
	-Current Tax	-	-	-	-
	-Deferred Tax	(20)	(198)	11	(276)
	-MAT	-	-	-	
	-Tax pertaining to earlier years	-	-	-	-
	Total Tax	(20)	(198)	11	(276)
IX	Profit/(Loss) after Tax (VII-VIII)	34	(651)	1,321	3,623
X	Share of Profit/(loss) in Associates/Joint ventures	-	-	-	
XI	Net Profit/ (Loss) for the period (IX+X)	34	(651)	1,321	3,623

MRKS & ASSOCIATES * Chartered Accountants * FRN 023711N GGN

Ansal Properties And Infrastructure Limited New Delhi

SL.No.	Particulars	Quarter ended			Year Ended
		30/06/2026	31/03/2026	30/06/2025	31/03/2026
		(Unaudited)	(Audited)	(Unaudited)	(Audited)
XII	Other Comprehensive Income /(Loss) (net of tax)	-	42	15	53
XIII	Total Comprehensive Profit/ (Loss) for the period Comprising Profit/(Loss) (after tax) and Other Comprehensive Income (XI+XII)	34	(609)	1,336	3,676
XIV	Paid up Equity Share Capital	7,870	7,870	7,870	7,870
	(Face value of Rs 5 per equity share)				
XV	Reserves excluding Revaluation Reserves as per balance	-	-	-	(186,242)
	sheet of the previous accounting year				
XVI	Earning Per Share(EPS) (Rs.) (not annualized)				
	Before Extraordinary Items				
	(a) Basic	0.02	(0.41)	0.84	2.30
	(b) Diluted	0.02	(0.39)	0.79	2.16
	After Extraordinary Items				
	(a) Basic	0.02	(0.41)	0.84	2.30
	(b) Diluted	0.02	(0.39)	0.79	2.16

MRKS & ASSOCIATES Chartered Accountants FRN 023711N GGN

Nitesh Properties And Infrastructure Limited New Delhi

Notes:

1. Corporate Insolvency Resolution Process (CIRP) of Ansal Properties and Infrastructure Limited ('APIL' or 'the Company') was initiated vide Order dated the 25 February 2025 of the Hon'ble National Company Law Tribunal, New Delhi Bench, Court IV in CP No.: IB 558(ND)/2024 in accordance with the Section 7 of the Insolvency and Bankruptcy Code, 2016.

   Mr. Navneet Kumar Gupta, an Insolvency Professional (IBBI Registration Number IBBI/IPA-001/IP-P00001/2016-17/10009) was appointed as the Interim Resolution Professional (IRP). Subsequently, the Committee of Creditors (COC) in its second meeting held on the 11 April 2025 (voting result was declared on the 28 April 2025) approved his appointment as the Resolution Professional (RP) of the Company.

   The Hon'ble National Company Law Appellate Tribunal, vide its order dated the 07 January 2026, has confined the CIRP to Company's projects at Lucknow Mother City and Mother City Extension at Lucknow, Golf Plots at Lucknow and the assets of the Company in the State of Rajasthan and built-up properties at Ajmer, Jodhpur and Jaipur in the State of Rajasthan (as detailed in Schedule-B of Settlement Agreement dated 03 March 2022 at Sl. No.5, 6 & 7). Further, the Hon'ble Supreme Court in Civil Appeal No. 807-808/2026, vide its order dated 16 April 2026 has confirmed the aforesaid order of the NCLAT dated 07 January 2026.

   The CIRP process for aforesaid projects is underway as on the date of the report, and the effect on the financial statements, if any, shall be given once the CIRP process is completed.

2. In addition to the above, separate project-specific Corporate Insolvency Resolution Processes (CIRPs) have commenced under Part II of the Insolvency and Bankruptcy Code, 2016, in relation to the following project:

   "Fernhill Project" located at Sector 92, District Gurgaon, Haryana. The Hon'ble NCLT, New Delhi has appointed Mr. Jalesh Kumar Grover (IBBI Regn No. IBBI/IPA001/IPP00200/2017-2018/10390) to act as Resolution Professional (RP) qua Fernhill project. It is to be noted that the Hon'ble NCLT vide an order dated 24 July 2026 has approved the Resolution Plan in respect of the Fernhill project, which has been taken over by the Successful Resolution Applicant, M/s Krish Infrastructure Private Limited. Further, the monitoring committee has been formed for the implementation of the resolution plan.

   Consequent to the approval of the Resolution Plan, the financial impact arising therefrom, if any, will be recognized in the Company's financial results for the quarter ended 30 September 2026.

3. That Hon'ble National Consumer Disputes Redressal Commission, vide its order dated 08 April 2026 passed in *Prem Prakash Rajpurohit & Ors. V. M/S. Ansal Hi Tech Township Ltd. & Ors.* (Execution Application No. 77/2021 in Consumer Complaint No. 1951/2016), directed Ansal Properties & Infrastructure Ltd. ("APIL") to maintain status quo with respect to its assets. Aggrieved by the said order, APIL preferred Civil Miscellaneous Main (CMM) Petition No. 1074/2026 before the Hon'ble High Court of Delhi. The Hon'ble High Court, vide order dated 11 May 2026 stayed the directions requiring maintenance of status quo, thereby permitting APIL to deal with its movable and immovable properties in the ordinary and regular course of business.

MRKS & ASSOCIATES Chartered Accountants FRN 023711N GGN

Ansal Properties And Infrastructure Limited New Delhi

4. Upon discovering several irregularities, the Company filed a petition under Section 9 of the Arbitration and Conciliation Act, 1996, being OMP (COMM) No. 186/2026, before the Hon'ble High Court of Delhi against Ansal Hi-Tech Townships Ltd.(A subsidiary Company), seeking, inter alia, directions restraining the Respondent from creating any third-party rights in, alienating, encumbering, transferring, disposing of, or otherwise dealing with any assets, properties, development rights, or receivables forming part of the Sushant Megapolis/Dadri Project. The Hon'ble High Court was pleased to issue notice in the matter, which is presently listed for further hearing on 23 November 2026.

5. Further, the Company has preferred a writ petition before the Hon'ble High Court of Judicature at Allahabad, Lucknow Bench, being Writ (P) Civil No. 4812 of 2026, challenging the cancellation of the license pertaining to the Sushant Megapolis/Dadri Project by the Principal Secretary, UP Awas Parishad, Government of UP vide order dated 28 April 2026. The Hon'ble High Court, vide its order dated 18 May 2026, was pleased to issue notice in the matter and directed the respondents not to create any third-party rights or interests in respect of the subject land. The matter is presently listed for hearing on 30 November 2026.

6. The standalone financial results for the quarter ended 30 June 2026 were reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 18 November 2026. These financial results have been subjected to a limited review by the statutory auditors of the Company.

   Further it is to inform that for the quarter ended 30 June 2026 the Company has prepared and submitted the standalone financial results only. The Company is not in a position to provide the consolidated Financial Results, as the subsidiaries of the Company and other companies to be consolidated in term of Ind AS-110 are separate legal entities and it is facing huge difficulty in obtaining financial statements/ relevant data/documents from the said companies.

7. These financial results are prepared in accordance with the 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) Rules, 2015, as amended from time to time.

8. The Company's business activities, which are primarily real estate development and related activities, fall within a single reportable segment. Accordingly, no additional disclosures are required in accordance with the requirements of Ind AS 108 – Operating Segments for a single reportable segment. Furthermore, since the operations of the Company are domiciled in India, there are no reportable geographical segments.

9. The corresponding figure for previous year /period has been regrouped, rearranged, and reclassified, wherever necessary.

10. The Company had claimed exemption under section 80IA(4)(iii) of the Income Tax Act, in respect of its Industrial Park Project at Pathredi, Gurgaon, Haryana, amounting to Rs.34.08 crores in the Assessment Year 2010-11. The Competent Authority has not approved the claim of the Company. The Company has filed a Review Petition. Since the Review Petition of the Company has been pending for a long time, the Company has filed a Writ Petition before the Hon'ble Delhi High Court. The same has been admitted by the Hon'ble Delhi High Court in W.P. (C) 3848/2021 & CM No.15443/2021 and notice has been issued to the department. The next date of the hearing is 01 February 2027.

MRKS & ASSOCIATES Chartered Accountants FRN 0[illegible]711N UDIN

Ansal Properties And Infrastructure Limited New Delhi

11. The Company has filed a petition before the Hon'ble National Company Law Tribunal, New Delhi Bench (NCLT) for relief in the scheme of repayment of public deposits sanctioned by the Company Law Board and extended/modified by the Hon'ble NCLT, New Delhi from time to time. Thereafter, vide Order dated the 13 February 2026, the said Petition and other applications filed in this regard by various depositors were disposed of by NCLT. Pursuant to which an appeal was preferred by the Company before the NCLAT.

12. Bank-wise details are as under: -

a. Ansal Hi-Tech Townships Limited (AHTL), a subsidiary Company, had availed a Term Loan of Rs. 50 crores from Indian Bank. AHTL had approached Indian Bank for approval for revision in payment terms of balance agreed OTS amounts. The matter is pending before the Indian Bank for further consideration for extending the OTS period of the remaining payable amount. Further, the Indian Bank in this case, has filed a recovery suit against AHTL & the Company (in capacity as a guarantor) in DRT, New Delhi.

b. Ansal API Infrastructure Limited (AAIL), a wholly owned subsidiary Company, had availed a term loan of Rs. 390 crores from a consortium headed by the IL&FS Urban Infrastructure Manager Limited (The Asset Manager) under the Pooled Municipal Debt Obligations Facility (PMDO). The present principal outstanding is approx. Rs. 241.20 crore excluding overdue/unapplied interest.

   The loan accounts are classified as NPA. AAIL had earlier filed an OTS proposal with Asset Managers for full and final settlement of the dues. Vistra ITCL (India) Limited, the trustee of the consortium, has filed a recovery suit in DRT, New Delhi against the borrower Company i.e., AAIL and the Company (APIL), in capacity as Mortgagor as well as well the Guarantor.

   Union Bank of India (UBI), one of the consortium members, has also filed a recovery suit against AAIL in DRT, New Delhi.

   Further, UBI had also filed an application with the NCLT New Delhi against the borrower Company (AAIL) for the initiation of insolvency under Section 7 of the IBC Act, 2016. The application was dismissed by the NCLT. UBI has filed an appeal against the NCLT order before the Hon'ble NCLAT, New Delhi which remanded back the matter again to NCLT and restored the original Petition CP No. IB – 1641(PB)/2018 Now, the matter is listed on 15 December 2026.

13. The loan accounts of the Company have been classified as non-performing assets (NPA) by certain Banks/Financial Institutions, and accordingly, interest has not been applied by them on such loan accounts. Since the Company has not provided interest on these loans, a provision for interest amounting to Rs. 4.16 crores have not been made for the relevant period. Consequently, finance costs and loan liabilities are understated by the said amount for the quarter ended 30 June 2026.

14. An award was passed in the arbitration initiated under Arbitration and Conciliation Act of 1996 by IIRF India Realty II Limited (Overseas Investors) vs APIL dated 21 October 2024 by the sole Arbitrator Justice A.K. Sikri. The Tribunal awarded the sum of INR 62.14 crore plus interest and cost to the claimant i.e IIRF. Earlier, in the similar transaction i.e. signing of SPA involving Domestic Investors, the sole Arbitrator Justice A.K. Sikri had awarded the sum of INR 13.31 crore plus interest and cost to the claimant i.e. Vistra ITCL (India) Limited, the trustee of the Investors. A Section 34 application [OMP (Comm.) 92/2025] challenging the award has been filed, and the execution of the said matter is also being defended. Both matters are now listed on 11 January 2027.

15. During the quarter ended 30 September 2018, the award in the matter of arbitration with Landmark group was pronounced. The award contemplates joint and several liabilities of four companies of Ansal Group, including the Company, amounting to Rs. 55.78 crores along with interest amounting to Rs. 105.08 crores. The Hon'ble High Court vide order dated 05 January 2022 with direction to deposit with the Registry of the Court an amount of Rs 200.00 crores approx. (Rs. 30.99 crores earlier deposited with the Hon'ble Court, released to Landmark Group through Order dated 08 August 2023). A sum of Rs. 61.50 crore was payable by M/s. Ansal Landmark (Karnal) Township Pvt. Ltd. to Ansal Landmark Township (P) Ltd., an Associate of the Company. A section 34 application has been filed challenging the award, and the execution of the said matter is also being defended. Both these matters will be listed on 2 December 2026. Further, an application has been filed against the order dated 05 January 2022, which was listed on 12 December 2025. The special leave petition is dismissed as withdrawn and application shall stand disposed of.

16. Velford Ventures Ltd and New Dimensions Holdings Limited as equity investors along with Grainwell Ventures Ltd and Clear Horizon Investment PTE Ltd as debenture investors ("investors") which have invested in New Look Builders and Developers Private Limited had referred the matter to an Arbitrator on their dispute with APIL. In the meanwhile, both the parties, (i.e., the Company and the Investors) had entered into Master Settlement Agreement, which was jointly submitted to the arbitrator. Based on Master Settlement Agreement filed before the arbitrator; interim arbitration award was pronounced. A second addendum of Master settlement has been executed and as per this agreement, a final settlement amount of Rs 168.70 crores shall be payable along with interest 1.5% pm from 1 August 2022. Due to failure to comply with these terms, adjusted final settlement amount would be Rs 253.95 crores as per final award dated 19 May 2023. However, adjustments are also made in the books, and we are not providing provision for interest. Further, the execution petition filed by New Look Builders and Developers Private Limited for execution of the above-mentioned Arbitration Award which was pending before the Hon'ble Delhi High Court, now vide order dated 14 September 2026 stands dismissed as withdrawn.

17. The Corporate Guarantees provided by the Company, in compliance with the applicable provisions of the Companies Act, 2013 and the rules made thereunder, are as follows:

i. The Company has provided a Corporate Guarantee in favour of a consortium led by IL&FS Urban Infrastructure Managers Limited (the Asset Manager) under the Pooled Municipal Debt Obligations Facility (PMDO) in respect of borrowings availed by Ansal API Infrastructure Limited (A wholly owned Subsidiary Company). The amount covered under the guarantee is Rs. 241.20 crore as at 30 June 2026, excluding overdue and unapplied interest.

ii. The Company has also provided a Corporate Guarantee in respect of borrowings availed by Ansal Hi-Tech Townships Limited (A subsidiary Company) from Indian Bank Limited. The amount outstanding under the said guarantee was Rs. 23.59 crore as at 31 December 2024, excluding overdue and unapplied interest. Further information and confirmation regarding the current outstanding balance are not available with the Company.

18. On commencement of CIRP of Ansal Urban Condominium Pvt. Limited (AUCPL') on 10 March 2022, the Company had filed its claims under Regulation 7 of IBBI CIRP Regulations, 2016 for an amount of Rs. 8.06 crores, which was not accepted by the IRP/RP of AUCPL. The Company had filed an application before Hon'ble NCLT, New Delhi for issuance of direction to IRP/RP for verification of its claims, which was dismissed by the Hon'ble NCLT, New Delhi on 05 March 2024. The Company has now preferred an appeal before Hon'ble the National Company Law Appellate Tribunal, New Delhi (NCLAT) for acceptance of its claims. The Resolution plan of Ansal Urban Condominium Pvt. Limited (AUCPL') has been approved by the COC vide order dated pronounced on 07 November 2025. The appeal (CA(AT) 791 of 2024) is pending with the Appellate Tribunal and the matter is now listed for further hearing on 17 December 2026.

19. The Corporate Insolvency Resolution Process (CIRP) of M/s Star Facilities Management Ltd (SFML), a wholly owned subsidiary of the Company was initiated vide Order dated the 16 May, 2025 of the Hon'ble National Company Law Tribunal, New Delhi Bench, Court IV in CP No.: I.B./659 (ND)/2024 in accordance with the Section 7 of the Insolvency and Bankruptcy Code, 2016. Further, M/s Aarsh Resolution Professionals Private Limited (IPE) through its Designated Director, Mr. Atul Mittal has been appointed as an Interim Resolution Professional (IRP). Subsequently, the Committee of Creditors (COC) in its meeting held on 07 June 2025 with 100% voting right has resolved to continue his appointment as the Resolution Professional (RP) of the Company.

The CIRP of the aforesaid company is underway as on the date of the report, and the effect on the financial statements, if any, shall be given once the CIRP is completed.

20. The financial figures presented in these financial results for the quarter ended 30 June 2026 includes revenue and expenses attributable to certain projects of the Company, which are presently under Corporate Insolvency Resolution Process ("CIRP") pursuant to the provisions of the Insolvency and Bankruptcy Code, 2016 ("IBC"). Further, the Company along with the Resolution Professional (RP) of the company is in the process of segregating the same.

21. The Company response to qualification in the Limited Review Report for the quarter ended 30 June 2026 is as under:

Since several Projects of the Company are undergoing the Corporate Insolvency Resolution Process (CIRP) and certain loan transactions in respect of such Projects remain pending, the relevant data is currently being collated from the Projects against which such loan transactions are pending. Accordingly, the Company is yet to ascertain its liability in this regard.

MRKS & ASSOCIATES Chartered Accountants FRN 003711N GGN

For Ansal Properties and Infrastructure Limited

Ansal Properties And Infrastructure Limited New Delhi

Siddharth Goenka
(Whole Time Director)
(DIN: 11524566)

Date: 18 November 2026
Place: New Delhi

9

MRKS AND ASSOCIATES
CHARTERED ACCOUNTANTS

Independent Auditors' Review Report on the Quarterly Unaudited Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To
Board of Directors
Ansal Properties & Infrastructure Limited

Review Report on the Standalone Financials Results

1. We have reviewed the accompanying standalone financial results of **Ansal Properties & Infrastructure Limited** (the "Company") for the quarter ended June 30, 2026 ("Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

2. This Statement, which is responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.

3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (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 of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

4. **Basis for Qualified conclusion**

a. We draw attention to Note 13 of the accompanying Statement, the Company has borrowings from certain banks which have been classified as non-performing assets ('NPA borrowings') and those from certain other banks/ asset reconstruction company (together referred to as 'the Lenders'). The Company had entered into settlement agreements ('Settlement Agreements') with some of these Lenders for the aforesaid loans. As described in the said note, the Company has delayed the payments in respect of the instalments due to these Lenders pursuant to the relevant loan agreements and Settlement Agreements. In respect of the afore mentioned NPA borrowings and delayed payments under the Settlement Agreements, the Company has not recognised interest for the period from 01st April 2026 to 30th June 2026 aggregating to Rs. 415.76 lakhs payable under the terms of the said agreements, as estimated by the management based on expected re-negotiation with the Lenders. Due to non-availability of statement of Accounts from the Lenders, stated amount has been calculated on the basis of available document with the management.

We further report that, if the observations made by us in para (a) above been considered, the total comprehensive loss for the quarter ended 30th June 2026 would have been Rs. 381.48 lakhs (as against

Delhi Address: 1015, Tower -2, 10th Floor, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi-110034
Gurgaon Address: 1507, Tower-4, DLF Corporate Greens, Sector-74A, Gurugram, 122004
Tel: +91-0124-5180970 • **E-mail:** office@mrks.co.in • **Website:** www.mrks.in

the reported figure of total comprehensive profit of Rs. 34.28 lakhs), other current financial liabilities would have been Rs. 28,458.37 lakhs (as against the reported figure of Rs. 28,042.61 lakhs).

5. **Qualified conclusion**

Based on our review conducted as above, except for possible impact of matters stated in "Basis of Qualified conclusion" above, nothing has come our attention that causes us to believe that the accompanying Statements, prepared in all material respects in accordance with the applicable Indian Accounting Standards (Ind As) prescribed in Ind AS 133 of the Act , read with Rule 7 of Companies (Accounts) Rules 2014 and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Listing regulations, as amended, including the manner in which it is to be disclosed , or that it contain any material misstatement

6. **Emphasis of Matter**

Without qualifying our conclusion, we draw attention to the following matters:

a. Refer Note 1 & 2 of the Statement, the Ansal Properties and Infrastructure Limited ["APIL" or "Company"] was admitted into Corporate Insolvency Resolution Process ["CIRP"] vide Order dated 25.02.2025 passed by the Hon'ble National Company Law Tribunal ["NCLT"], New Delhi Bench, Court-IV in CP No.: IB 558 (ND)/24. Mr. Navneet Kumar Gupta, having Registration No. IBBI/IPA-001/IPP00001/2016-2017/10009 was appointed as Interim Resolution Professional (IRP). Subsequently, the Committee of Creditors (COC) in its second meeting held on the 11th April 2025 (with voting result was declared on the 28th April 2025) approved his appointment as the Resolution Professional (RP) of the company.
The Hon'ble National Company Law Appellate Tribunal, vide its order dated the 07 January 2026, has confined the CIRP to Company's projects at Lucknow Mother City and Mother City Extension at Lucknow, Golf Plots at Lucknow and the assets of the Company in the State of Rajasthan and built-up properties at Ajmer, Jodhpur and Jaipur in the State of Rajasthan (as detailed in Schedule-B of Settlement Agreement dated 03 March 2022 at Sl. No.5, 6 & 7). Further, the Hon'ble Supreme Court in Civil Appeal No. 807-808/2026, its order dated 16 April 2026 has confirmed the aforesaid order of the NCLAT dated 07 January 2026.

The CIRP process for aforesaid projects is underway as on the date of the report, and the effect on the financial statements, if any, shall be given once the CIRP process is completed.

Further, apart from above, project specific Corporate Insolvency Resolution Process (CIRP) has been initiated under Part-II of IBC 2016 against its projects:

a) "Fernhill Project" located at Sector 92, District Gurgaon. The Hon'ble NCLT, New Delhi has appointed Mr. Jalesh Kumar Grover (IBBI Regn No. IBBI/IPA001/IPP00200/2017-2018/10390) to act as Resolution Professional (RP) qua Fernhill project. It is to be noted that the Hon'ble NCLT vide an order dated 24 July 2026 has approved the Resolution Plan in respect of the Fernhill project, which has been taken over by the Successful Resolution Applicant, M/s Krish Infrastructure Private Limited. Further, the monitoring committee has been formed for the implementation of the resolution plan.

b. Refer Note 3 of the Statement, That Hon'ble National Consumer Disputes Redressal Commission, vide its order dated 08 April 2026 passed in Prem Prakash Rajpurohit & Ors. V. M/S. Ansal Hi Tech Township Ltd. & Ors. (Execution Application No. 77/2021 in Consumer Complaint No. 1951/2016), directed Ansal Properties & Infrastructure Ltd. ("APIL") to maintain status quo with respect to its assets. Aggrieved by the said order, APIL preferred Civil Miscellaneous Main (CMM) Petition No. 1074/2026 before the Hon'ble High Court of

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Delhi. The Hon'ble High Court, vide order dated 11 May 2026 stayed the directions requiring maintenance of status quo, thereby permitting APIL to deal with its movable and immovable properties in the ordinary and regular course of business.

c. Refer Note 4 & 5 of the Statement, the Company filed a petition under Section 9 of the Arbitration and Conciliation Act, 1996, being OMP (COMM) No. 186/2026, before the Hon'ble High Court of Delhi against Ansal Hi-Tech Township Ltd., seeking, inter alia, directions restraining the Respondent from creating any third-party rights in, alienating, encumbering, transferring, disposing of, or otherwise dealing with any assets, properties, development rights, or receivables forming part of the Sushant Megapolis/Dadri Project. The Hon'ble High Court was pleased to issue notice in the matter, which is presently listed for further hearing on 23rd November 2026.

Further, the Company has preferred a writ petition before the Hon'ble High Court of Judicature at Allahabad, Lucknow Bench, being Writ (P) Civil No. 4812 of 2026, challenging the cancellation of the license pertaining to the Sushant Megapolis/Dadri Project by the Principal Secretary, UP Awas Parishad, Government of UP vide order dated 28 April 2026. The Hon'ble High Court, vide its order dated 18th May 2026, was pleased to issue notice in the matter and directed the respondents not to create any third-party rights or interests in respect of the subject land. The matter is presently listed for hearing on 30th November 2026.

d. Refer Note 10 of the Statement, the Company had claimed a cumulative exemption of Rs. 3,408 lakhs for AY 2010-11, under section 80 IA(4)(iii) of the Income Tax Act, 1961 being tax profits arising out of sale of Industrial Park Project at Pathredi, Gurgaon. The Competent Authority rejected the initial application against which the Company has filed review petition. No exemption is claimed during the current quarter, as there are no sales of industrial park units. Since, the Review Petition of the company has been pending for long time, the company has filed Writ Petition before the Hon'ble Delhi High Court. The same has been admitted by the Hon'ble Delhi High Court in W.P. (C) 3848/2021 & CM No.15443/2021 and notices has been issued to the department. Next date of hearing is 01st February 2027.

e. Refer Note 11 of the Statement, the company has filed petition before the Hon'ble National Company Law Tribunal, North Delhi Bench for relief in the scheme of repayment of public deposits (as on 31.03.2026 total outstanding principal is of Rs. 8,018.71 lakhs) sanctioned by Company Law Board and extended/modified by the Hon'ble NCLT, New Delhi from time to time. Thereafter, vide Order dated the 13 February 2026, the said Petition and other applications filed in this regard by various depositors were disposed of by NCLT. Pursuant to which an appeal was preferred by the Company before the NCLAT.

f. In relation to Licenses and RERA registrations of all projects in state of Haryana, Uttar Pradesh and Rajasthan has been expired. As confirmed by the management, the Company has been in process for revival of various projects.

g. Refer Note 14 of the Statement, wherein IIRF India Realty Limited - II Fund "Foreign Investor" and IL & FS Trust Company Limited (acting as Trustee of IFIN Realty Trust) through its manager IL&FS Investment Managers Limited "Indian Investor" had invested an amount of Rs. 7,934 Lakhs in Equity Shares and Compulsorily Convertible Preference Shares (CCPS) of Ansal Townships Infrastructure Limited, a subsidiary of the Company. The Investor has invoked the Arbitration clause. An award was passed in the arbitration initiated under Arbitration and Conciliation Act of 1996 by IIRF India Realty II Limited (Overseas Investors) vs APIL dated 21.10.2024 by the sole Arbitrator Justice A.K. Sikri. The Tribunal awarded the sum of INR 6,214 lakhs plus interest and cost to the claimant i.e. IIRF. Earlier, in the similar transaction i.e. signing of SPA involving Domestic Investors, the sole Arbitrator Justice A.K. Sikri had awarded the sum of INR 1,331

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lakhs plus interest and cost to the claimant i.e. Vistra ITCL (India) Limited, the trustee of the Investors. A Section 34 application [OMP(Comm.) 92/2025] challenging the award has been filed by the Company, and the execution of the said matter is also being defended. Both matters are listed on 11th January 2027.

h. Refer Note 15 of the Statement, during the quarter ended 30th September 2018, the Award in the matter of arbitration with Landmark group was pronounced. The Award contemplates joint and several liability of four companies of Ansal Group, including the Company, amounting to Rs. 5,578 lakhs along with interest amounting to Rs. 10,508 lakhs. Petition filed by Ansal Group has been disposed of by Hon'ble High Court vide order dt. 5th January 2022 with direction to deposit with the Registry of the Court an amount of Rs, 20,000 Lakhs approx. (Rs. 3,099.91 Lakhs earlier deposited with the Hon'ble Court, released to Landmark Group through Order dated 08.08.2023). A section 34 application challenging the award has been filed by the Company, and the execution of the said matter is also being defended. Both these matters are listed on 18 December 2025. Further, an application has been filed against the order dated 5th January 2022, which was listed on 12th December 2025. The special leave petition is dismissed as withdrawn and application shall stand disposed of.

i. Refer Note 16 of the Statement, Velford Ventures Ltd and New Dimensions Holdings Limited as equity investors along with Grainwell Ventures Ltd and Clear Horizon Investment PTE Ltd as debenture investors ("investors") which have invested in New Look Builders & Developers Private Limited had referred the matter to an Arbitrator on their dispute with APIL. In the meanwhile, both the parties, (i.e., the Company and the Investors) had entered into Master Settlement Agreement, which was jointly submitted to the arbitrator. Based on Master Settlement Agreement filed before the arbitrator; interim arbitration award was pronounced. A second addendum of Master settlement has been executed and as per this agreement, a final settlement amount of Rs 168.70 crores shall be payable along with interest 1.5% pm from 1st August 2022. Due to failure to comply with these terms, adjusted final settlement amount would be Rs 253.95 crores as per final award dated 19 May 2023. However, adjustments are also made in the books, and we are not providing provision for interest. Further, the execution petition filed by New Look Builders Pvt. Ltd. for execution of the above-mentioned Arbitration Award which was pending before the Hon'ble Delhi High Court, now vide order dated 14th September 2026 stands dismissed as withdrawn.

j. Refer Note 18 of the Statement, on commencement of CIRP of Ansal Urban Condominium Private Limited ("AUCPL") on 10th March 2022, the Company had filed its claims under Regulation 7 of IBBI CIRP Regulations, 2016 for an amount of Rs. 8.06 crores, which was not accepted by the IRP/RP of AUCPL. The Company had filed an application before Hon'ble NCLT, New Delhi for issuance of direction to IRP/RP for verification of its claims, which was dismissed by the Hon'ble NCLT, New Delhi on 05th March,2024. The Resolution plan of Ansal Urban Condominium Pvt. Limited (AUCPL') has been approved by the COC vide order dated pronounced on 7th November 2025. The Company has now preferred an appeal before Hon'ble the National Company Law Appellate Tribunal, New Delhi (NCLAT) for acceptance of its claims. The appeal (CA(AT) 791 of 2024) is pending with the Appellate Tribunal and the matter is now listed for further hearing 17th December 2026.

k. Refer Note 19 of the Statement, the Corporate Insolvency Resolution Process (CIRP) of M/s Star Facilities Management Ltd (SFML), a wholly owned subsidiary of the Company was initiated vide Order dated the 16 May, 2025 of the Hon'ble National Company Law Tribunal, New Delhi Bench, Court IV in CP No.: I.B./659 (ND)/2024 in accordance with the Section 7 of the Insolvency and Bankruptcy Code, 2016. Further, M/s Aarsh Resolution Professionals Private Limited (IPE) through its Designated Director, Mr. Atul Mittal has been appointed as an Interim Resolution Professional (IRP). Subsequently, the Committee of Creditors (COC)

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in its meeting held on 07 June 2025 with 100% voting right has resolved to continue his appointment as the Resolution Professional (RP) of the company.

CIRP process of the above said company is underway as on the date of the report, and the effect on the financial statements, if any, shall be given once the CIRP process of the project is completed.

l. **Corporate and Bank Guarantees**

We draw attention to Note 17 of the Statement, which contains details of corporate guarantees provided by the Company for its subsidiaries. Due to legacy issues inherited from erstwhile management, the company is not having sufficient evidence regarding recognition of fair value of the estimated loss allowance on corporate and bank guarantee given by erstwhile management on behalf of its subsidiary Ansal API Infrastructure Limited amounting Rs. 24,120 lakhs as on 31st March 2026 and amounting Rs. 2,359 lakhs as on 31st December 2024 for its subsidiary Ansal Hi-tech Townships Limited, as required by Ind AS 109, 'Financial Instruments'. We are therefore unable to express an opinion on the fair value of estimated loss allowance on corporate and bank guarantee.

m. **Outstanding balances pending for Reconciliation/Confirmation**

Balance of amounts due to/ from trade receivables, trade payables (including MSME Vendors), borrowings, advance received from customers, advance to suppliers, security deposits, other loans and advances, advance for purchase of land, inter corporate deposits and other assets are pending for reconciliation / confirmation. The overall impact of the above and the consequential impact of same on Standalone Financial Results are not ascertainable and hence, we are unable to express an opinion on the same.

n. **Reconciliation of advance received from Homebuyers**

Advance received from homebuyers and trade receivables are pending for reconciliation / confirmation. In view of absence of the reconciliation, we are unable to express an opinion on the consequential impact of same on Audited Standalone Financial Statements.

o. Refer Note 6 of the Statement, this is to inform that for the quarter ended 30th June ,2026, we have reviewed the standalone financials only. Further, the Company has not provided the consolidated Financials for the review purposes and financials of the subsidiaries of the Company and other companies to be consolidated in term of IND AS-110.

7. **Material Uncertainty on Going Concern**

The accumulated losses of the Company as on June 30th ,2026, is Rs. 3,11,814.07 lakhs. As at June 30th ,2026, the accumulated losses exceed the share capital and free reserves of the Company, which have resulted in erosion of its net worth, and the current liabilities exceed current assets by Rs. 2,17,848.85 lakhs. The Company continues to face liquidity issues due to multiple repayment and statutory obligations. Negative Net-worth and liquidity issues may have some impact on the Company's ability to continue as a going concern.

Further, we draw attention to Note no. 1 & 2 of the Statement regarding the initiation of CIRP in respect of the Company's projects at Lucknow Mother City and Mother City Extension at Lucknow, Golf Plots at Lucknow and the assets of the Company in the State of Rajasthan and built-up

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properties at Ajmer, Jodhpur and Jaipur in the State of Rajasthan under IBC and other legal proceedings against the Company. Further, based on future cash flows, the Standalone Financial Statements of the company have been prepared on going concern basis, but the outcome of events and processes initiated under CIRP cannot be presently ascertained including matters also listed hereinbefore. As confirmed by the management, the Company has been in discussions for revival of various projects like filed revised DPR in Agra and renewal of licence in Mohali, however, the future cash flows are still to be achieved. The company's ability to remain as going concern depends on the outcome of CIRP, other legal proceedings and revival of projects. Therefore, these events indicate that a material uncertainty exists that may cast significant doubt on the company's ability to continue as a going concern. Our conclusion is not modified in respect of above stated matter.

For MRKS AND ASSOCIATES
Chartered Accountants
ICAI Registration No – 023711N

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SAURABH KUCHHAL
Partner
Membership No. 512362

Place: Gurgaon
Date: 18th November 2026
UDIN: 26512362NDWVDX8511