ansal API
Building lifestyles since 1967

29th September, 2026

Scrip Code : ANSALAPI	**Scrip Code: 500013**
National Stock Exchange of India Ltd	BSE Limited
Exchange Plaza,	25th Floor,
Bandra–Kurla Complex, Bandra (East)	Phiroze Jeejeebhoy Towers
Mumbai – 400 051	Dalal Street, Mumbai – 400 001

Reg: **Outcome of the Board Meeting held on the 29th September, 2026 commenced at 03:00 P.M and concluded at 05:30 P.M.**

Ref: **(i)** **Intimation of Board Meeting for considering and approving, inter-alia, the Audited Financial Results (Standalone) for the Quarter/ Financial Year ended on the 31st March, 2026, submitted to stock exchanges on the 24th September, 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) Quarterly / Yearly Audited Financial Results (Standalone) for the Financial year ended on the 31st March, 2026 as **Annexure I.**

2) Copy of Auditors Report (Standalone) submitted by the Statutory Auditors of the Company, M/s. MRKS and Associates, Chartered Accountants, for the Financial Year ended on 31st March, 2026 as **Annexure II.**

3) Statement on Impact of Audit Qualifications (for audit report with modified opinion) submitted along with Annual Audited Financial Results (Standalone) for the financial year ended on the 31st March, 2026 as **Annexure III.**

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 in terms of IND-AS 110, however, the Company is not in a position to provide the consolidated Financial Results, for the quarter/year ended 31st March, 2026 as the subsidiaries of the Company and other companies to be 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

In view of the above, the Company is constrained to submit the standalone Financial Results only for the quarter/year ended on the 31st March, 2026.

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Also, the Board of Directors at their meeting held today i.e. 29th September, 2026 have noted / discussed and approved the following:

i. Due to certain unavoidable circumstances the Annual General Meeting (AGM) of the Company for the Financial year 2025-26 will not be convened and held on or before the 30th September, 2026. Further, the Company has not filed any application under Section 96 of the Companies Act, 2013 to the Registrar of Companies, NCT of Delhi II for extension of period for convening and holding the AGM.

ii. Appointment of M/s J.D. Associates, Cost Accountants (Firm Registration No. 101443), having their registered office at 312/31, Gurgaon, Haryana 122001 as Cost Auditor of the Company, for the Financial year 2026-27 to conduct the audit of the cost records maintained by the Company (subject to the ratification of their remuneration by the shareholders of the Company at their ensuing General Meeting {including Postal Ballot).

iii. SOP fine in respect of non-compliance of Regulations 6, 24A (For the Financial year ended on the 31st March, 2026) and 33 (For the quarter/Financial year ended on the 31st March, 2026 and quarter ended on 30th June, 2026) of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 (Listing Regulations). The Directors have ensured that all compliances shall be made in accordance with the provisions of the Listing Regulations in future.

iv. Authorised Shri Siddhartha Goenka, Whole Time Director of the Company for the purpose of determining materiality of an event or information and for the purpose of making disclosures to stock exchange(s) under the Regulation 30 of Listing Regulations. He can be contacted on Tel. No: +91-8744097501 or through E-mail: contactansalapi@gmail.com.

v. The Board has not recommended any dividend for the Financial year ended on the 31st March, 2026.

This is for your information and record.

Thanking you,

Yours faithfully,

For **Ansal Properties & Infrastructure Ltd**.

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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.

Annexure - I

ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED

AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2026

Rs. In Lakhs

SL.No.	Particulars	STANDALONE				
		Quarter ended			Year Ended	
		31/03/2026 (Audited)	31/12/2025 (Unudited)	31/03/2025 (Audited)	31/03/2026 (Audited)	31/03/2025 (Audited)
I	Income					
	(a) Revenue from operations	258	1,677	15,607	3,928	64,644
	(b) Other Income	373	-	749	1,478	1,057
II	Total Income	631	1,677	16,356	5,406	65,701
III	Expenses					
	(a) Consumption of Materials Consumed/ construction cost	239	1,263	54,407	2,304	102,445
	(b) (Increase)/decrease in stock-in-trade and work in progress	-	-	(16)	-	3,181
	(c) Employees benefits expense	185	231	375	895	1,359
	(d) Finance Cost	11	11	175	43	996
	(e) Depreciation and amortization expense	13	15	22	58	76
	(f) Other Expenditure	1,032	519	74,701	2,058	83,354
IV	Total Expenses	1,480	2,039	129,664	5,358	191,411
V	Profit/(Loss) before exceptional items and tax (II - IV)	(849)	(362)	(113,308)	48	(125,710)
VI	Exceptional Items					
	Exceptional loss	-	3,774	38,352	3,774	45,311
	Exceptional gain	-	(7,073)	-	(7,073)	-
VII	Profit/(Loss) before taxes (V-VI)	(849)	2,937	(151,660)	3,347	(171,021)
VIII	Tax expenses					
	-Current Tax	-	-	-		
	-Deferred Tax	(198)	(79)	(7,740)	(276)	(7,559)
	-MAT	-	-	-		
	-Tax pertaining to earlier years	-	-	(529)		(529)
	Total Tax	(198)	(79)	(8,269)	(276)	(8,088)
IX	Profit/(Loss) after Tax (VII-VIII)	(651)	3,016	(143,391)	3,623	(162,933)
X	Share of Profit/(loss) in Associates/Joint ventures	-	-	-	-	-
XI	Net Profit/ (Loss) for the period (IX+X)	(651)	3,016	(143,391)	3,623	(162,933)
	Owner of the Company	(651)	3,016	(143,391)	3,623	(162,933)

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MRKS & ASSOCIATES * GURUGRAM * Chartered Accountants

Ansal Properties And Infrastructure Limited * New Delhi

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SL.No.	Particulars	Quarter ended			Year Ended	
		31/03/2026	31/12/2025	31/03/2025	31/03/2026	31/03/2025
		(Audited)	(Unudited)	(Audited)	(Audited)	(Audited)
XII	Other Comprehensive Income /(Loss) (net of tax)	42	(3)	(48)	53	17
XIII	Total Comprehensive Profit/ (Loss) for the period Comprising Profit/(Loss) (after tax) and Other Comprehensive Income (XI+XII)	(609)	3,013	(143,439)	3,676	(162,916)
XIV	Paid up Equity Share Capital	7,870	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)	(189,917)
	sheet of the previous accounting year					
XVI	Earning Per Share(EPS) (Rs.) (not annualized)					
	Before Extraordinary Items					
	(a) Basic	(0.41)	1.92	(91.10)	2.30	(103.51)
	(b) Diluted	(0.39)	1.80	(85.65)	2.16	(97.33)
	After Extraordinary Items					
	(a) Basic	(0.41)	1.92	(91.10)	2.30	(103.51)
	(b) Diluted	(0.39)	1.80	(85.65)	2.16	(97.33)

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Ansal 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, 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. 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 ending 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.

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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 Township 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 29 October 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 September 2026.

6. The figures for the quarter ended 31 March 2026 are the balancing figures between the audited figures for the full financial year ended 31 March 2026 and the unaudited published year-to-date figures up to 31 December 2025, being the end of the third quarter of the financial year, which were subject to a limited review by the statutory auditors.

   The standalone financial results for the quarter and year ended 31 March 2026 were reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 29 September 2026. These financial results have been audited by the statutory auditors of the Company.

   Further it is to inform that for the quarter ended 31 March 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, 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 02 November 2026.

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MRKS & Associates, Chartered Accountants, Gurugram

Ansal Properties & 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 29 September 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. 4.11 crores has not been made for the relevant period. Consequently, finance costs and loan liabilities are understated by the said amount for the quarter ended 31 March 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 01 October 2026.

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15. During the quarter ending 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 08.08.2023). 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 31 October 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 & 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 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 31 March 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 12 November 2026.

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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 and year ended 31 March 2026 includes revenue and expenses attributable to certain projects of the Company and also includes the assets and liabilities pertaining to such projects as at 31 March 2026, 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 qualifications in the Audit Report for the quarter ending 31 March 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.

22. The Company has not recommended any dividend for the financial year 2025-26.

For Ansal Properties and Infrastructure Limited

MRKS & ASSOCIATES ★ GURUGRAM ★ Chartered Accountants

Ansal Properties And Infrastructure Limited ★ New Delhi

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

Date: 29 September 2026
Place: New Delhi

ANSAL PROPERTIES & INFRASTRUCTURE LIMITED
STATEMENT OF ASSETS AND LIABILITIES AS AT 31ST MARCH 2026

Rs. In Lakhs

	STANDALONE	
	As at MARCH 31,2026 (Audited)	As at March 31, 2025 (Audited)
Assets		
(1) Non - current assets		
(a) Property, plant and equipment	335.13	392.59
(b) Capital work - in - progress	107.37	104.49
(c) Investment Property	43.54	45.72
(d) Other intangible assets	9.07	9.07
(e) Financial assets		
(i) Investments	2,095.37	4,704.41
(ii) Trade receivables	-	-
(iii) Security Deposit	162.37	163.09
(iv) Others	1,276.07	705.95
(f) Deferred tax assets (net)	8,874.27	8,615.89
(g) Other non - current assets	29,271.76	29,558.60
Total non - current assets	**42,174.95**	**44,299.81**
(2) Current assets		
(a) Inventories	164,519.61	196,099.12
(b) Financial assets		
(i) Investments	-	-
(ii) Trade receivables	18,855.68	19,893.94
(iii) Cash and cash equivalents	1,041.55	1,730.11
(iv) Bank balances	-	-
(v) Security deposit	3,336.79	3,336.51
(vi)Others	21.17	23.73
(c) Current tax assets (net)	5,373.31	5,372.59
(d) Other current assets	47,845.83	49,080.08
Total current assets	**240,993.94**	**275,536.08**
Total assets	**283,168.89**	**319,835.89**

Equity and liabilities		
Equity		
(a) Equity share capital	7,870.24	7,870.24
(b) Convertible Share Warrants	425.75	425.75
(c) Other equity	(186,242.06)	(189,917.29)
Total Equity	**(177,946.07)**	**(181,621.30)**
Liabilities		
(1) Non - current liabilities		
(a) Financial liabilities		
(i) Borrowings	-	-
(ii) Lease Liabilities	-	-
(iii) Trade payables	-	-
(iv) Other financial liabilities	-	-
(b) Provisions	2,381.38	2,413.05
(c) Other non-current liabilities	24.72	24.72
Total non - current liabilities	**2,406.10**	**2,437.77**
(2) Current liabilities		
(a) Financial liabilities		
(i) Borrowings	10,364.67	20,284.33
(ii) Lease Liabilities	4.25	38.47
(iii)Trade payables		
(a) Total outstanding dues of Micro Enterprises & Small Enterprises	403.75	406.49
(b) Total outstanding dues of Creditors other than Micro Enterprises & Small Enterprises	153,168.72	153,800.07
(iv) Other financial liabilities	28,069.99	35,890.09
(b) Other current liabilities	266,677.62	288,571.09
(c) Provisions	19.86	28.88
Total current liabilities	**458,708.86**	**499,019.42**
Total equity & liabilities	**283,168.89**	**319,835.89**

Ansal Properties and Infrastructure Limited New Delhi

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ANSAL PROPERTIES & INFRASTRUCTURE LIMITED(Standalone)
CIN - L45101DL1967PLC004759
Cash flow statement for the year ended March 31, 2026

	For the year ended March 31, 2026 Rs. in lakh	For the year ended March 31, 2025 Rs. in lakh
Cash flow from operating activities:		
Profit (Loss) before tax	3,345.79	(171,020.89)
Adjustment for:		
Depreciation & amortization	58.06	76.37
Interest & finance charges	43.22	997.52
Interest income	(1,181.97)	(1,269.83)
Amounts written back	(373.03)	(678.45)
Amounts written off	-	19.68
Provision for Impairment in the Value of Investments	2,609.04	45,310.84
Profit(-)/Loss on sale/written off of long term investments	-	-
Loss on sale/Written off of property, plant & equipment includes investment properties		31.88
Profit on sale of property, plant & equipment	-	(47.03)
Operating (loss)/profits before working capital changes	4,501.11	(126,579.91)
Adjusted for:		
Increase/(decrease) in trade payables & others	(22,132.43)	12,471.79
(Increase)/decrease in inventories	31,579.51	66,622.11
(Increase)/decrease in trade and other receivables	1,038.26	3,928.92
(Increase)/decrease in loans and advances & other assets	953.98	41,013.76
Cash generated from operations	15,940.43	(2,543.33)
Taxes paid	(0.72)	498.11
Net cash generated from operating activities	15,939.71	(2,045.22)
Cash flow from investing activities:		
Interest received	1,181.97	1,269.83
Proceeds from sale of property plant & equipment includes investment properties	13.85	102.56
Amount paid for purchase of property plant & equipment	(15.16)	(84.00)
Proceeds from sale of investments	-	-
Net cash generated from investing activities	1,180.66	1,288.39
Cash flow from financing activities:		
Interest & finance charges paid	(7,380.98)	(98.15)
Proceeds/(repayment) from short term borrowings	(9,919.66)	(74.81)
(Repayment)/proceeds from long term borrowings	-	(22.58)
Net cash used in financing activities	(17,300.64)	(195.54)
Net (decrease)/increase in cash and cash equivalents	(180.28)	(952.37)
Cash and cash equivalents at the beginning of the year	1,202.10	2,154.47
Cash and cash equivalents at the end of the year	1,021.82	1,202.10

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Ansal Properties And Infrastructure Limited New Delhi

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ANSAL PROPERTIES & INFRASTRUCTURE LIMITED(Standalone)
CIN - L45101DL1967PLC004759
Cash flow statement for the year ended March 31, 2026

Components of cash and cash equivalents	As at March 31,2026 Rs. in lakh	As at March 31,2025 Rs. in lakh
Cash on hand	7.42	6.64
Cheques in hand	168.65	139.98
Balances with schedule banks		
in current accounts	865.47	1,583.49
Books overdraft	(19.72)	(528.01)
Net cash and cash equivalents	**1,021.82**	**1,202.10**

Notes:

(a) The above Cash Flow Statement has been prepared under the "Indirect Method" as set out in the Indian Accounting Standard (Ind AS 7)- Statement of Cash Flows.

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Ansal Properties And Infrastructure Limited New Delhi

MRKS & ASSOCIATES GURUGRAM Chartered Accountants

Independent Auditors' Report on the Quarterly and year to date Audited Financial Results of the Company Pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To
Board of Directors
Ansal Properties & Infrastructure Limited

Report on the Audit of the Standalone Financials Results

Qualified Opinion

1. We have audited the accompanying standalone financial results of **Ansal Properties & Infrastructure Limited** (the "Company") for the quarter and year ended March 31, 2026 ("Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").

2. In our opinion and to the best of our information and according to the explanations given to us, the statement:

i. are presented in accordance with the requirements of the Listing Regulations, as applicable to the Company in this regard; and

ii. except for the effects of the matter described in the "Basis for Qualified Opinion" paragraph below, give a true and fair view in conformity with the applicable accounting standards prescribed under Section 133 of the Companies Act, 2013 (the "Act") and other accounting principles generally accepted in India, of the loss and other comprehensive loss and other financial information of the Company for the quarter ended March 31, 2026 and for the year ended March 31, 2026 and the statement of assets and liabilities and the statement of cash flows as at and for the year ended March 31, 2026.

3. **Basis for Qualified Opinion**

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 2025 to 31st March 2026 aggregating to Rs. 2,326.13 lakhs payable under the terms of the said agreements. 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 profit for the year would have been Rs. 1,349.11 lakhs (as against the reported figure of total comprehensive profit of Rs. 3,675.24 lakhs), other current financial liabilities would have been Rs. 30,396.12 lakhs (as against the reported figure of Rs. 28,069.99 lakhs).

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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

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013, as amended ("the Act"). Our responsibilities under those Standards are further described in the "Auditor's Responsibilities for the Audit of the Financial Results" section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.

4. 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.

Further, apart from above, one 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 and 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. CIRP process of the above said project 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.

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 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.

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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 29th October 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 September 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. The Company has taken opinion from a senior counsel that its review petition satisfies all the conditions specified in the said Scheme of Industrial Park under Industrial Park (Amendment) Scheme, 2010. No exemption is claimed during the current quarter, as there are no sales of industrial park units. 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 2nd November 2026.

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 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

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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 by the Company, and the execution of the said matter is also being defended. Both matters were listed on 1st October 2026.

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 5 January 2022, which was listed on 12 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 14 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 12th November 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).

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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.

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.

5. Material Uncertainty on Going Concern

The accumulated losses of the Company as on March 31st, 2026, is Rs. 3,11,848.35 lakhs. As at March 31, 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. 2,17,714.92 lakhs. 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 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.

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Management's Responsibilities for the Financial Results

6. These standalone results have been prepared on the basis of the standalone annual financial statements. The Board of directors of the Company is responsible for the preparation and presentation of the Statement that give a true and fair view of the loss and other comprehensive loss and other financial information of the Company and the statement of assets and liabilities and the statement of cash flows in accordance with the applicable accounting standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error, which has been used for the purpose of preparation of the statement, as aforesaid.

7. In preparing Statement, the Board of Directors and management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

8. The Board of directors and management is also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Results

9. Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the Statement.

10. As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to these financial results, in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.

- Conclude on the appropriateness of the managements' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report

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to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial results, including the disclosures, and whether the financial results represent the underlying transactions and events in a manner that achieves fair presentation.

11. We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

    We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

12. The financial figures presented in these financial results for the quarter and year ended 31 March 2026 includes revenue and expenses attributable to certain projects of the Company and also includes the assets and liabilities pertaining to such projects as at 31 March 2026, which are presently under Corporate Insolvency Resolution Process ("CIRP") pursuant to the provisions of the Insolvency and Bankruptcy Code, 2016 ("IBC"). Further, the Resolution Professional (RP) of the company along with the Company Management is in the process of segregating the same.

13. The figures for the last quarter are the balancing figures between the audited figures in respect of the full financial year up to 31st March 2026 and the unaudited published year-to-date figures up to 31st December 2025, being the date of the end of the third quarter of the financial year which were subject to limited review by the statutory auditors.

14. These results are based on and should be read along with the audited financial statements of the Company for the year ended March 31st, 2025, on which we issued a qualified audit opinion vide our report dated November 7th, 2025.

15. Refer Note 6 of the Statement, this is to inform that for the quarter and year ended 31st March 2026, we have audited the standalone financials only. Further, the Company has not provided the consolidated Financials for the audit purposes and financials of the subsidiaries of the Company and other companies to be consolidated in term of IND AS-110.

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

MRKS & ASSOCIATES ★ GURUGRAM ★ Chartered Accountants

SAURABH KUCHHAL
Partner
Membership No. 512362

Place: New Delhi
Date: September 29th, 2026
UDIN: 26512362CMOMSC5939

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Annexure - III

Building lifestyles since 1967

ANNEXURE I

Statement on Impact of Audit Qualifications (for audit report with modified opinion) submitted along with Annual Audited Financial Results - (*Standalone*)

Statement on Impact of Audit Qualifications for the Financial Year ended March 31, 2026
[*See* Regulation 33 / 52 of the SEBI (LODR) (Amendment) Regulations, 2016] **(Rs. In Lakhs)**

I.	Sr. No.	Particulars	Audited Figures (as reported before adjusting for qualifications)	Adjusted Figures (audited figures after adjusting for Qualifications)
	1.	Turnover / Total income	12,479	12,479
	2.	Total Expenditure	9,133	11,459
	3.	Net Profit/(Loss)	3,622	1,296
	4.	Earnings Per Share	2.30	0.82
	5.	Total Assets	2,83,169	2,83,169
	6.	Total Liabilities	4,61,115	4,63,441
	7.	Net Worth	(1,77,946)	(1,80,272)
	8.	Any other financial item(s) (as felt appropriate by the management)		

II. **Audit Qualification (each audit qualification separately):**

a. **Details of Audit Qualification:**

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 companies (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 recognized interest for the period from 01st April 2025 to 31st March 2026 aggregating to Rs. 2,326.13 lakhs payable under the terms of the said agreements. 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.

b. **Type of Audit Qualification:** Qualified Opinion

c. **Frequency of qualification:** Continuing

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d. **For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views:**

Since the several projects of the Company are undergoing the corporate Insolvency Resolution Process and the final payment of principal and interest shall be made only as per the approved resolution plan. The banks and

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

financial institutions are engaged in the resolution process. Accordingly, the Company has not made any provision for interest on the above loans, as it has ascertained that no further liability is expected to arise in this regard.

e. **For Audit Qualification(s) where the impact is not quantified by the auditor: N/A**

(i) **Management's estimation on the impact of audit qualification: The Impact of qualification cannot be ascertained.**

(ii)**If management is unable to estimate the impact, reasons for the same: The impact will be ascertained upon third party audit report.**

Auditors' Comments on (i) or (ii) above:
Referring to auditor's report

III. **Signatories:**

SIDDHARTH GOENKA Digitally signed by SIDDHARTH GOENKA Date: 2026.09.29 19:36:06 +05'30'

- **Siddharth Goenka**
  (Whole Time Director)
  (DIN No. : 11524566)

Asverma

- **Ashok Kumar Verma**
  (Chairman Audit Committee)
  (DIN No. : 11524628)

Ansal Properties And Infrastructure Limited New Delhi

- **Saurabh Kuchhal**
  MRKS & Associates
  Statutory Auditor

MRKS & ASSOCIATES GURUGRAM Chartered Accountants

Date : 29.09.2026
Place : New Delhi

SIDDHARTH GOENKA Digitally signed by SIDDHARTH GOENKA Date: 2026.09.29 19:41:39 +05'30'