

ansal BUILDWELL LTD.

(AN ISO 9001:2008 CERTIFIED COMPANY)

12th November, 2021

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

Scrip Code: 523007

Sub: Disclosure of Related Party Transactions for the half year ended 30th September, 2021

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

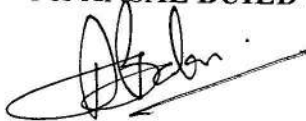
Dear Sir / Madam

Pursuant to the compliance of Regulations 23(9) of Listing Regulations, as amended, please find enclosed disclosure of Related Party Transactions on a consolidated basis for the half year ended 30th September, 2021.

Kindly take the above information on your records.

Thanking you,

Yours faithfully,
For ANSAL BUILDWELL LIMITED



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

Encl: As above



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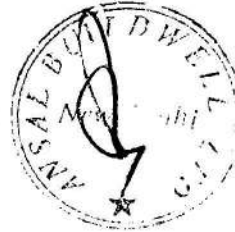


DISCLOSURE OF TRANSACTIONS BETWEEN THE COMPANY AND RELATED PARTIES FROM APRIL 2021 TO SEPTEMBER 2021

(All amounts are in Rs. unless otherwise stated)

Related party transactions

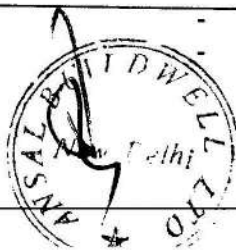
1 Disclosure of related parties	Principal Activities	Place of incorporation and operation	Proportion of ownership interest / voting rights held by the parent entity	
			As at	As at
			30.09.2021	31.03.2021
(a) Subsidiaries				
Ansal Real Estate Developers Private Limited	Real estate	India	100%	100%
Lancers Resorts & Tours Private Limited	Real estate	India	100%	100%
Potent Housing & Construction Private Limited	Real estate	India	100%	100%
Sabina Park Resorts & Marketing Private Limited	Real estate	India	100%	100%
Triveni Apartments Private Limited	Real estate	India	100%	100%
Ansal Crown Infrabuild Private Limited	Real estate	India	100%	50%
(b) Associate				
Aadharshila Towers Private Limited	Real estate	India	37.21%	37.21%
(c) Joint ventures				
Ansal JKD Pearl Developers Private Limited (Formerly Incredible City Home Private Limited)	Real estate	India	50%	50%
Incredible Real Estate Private Limited	Real estate	India	50%	50%
Southern Buildmart Private Limited	Real estate	India	50%	50%
Sunmoon Buildmart Private Limited	Real estate	India	50%	50%
(d) Key management personnel				
Sh. Gopal Ansal				
Sh. Ashok Babu (Company Secretary)				
Sh. Ravinder Kumar Jain (Chief Financial Officer)				
Smt. Ritu Ansal (Director)				
Sh.Subhash Verma (Director)				
Smt.Suman Dahiya (Director)				
(e) Relatives of Key management personnel				
Gopal Ansal (HUF) (Director is Karta of HUF)				
Mrs. Suruchi Bhardwaj (Daughter of Director)				
Mrs. Shweta Charla (Daughter of Director)				
Shri Ashok Mehra (Brother of Director)				
Shri. Pranav Bhardwaj (Daughter's Husband of Director)				
(f) Enterprises over which key management personnel and their relatives are able to exercise significant influence:				
Ansal Buildwell Infrastructure Private Limited				
Ansal Engineering Projects Limited				
Ansal Hospitality & Leisure Co. Private Limited				
Ansal KGK Developer Private Limited				
APM Buildcon Private Limited				
Bedi Exports Private Limited				
Bhandari Machinery Co. Private Limited				
Chandraprabha Estate Private Limited				
Glorious Hotels Private Limited				
Ansal Buildwell Infrabuild Private Limited (Formerly GSG Developers Private Limited)				
K.C. Towers Private Limited				
K.J. Towers Private Limited				
M.K. Towers Private Limited				
Madakinee Estate Private Limited				
Mid Air Properties Private Limited				
Rigoss Estate Networks Private Limited				
S.J. Towers & Developers Private Limited				
S.S. Towers Private Limited				
Sankalp Hotels Private Limited				
Saya Plantation & Resorts Private Limited				
Rephcons Consultancy Services				
Ansal Theatres and Clubotels Private Limited				
AB Rephcons Infrastructure Private Limited				
Geo Reality and Infratech Private Limited				
Geefive Global Projects Private Limited				
Gyan Bharti Trust / school				
Savera Association				
Rotary Club of Gurgaon South City Community Services Society(Regd.)				



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

Related party transactions (continued)

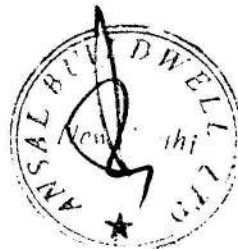
A Nature of transactions	Nature of transactions	Subsidiary companies	Associate	Joint ventures	Key management personnel (KMP)	Relatives of KMP	Enterprises where KMP and their relatives has significant influence
i) Trading transactions							
Interest Expenses	Mr. Gopal Ansal	-	-	-	5,20,129	-	-
Rent Expenses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



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

iii) Short term benefits to key management personnel

Remuneration to Key Managerial Personnel	Mr. Gopal Ansal	-	-	-	40,10,166	-	-
	Mr. Ashok Babu	-	-	-	17,62,253	-	-
	Mr. Ravinder Kumar Jain	-	-	-	13,12,258	-	-
Director's Sitting Fee	Smt. Ritu Ansal	-	-	-	1,00,000	-	-
	Sh. Subhash Verma	-	-	-	1,20,000	-	-
	Smt. Suman Dahiya	-	-	-	1,20,000	-	-



	Subsidiary companies	Associate	Joint ventures	Key management personnel (KMP)	Relatives of KMP	Enterprises where KMP and their relatives has significant influence
B Outstanding balance Debit / (Credit)	As at 30.09.2021	As at 30.09.2021	As at 30.09.2021	As at 30.09.2021	As at 30.09.2021	As at 30.09.2021
Aadharshila Towers Private Limited	-	12,10,944	-	-	-	-
Ansal Crown Infrabuild Private Limited	5,98,97,166	-	-	-	-	-
Ansal JKD Pearl Developers Private Limited (Formerly Incredible Cit	-	-	2,08,80,601	-	-	-
Incredible Real Estate Private Limited	-	-	20,32,624	-	-	-
Southern Bulldmart Private Limited	-	-	1,29,16,045	-	-	-
Sunmoon Bulldmart Private Limited	-	-	53,55,336	-	-	-
Ansal Real Estate Developers Private Limited	4,24,90,308	-	-	-	-	-
Lancers Resorts & Tours Private Limited	68,74,215	-	-	-	-	-
Potent Housing & Construction Private Limited	33,91,684	-	-	-	-	-
Sablna Park Resorts & Marketing Private Limited	4,24,95,464	-	-	-	-	-
Triveni Apartments Private Limited	3,72,11,849	-	-	-	-	-
Ansal Engineering Projects Limited	-	-	-	-	-	12,940
Gyan Bharti Trust / school	-	-	-	-	-	(1,24,59,091)
Sankalp Hotels Private Limited	-	-	-	-	-	42,84,253
Saya Plantation & Resorts Private Limited	-	-	-	-	-	46,56,593
Glorious Hotels Private Limited	-	-	-	-	-	44,60,260
Ansal Bulldwell Infrastructure Private Limited	-	-	-	-	-	1,05,460
APM Bulldcon Private Limited	-	-	-	-	-	9,48,38,294
Ansal Bulldwell Infrabuild Private Limited (Formerly GSG Developers	-	-	-	-	-	(1,51,000)
Chandraprabha Estate Private Limited	-	-	-	-	-	(48,29,622)
Madakinee Estate Private Limited	-	-	-	-	-	(24,88,803)
Mid Air Properties Private Limited	-	-	-	-	-	(37,57,335)
Riqoss Estate Networks Private Limited	-	-	-	-	-	(2,64,43,488)
Ansal Hospitality & Leisure Co. Private Limited	-	-	-	-	-	8,07,531
Mr. Gopal Ansal	-	-	-	49,04,995	-	-
Mrs. Ritu Ansal	-	-	-	19,23,695	-	-
Mrs. Suruchi Bhardwaj	-	-	-	-	(23,74,609)	-
Mrs. Shweta Charla	-	-	-	-	(13,21,100)	-
Gopal Ansal (HUF)	-	-	-	-	(80,361)	-
Shri. Pranav Bhardwaj	-	-	-	-	(2,75,00,000)	-

Terms and conditions of transactions with related parties

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

