

# FORM NO. MGT-7

[Pursuant to sub-Section(1) of section 92 of the Companies Act, 2013 and sub-rule (1) of rule 11of the Companies (Management and Administration) Rules, 2014]



# Annual Return (other than OPCs and Small Companies)

Form language  English  Hindi

Refer the instruction kit for filing the form.

## I. REGISTRATION AND OTHER DETAILS

(i) * Corporate Identification Number (CIN) of the company	<input type="text" value="L45201DL1983PLC016821"/>	<input type="button" value="Pre-fill"/>						
Global Location Number (GLN) of the company	<input type="text"/>							
* Permanent Account Number (PAN) of the company	<input type="text" value="AAACA0377R"/>							
(ii) (a) Name of the company	<input type="text" value="ANSAL HOUSING LIMITED"/>							
(b) Registered office address	<input type="text" value="606, 6th Floor, Indra Prakash 21, Barakhamba Road, NA&lt;br/&gt;New Delhi&lt;br/&gt;Central Delhi&lt;br/&gt;Delhi&lt;br/&gt;110001"/>							
(c) *e-mail ID of the company	<input type="text" value="SE*****@LS.COM"/>							
(d) *Telephone number with STD code	<input type="text" value="01*****47"/>							
(e) Website	<input type="text"/>							
(iii) Date of Incorporation	<input type="text" value="22/10/1983"/>							
(iv)	<table border="1"><thead><tr><th>Type of the Company</th><th>Category of the Company</th><th>Sub-category of the Company</th></tr></thead><tbody><tr><td>Public Company</td><td>Company limited by shares</td><td>Indian Non-Government company</td></tr></tbody></table>	Type of the Company	Category of the Company	Sub-category of the Company	Public Company	Company limited by shares	Indian Non-Government company	
Type of the Company	Category of the Company	Sub-category of the Company						
Public Company	Company limited by shares	Indian Non-Government company						
(v) Whether company is having share capital	<input checked="" type="radio"/> Yes <input type="radio"/> No							
(vi) *Whether shares listed on recognized Stock Exchange(s)	<input checked="" type="radio"/> Yes <input type="radio"/> No							

(a) Details of stock exchanges where shares are listed

S. No.	Stock Exchange Name	Code
1	BSE Limited	1

(b) CIN of the Registrar and Transfer Agent

U67190MH1999PTC118368

Pre-fill

Name of the Registrar and Transfer Agent

LINK INTIME INDIA PRIVATE LIMITED

Registered office address of the Registrar and Transfer Agents

C-101, 1st Floor, 247 Park, Lal Bahadur Shastri Marg, Vikh  
roli (West), NA

(vii) \*Financial year From date 01/04/2023 (DD/MM/YYYY) To date 31/03/2024 (DD/MM/YYYY)

(viii) \*Whether Annual general meeting (AGM) held  Yes  No

(a) If yes, date of AGM 25/09/2024

(b) Due date of AGM 30/09/2024

(c) Whether any extension for AGM granted  Yes  No

## II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY

\*Number of business activities 1

S.No	Main Activity group code	Description of Main Activity group	Business Activity Code	Description of Business Activity	% of turnover of the company
1	L	Real Estate	L1	Real estate activities with own or leased property	100

## III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES (INCLUDING JOINT VENTURES)

\*No. of Companies for which information is to be given 18

Pre-fill All

S.No	Name of the company	CIN / FCRN	Holding/ Subsidiary/Associate/ Joint Venture	% of shares held
1	WRANGLER BUILDERS PRIVATE	U70101DL1996PTC076474	Subsidiary	100
2	MAESTRO PROMOTERS PRIVAT	U70101DL1996PTC076509	Subsidiary	100

3	GEO CONNECT LIMITED	U74899DL1999PLC101065	Subsidiary	100
4	ANJUMAN BUILDCON PRIVATE	U45201DL2005PTC138891	Subsidiary	100
5	AR PARADISE PRIVATE LIMITED	U92120MP2004PTC016639	Subsidiary	100
6	FENNY REAL ESTATE PRIVATE L	U70101MP1998PTC012556	Subsidiary	100
7	AR INFRASTRUCTURE PRIVATE	U45203MP2005PTC017637	Subsidiary	100
8	THIRD EYE MEDIA PRIVATE LIM	U74899DL2004PTC073419	Subsidiary	100
9	AEVEE IRON AND STEEL WORK	U27100MH1971PTC015455	Subsidiary	100
10	SUNRISE FACILITY MANAGEME	U74140DL2006PTC155408	Subsidiary	100
11	ANDRI BUILDERS AND DEVELC	U70102UP2011PTC047046	Subsidiary	100
12	V S INFRATOWN PRIVATE LIMIT	U45400UP2012PTC052780	Subsidiary	100
13	IDENTITY BUILDTECH PRIVATE	U45200DL2006PTC153603	Subsidiary	100
14	CROSS BRIDGE DEVELOPERS P	U70101DL2004PTC131363	Subsidiary	100
15	SHAMIA AUTOMOBILES PRIVA	U74999DL2004PTC130245	Subsidiary	100
16	ORIANE DEVELOPERS PRIVATE	U70100DL2012PTC242187	Subsidiary	100
17	HOUSING & LANKA CONSTRUCC		Subsidiary	100
18	OPTUS CORONA DEVELOPERS	U70100DL2011PTC216356	Associate	49.88

#### IV. SHARE CAPITAL, DEBENTURES AND OTHER SECURITIES OF THE COMPANY

##### (i) \*SHARE CAPITAL

###### (a) Equity share capital

Particulars	Authorised capital	Issued capital	Subscribed capital	Paid up capital
Total number of equity shares	949,990,000	69,635,828	69,635,828	69,635,828
Total amount of equity shares (in Rupees)	9,499,900,000	696,358,280	696,358,280	696,358,280

Number of classes

1

Class of Shares	Authorised capital	Issued capital	Subscribed capital	Paid up capital

Number of equity shares	949,990,000	69,635,828	69,635,828	69,635,828
Nominal value per share (in rupees)	10	10	10	10
Total amount of equity shares (in rupees)	9,499,900,000	696,358,280	696,358,280	696,358,280

**(b) Preference share capital**

Particulars	Authorised capital	Issued capital	Subscribed capital	Paid-up capital
Total number of preference shares	501,000	0	0	0
Total amount of preference shares (in rupees)	50,100,000	0	0	0

Number of classes

1

Class of shares	Authorised capital	Issued capital	Subscribed capital	Paid up capital
Number of preference shares	501,000	0	0	0
Nominal value per share (in rupees)	100	100	100	100
Total amount of preference shares (in rupees)	50,100,000	0	0	0

**(c) Unclassified share capital**

Particulars	Authorised Capital
Total amount of unclassified shares	0

**(d) Break-up of paid-up share capital**

Class of shares	Number of shares			Total nominal amount	Total Paid-up amount	Total premium
	Physical	DEMAT	Total			
<b>Equity shares</b>						
<b>At the beginning of the year</b>	960,281	68,675,547	69635828	696,358,280	696,358,280	
<b>Increase during the year</b>	0	231,283	231283	0	0	0
i. Public Issues	0	0	0	0	0	0
ii. Rights issue	0	0	0	0	0	0
iii. Bonus issue	0	0	0	0	0	
iv. Private Placement/ Preferential allotment	0	0	0	0	0	0
v. ESOPs	0	0	0	0	0	0

vi. Sweat equity shares allotted	0	0	0	0	0	0
vii. Conversion of Preference share	0	0	0	0	0	0
viii. Conversion of Debentures	0	0	0	0	0	0
ix. GDRs/ADRs	0	0	0	0	0	0
x. Others, specify		231,283	231283			
Due to conversion of shares in demat form						
<b>Decrease during the year</b>	231,283	0	231283	0	0	0
i. Buy-back of shares	0	0	0	0	0	0
ii. Shares forfeited	0	0	0	0	0	0
iii. Reduction of share capital	0	0	0	0	0	0
iv. Others, specify	231,283		231283			
Due to conversion of shares in demat form						
<b>At the end of the year</b>	728,998	68,906,830	69635828	696,358,280	696,358,280	
<b>Preference shares</b>						
<b>At the beginning of the year</b>	0	0	0	0	0	
<b>Increase during the year</b>	0	0	0	0	0	0
i. Issues of shares	0	0	0	0	0	0
ii. Re-issue of forfeited shares	0	0	0	0	0	0
iii. Others, specify						
<b>Decrease during the year</b>	0	0	0	0	0	0
i. Redemption of shares	0	0	0	0	0	0
ii. Shares forfeited	0	0	0	0	0	0
iii. Reduction of share capital	0	0	0	0	0	0
iv. Others, specify						
<b>At the end of the year</b>	0	0	0	0	0	

ISIN of the equity shares of the company

INE880B01015

(ii) Details of stock split/consolidation during the year (for each class of shares)

0

Class of shares		(i)	(ii)	(iii)
Before split / Consolidation	Number of shares			
	Face value per share			
After split / Consolidation	Number of shares			
	Face value per share			

**(iii) Details of shares/Debentures Transfers since closure date of last financial year (or in the case of the first return at any time since the incorporation of the company) \***

Nil

[Details being provided in a CD/Digital Media]

Yes  No  Not Applicable

Separate sheet attached for details of transfers

Yes  No

Note: In case list of transfer exceeds 10, option for submission as a separate sheet attachment or submission in a CD/Digital Media may be shown.

Date of the previous annual general meeting		<input type="text"/>	
Date of registration of transfer (Date Month Year)		<input type="text"/>	
Type of transfer	<input type="text"/>	1 - Equity, 2 - Preference Shares, 3 - Debentures, 4 - Stock	
Number of Shares/ Debentures/ Units Transferred	<input type="text"/>	Amount per Share/ Debenture/Unit (in Rs.)	<input type="text"/>
Ledger Folio of Transferor		<input type="text"/>	
Transferor's Name	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Surname	middle name	first name
Ledger Folio of Transferee		<input type="text"/>	



Transferee's Name	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Surname	middle name	first name

Date of registration of transfer (Date Month Year)

Type of transfer	<input type="text"/>	1 - Equity, 2- Preference Shares,3 - Debentures, 4 - Stock
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Number of Shares/ Debentures/ Units Transferred	<input type="text"/>	Amount per Share/ Debenture/Unit (in Rs.)	<input type="text"/>
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Ledger Folio of Transferor

Transferor's Name	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Surname	middle name	first name

Ledger Folio of Transferee

Transferee's Name	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Surname	middle name	first name

**(iv) \*Debentures (Outstanding as at the end of financial year)**

Particulars	Number of units	Nominal value per unit	Total value
Non-convertible debentures	0	0	0
Partly convertible debentures	0	0	0
Fully convertible debentures	0	0	0
<b>Total</b>			0

**Details of debentures**

Class of debentures	Outstanding as at the beginning of the year	Increase during the year	Decrease during the year	Outstanding as at the end of the year
Non-convertible debentures	0	0	0	0
Partly convertible debentures	0	0	0	0
Fully convertible debentures	0	0	0	0

**(v) Securities (other than shares and debentures)**

0

Type of Securities	Number of Securities	Nominal Value of each Unit	Total Nominal Value	Paid up Value of each Unit	Total Paid up Value
Total					

**V. \*Turnover and net worth of the company (as defined in the Companies Act, 2013)**

**(i) Turnover**

3,893,525,980

**(ii) Net worth of the Company**

1,022,891,555

**VI. (a) \*SHARE HOLDING PATTERN - Promoters**

S. No.	Category	Equity		Preference	
		Number of shares	Percentage	Number of shares	Percentage
1.	Individual/Hindu Undivided Family				
	(i) Indian	7,153,940	10.27	0	
	(ii) Non-resident Indian (NRI)	0	0	0	
	(iii) Foreign national (other than NRI)	0	0	0	
2.	Government				
	(i) Central Government	0	0	0	
	(ii) State Government	0	0	0	
	(iii) Government companies	0	0	0	
3.	Insurance companies	0	0	0	
4.	Banks	0	0	0	
5.	Financial institutions	0	0	0	



6.	Foreign institutional investors	0	0	0	
7.	Mutual funds	0	0	0	
8.	Venture capital	0	0	0	
9.	Body corporate (not mentioned above)	10,250,000	14.72	0	
10.	Others	0	0	0	
	<b>Total</b>	17,403,940	24.99	0	0

**Total number of shareholders (promoters)**

14

**(b) \*SHARE HOLDING PATTERN - Public/Other than promoters**

S. No.	Category	Equity		Preference	
		Number of shares	Percentage	Number of shares	Percentage
1.	Individual/Hindu Undivided Family				
	(i) Indian	38,694,494	55.57	0	
	(ii) Non-resident Indian (NRI)	815,456	1.17	0	
	(iii) Foreign national (other than NRI)	0	0	0	
2.	Government				
	(i) Central Government	1,200	0	0	
	(ii) State Government	0	0	0	
	(iii) Government companies	0	0	0	
3.	Insurance companies	0	0	0	
4.	Banks	3,000	0	0	
5.	Financial institutions	0	0	0	
6.	Foreign institutional investors	0	0	0	
7.	Mutual funds	300	0	0	
8.	Venture capital	0	0	0	
9.	Body corporate (not mentioned above)	9,265,470	13.31	0	
10.	Others	0	4.96	0	

	<b>Total</b>	52,231,888	75.01	0	0
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**Total number of shareholders (other than promoters)** 25,339

**Total number of shareholders (Promoters+Public/  
Other than promoters)** 25,353

**VII. \*NUMBER OF PROMOTERS, MEMBERS, DEBENTURE HOLDERS  
(Details, Promoters, Members (other than promoters), Debenture holders)**

Details	At the beginning of the year	At the end of the year
Promoters	14	14
Members (other than promoters)	25,483	25,339
Debenture holders	0	0

**VIII. DETAILS OF DIRECTORS AND KEY MANAGERIAL PERSONNEL**

**(A) \*Composition of Board of Directors**

Category	Number of directors at the beginning of the year		Number of directors at the end of the year		Percentage of shares held by directors as at the end of year	
	Executive	Non-executive	Executive	Non-executive	Executive	Non-executive
<b>A. Promoter</b>	1	0	1	0	1.57	0
<b>B. Non-Promoter</b>	0	3	0	3	0	0
(i) Non-Independent	0	1	0	1	0	0
(ii) Independent	0	2	0	2	0	0
<b>C. Nominee Directors representing</b>	0	0	0	0	0	0
(i) Banks & FIs	0	0	0	0	0	0
(ii) Investing institutions	0	0	0	0	0	0
(iii) Government	0	0	0	0	0	0
(iv) Small share holders	0	0	0	0	0	0
(v) Others	0	0	0	0	0	0
<b>Total</b>	1	3	1	3	1.57	0

**Number of Directors and Key managerial personnel (who is not director) as on the financial year end date** 6

**(B) (i) \*Details of directors and Key managerial personnel as on the closure of financial year**

Name	DIN/PAN	Designation	Number of equity share(s) held	Date of cessation (after closure of financial year : If any)
KUSHAGR ANSAL	01216563	Whole-time director	1,095,078	
IQNEET KAUR	05272760	Director	0	
BAL KISHAN SHARMA	09675600	Director	0	
RAJENDRA SHARMA	10568459	Director	600	
TARUN KATHURIA	AEIPK5947A	CFO	0	
SHALINI TALWAR	AXDPT2500L	Company Secretary	0	

**(ii) Particulars of change in director(s) and Key managerial personnel during the year**

2

Name	DIN/PAN	Designation at the beginning / during the financial year	Date of appointment/ change in designation/ cessation	Nature of change (Appointment/ Change in designation/ Cessation)
NEHA ANSAL	08469989	Director	04/03/2024	CESSATION
RAJENDRA SHARMA	10568459	Additional director	30/03/2024	APPOINTMENT

**IX. MEETINGS OF MEMBERS/CLASS OF MEMBERS/BOARD/COMMITTEES OF THE BOARD OF DIRECTORS****A. MEMBERS/CLASS /REQUISITIONED/NCLT/COURT CONVENED MEETINGS**

Number of meetings held

1

Type of meeting	Date of meeting	Total Number of Members entitled to attend meeting	Attendance	
			Number of members attended	% of total shareholding
ANNUAL GENERAL MEETING	27/09/2023	25,920	87	30.4

**B. BOARD MEETINGS**

\*Number of meetings held

6

S. No.	Date of meeting	Total Number of directors associated as on the date of meeting	Attendance	
			Number of directors attended	% of attendance
1	29/05/2023	4	4	100
2	10/08/2023	4	4	100

S. No.	Date of meeting	Total Number of directors associated as on the date of meeting	Attendance	
			Number of directors attended	% of attendance
3	07/11/2023	4	4	100
4	13/12/2023	4	4	100
5	13/02/2024	4	4	100
6	30/03/2024	4	4	100

### C. COMMITTEE MEETINGS

Number of meetings held

7

S. No.	Type of meeting	Date of meeting	Total Number of Members as on the date of the meeting	Attendance	
				Number of members attended	% of attendance
1	AUDIT COMM	29/05/2023	3	3	100
2	AUDIT COMM	10/08/2023	3	3	100
3	AUDIT COMM	07/11/2023	3	3	100
4	AUDIT COMM	13/02/2024	3	3	100
5	NOMINATION	13/12/2023	3	3	100
6	NOMINATION	30/03/2024	3	3	100
7	STAKEHOLDER	30/01/2024	3	3	100

### D. \*ATTENDANCE OF DIRECTORS

S. No.	Name of the director	Board Meetings			Committee Meetings			Whether attended AGM held on
		Number of Meetings which director was entitled to attend	Number of Meetings attended	% of attendance	Number of Meetings which director was entitled to attend	Number of Meetings attended	% of attendance	25/09/2024
								(Y/N/NA)
1	KUSHAGR AN	6	6	100	5	5	100	Yes
2	IQNEET KAUF	6	6	100	7	7	100	Yes
3	BAL KISHAN	6	6	100	6	6	100	Yes
4	RAJENDRA S	1	1	100	1	1	100	Yes

**X. \*REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL** Nil

Number of Managing Director, Whole-time Directors and/or Manager whose remuneration details to be entered

1

S. No.	Name	Designation	Gross Salary	Commission	Stock Option/ Sweat equity	Others	Total Amount
1	KUSHAGR ANSAL	WTD & CEO	0	0	0	112,867	112,867
	Total		0	0	0	112,867	112,867

Number of CEO, CFO and Company secretary whose remuneration details to be entered

3

S. No.	Name	Designation	Gross Salary	Commission	Stock Option/ Sweat equity	Others	Total Amount
1	TARUN KATHURIA	CHIEF FINANCE	4,338,558	0	0	0	4,338,558
2	SOM NATH GROVER	COMPANY SECRETARY	2,207,531	0	0	0	2,207,531
3	SHALINI TALWAR	COMPANY SECRETARY	222,306	0	0	0	222,306
	Total		6,768,395	0	0	0	6,768,395

Number of other directors whose remuneration details to be entered

4

S. No.	Name	Designation	Gross Salary	Commission	Stock Option/ Sweat equity	Others	Total Amount
1	IQNEET KAUR	INDEPENDENT	0	0	0	520,000	520,000
2	BAL KISHAN SHARMA	INDEPENDENT	0	0	0	480,000	480,000
3	NEHA ANSAL	NON-EXECUTIVE	0	0	0	440,000	440,000
4	RAJENDRA SHARMA	NON-EXECUTIVE	0	0	0	80,000	80,000
	Total		0	0	0	1,520,000	1,520,000

**XI. MATTERS RELATED TO CERTIFICATION OF COMPLIANCES AND DISCLOSURES**

\* A. Whether the company has made compliances and disclosures in respect of applicable provisions of the Companies Act, 2013 during the year  Yes  No

B. If No, give reasons/observations

**XII. PENALTY AND PUNISHMENT - DETAILS THEREOF**(A) DETAILS OF PENALTIES / PUNISHMENT IMPOSED ON COMPANY/DIRECTORS /OFFICERS  Nil

Name of the company/ directors/ officers	Name of the court/ concerned Authority	Date of Order	Name of the Act and section under which penalised / punished	Details of penalty/ punishment	Details of appeal (if any) including present status

(B) DETAILS OF COMPOUNDING OF OFFENCES  Nil

Name of the company/ directors/ officers	Name of the court/ concerned Authority	Date of Order	Name of the Act and section under which offence committed	Particulars of offence	Amount of compounding (in Rupees)

**XIII. Whether complete list of shareholders, debenture holders has been enclosed as an attachment**

Yes  No

**XIV. COMPLIANCE OF SUB-SECTION (2) OF SECTION 92, IN CASE OF LISTED COMPANIES**

In case of a listed company or a company having paid up share capital of Ten Crore rupees or more or turnover of Fifty Crore rupees or more, details of company secretary in whole time practice certifying the annual return in Form MGT-8.

Name

PARVEEN KUMAR RASTOGI

Whether associate or fellow

Associate  Fellow

Certificate of practice number

26582

**I/We certify that:**

- (a) The return states the facts, as they stood on the date of the closure of the financial year aforesaid correctly and adequately.  
(b) Unless otherwise expressly stated to the contrary elsewhere in this Return, the Company has complied with all the provisions of the Act during the financial year.

**Declaration**

I am Authorised by the Board of Directors of the company vide resolution no. ... 24 dated 13/08/2024

(DD/MM/YYYY) to sign this form and declare that all the requirements of the Companies Act, 2013 and the rules made thereunder in respect of the subject matter of this form and matters incidental thereto have been complied with. I further declare that:

- Whatever is stated in this form and in the attachments thereto is true, correct and complete and no information material to the subject matter of this form has been suppressed or concealed and is as per the original records maintained by the company.
- All the required attachments have been completely and legibly attached to this form.

**Note: Attention is also drawn to the provisions of Section 447, section 448 and 449 of the Companies Act, 2013 which provide for punishment for fraud, punishment for false statement and punishment for false evidence respectively.**

To be digitally signed by



Director

KUSHAG R ANSAL  
Digitally signed by KUSHAG R ANSAL  
Date: 2024.11.19 17:06:36 +05'30'

DIN of the director

0\*2\*6\*6\*

To be digitally signed by

SHALINI TALWAR  
Digitally signed by SHALINI TALWAR  
Date: 2024.11.19 17:05:00 +05'30'

Company Secretary

Company secretary in practice

Membership number

4\*1\*9

Certificate of practice number

**Attachments**

1. List of share holders, debenture holders
2. Approval letter for extension of AGM;
3. Copy of MGT-8;
4. Optional Attachement(s), if any

Attach  
Attach  
Attach  
Attach

**List of attachments**

List of Shareholders.pdf  
MGT-8 2024\_ ANSAL HOUSING.pdf  
Ansal Housing LimitedSHT.pdf  
Board Resolution.pdf

Remove attachment

Modify

Check Form

Prescrutiny

Submit

**This eForm has been taken on file maintained by the Registrar of Companies through electronic mode and on the basis of statement of correctness given by the company**