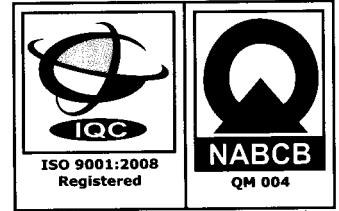




# ANSAL BUILDWELL LTD.

(AN ISO 9001:2008 CERTIFIED COMPANY)

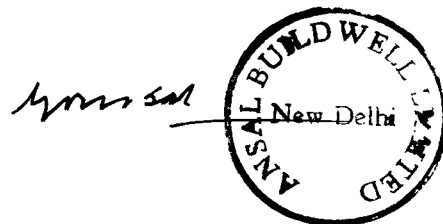
REGD. OFF. : 118, Upper First Floor, Prakash Deep Building, 7, Tolstoy Marg, New Delhi-110 001  
 Ph. : +91-11-23353051, 23353052, Fax : +91-11-23310639, 23359550  
 E-mail : info@ansalabi.com, Website : www.ansalabi.com  
 CIN : L45201DL1983PLC017225



## Statement of Standalone and Consolidated Audited Financial Results for the Quarter and Year Ended March 31, 2019

(INR in lakhs)

| Particulars   | Standalone               |                               |                          |                          |                          | Consolidated             |                          |
|---|--------------------------|-------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
|   | Quarter ended            |                               | Year ended               |                          |                          | Year ended               |                          |
|   | March 31, 2019 (Audited) | December 31, 2018 (Unaudited) | March 31, 2018 (Audited) | March 31, 2019 (Audited) | March 31, 2018 (Audited) | March 31, 2019 (Audited) | March 31, 2018 (Audited) |
| <b>I</b> Revenue from Operations  | 2,096.50                 | 736.28                        | 2,522.91                 | 4,395.57                 | 7,188.93                 | 4,395.57                 | 7,188.93                 |
| <b>II</b> Other Income  | 103.95                   | 81.20                         | 98.61                    | 306.84                   | 284.40                   | 306.84                   | 284.41                   |
| <b>III Total Income (I+II)</b>  | <b>2,200.45</b>          | <b>817.48</b>                 | <b>2,621.52</b>          | <b>4,702.41</b>          | <b>7,473.33</b>          | <b>4,702.41</b>          | <b>7,473.34</b>          |
| <b>IV Expenses</b>  |                          |                               |                          |                          |                          |                          |                          |
| Cost of construction  | 783.73                   | 721.15                        | 1,508.95                 | 2,322.87                 | 3,819.00                 | 2,322.87                 | 3,819.00                 |
| Employee benefits expense   | 292.98                   | 250.79                        | 401.88                   | 1,004.75                 | 1,143.64                 | 1,004.74                 | 1,143.64                 |
| Finance costs   | 423.44                   | 267.02                        | 252.19                   | 1,184.81                 | 1,073.85                 | 1,184.80                 | 1,073.85                 |
| Depreciation and amortisation expense   | 21.05                    | 21.04                         | 25.58                    | 79.89                    | 91.61                    | 79.89                    | 91.61                    |
| Other expenses  | 221.81                   | 228.71                        | 218.37                   | 856.51                   | 808.59                   | 858.57                   | 810.42                   |
| <b>Total Expenses</b>   | <b>1,743.01</b>          | <b>1,488.71</b>               | <b>2,406.97</b>          | <b>5,448.83</b>          | <b>6,936.68</b>          | <b>5,450.87</b>          | <b>6,938.52</b>          |
| <b>V Profit/(loss) before tax (III-IV)</b>  | <b>457.44</b>            | <b>(671.23)</b>               | <b>214.55</b>            | <b>(746.42)</b>          | <b>536.65</b>            | <b>(748.46)</b>          | <b>534.82</b>            |
| <b>VI Tax expense</b>   |                          |                               |                          |                          |                          |                          |                          |
| Current tax   | 86.78                    | -                             | 378.55                   | 86.78                    | 378.55                   | 86.78                    | 378.55                   |
| Deferred tax  | 0.71                     | 14.45                         | (51.53)                  | 4.19                     | 15.14                    | 4.19                     | 15.14                    |
|   | <b>87.49</b>             | <b>14.45</b>                  | <b>327.02</b>            | <b>90.97</b>             | <b>393.69</b>            | <b>90.97</b>             | <b>393.69</b>            |
| <b>VII Profit/(loss) for the period (V-VI)</b>                                    | <b>369.95</b>            | <b>(685.68)</b>               | <b>(112.47)</b>          | <b>(837.39)</b>          | <b>142.95</b>            | <b>(839.43)</b>          | <b>141.13</b>            |
| <b>VIII Share of profit/ (loss) of an Associate and Joint Ventures</b>            | -                        | -                             | -                        | -                        | -                        | <b>(11.18)</b>           | <b>(36.09)</b>           |
| <b>Profit/(loss) for the period (VII+VIII)</b>                                    | <b>369.95</b>            | <b>(685.68)</b>               | <b>(112.47)</b>          | <b>(837.39)</b>          | <b>142.95</b>            | <b>(850.61)</b>          | <b>105.04</b>            |
| <b>VIII Other Comprehensive Income</b>  |                          |                               |                          |                          |                          |                          |                          |
| A(i) Items that will not be reclassified to profit or                             |                          |                               |                          |                          |                          |                          |                          |
| (a) gain/(loss) of defined benefit obligation                                     | 47.23                    | (43.63)                       | (16.60)                  | 22.67                    | 48.32                    | 22.67                    | 48.32                    |
| (b) gain/(loss) on change in fair value of equity instruments                     | (1.05)                   | 2.01                          | (4.02)                   | 0.05                     | (2.92)                   | 0.05                     | (2.92)                   |
| A(ii) Income tax related to items that will not be reclassified to profit or loss | (13.14)                  | 12.14                         | 3.58                     | (6.31)                   | (13.31)                  | (6.31)                   | (13.31)                  |
| <b>Total Other Comprehensive Income for the period (A(i+ii))</b>                  | <b>33.04</b>             | <b>(29.48)</b>                | <b>(17.04)</b>           | <b>16.41</b>             | <b>32.09</b>             | <b>16.41</b>             | <b>32.09</b>             |
| <b>IX Total Comprehensive Income for the period (VII+VIII)</b>                    | <b>402.99</b>            | <b>(715.16)</b>               | <b>(129.51)</b>          | <b>(820.98)</b>          | <b>175.04</b>            | <b>(834.20)</b>          | <b>137.13</b>            |
| <b>X Paid up equity share capital</b><br>(Face value of Rs. 10 per share)         | 738.38                   | 738.38                        | 738.38                   | 738.38                   | 738.38                   | 738.38                   | 738.38                   |
| <b>XI Basic and diluted earnings per share (not annualised) (Rs.)</b>             | 5.01                     | (9.29)                        | (1.52)                   | (11.34)                  | 1.94                     | (11.52)                  | 1.42                     |

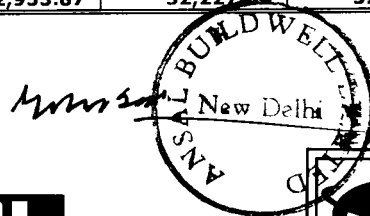


**Notes to the Audited Financial Results for the Quarter and Year Ended March 31, 2019:**

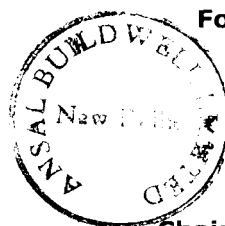
**1 Statement of Assets & Liabilities as at March 31, 2019**

(INR in lakhs)

| Particulars  | Standalone                           |                                      | Consolidated                         |                                      |
|--|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
|  | As at<br>March 31, 2019<br>(Audited) | As at<br>March 31, 2018<br>(Audited) | As at<br>March 31, 2019<br>(Audited) | As at<br>March 31, 2018<br>(Audited) |
| <b>ASSETS</b>  |                                      |                                      |                                      |                                      |
| <b>Non-current assets</b>                                |                                      |                                      |                                      |                                      |
| Property, plant and equipment                            | 293.78                               | 373.21                               | 293.78                               | 373.21                               |
| Intangible assets  | 2.65                                 | 0.38                                 | 2.65                                 | 0.38                                 |
| Investment in subsidiaries, associate and joint ventures | 1,126.97                             | 1,126.97                             | 1,113.55                             | 1,124.73                             |
| Financial assets   |                                      |                                      |                                      |                                      |
| - Investment in equity instruments                       | 5.68                                 | 5.63                                 | 5.68                                 | 5.63                                 |
| - Security deposits                                      | 138.02                               | 111.95                               | 138.02                               | 111.95                               |
| Deferred tax assets (net)                                | 283.20                               | 293.69                               | 283.20                               | 293.69                               |
| Other non-current assets                                 | 496.88                               | 434.40                               | 506.63                               | 444.15                               |
| <b>Total non-current assets</b>                          | <b>2,347.18</b>                      | <b>2,346.23</b>                      | <b>2,343.51</b>                      | <b>2,353.74</b>                      |
| <b>Current assets</b>                                    |                                      |                                      |                                      |                                      |
| Inventories  | 23,192.89                            | 22,617.68                            | 25,038.03                            | 24,462.82                            |
| Financial assets   |                                      |                                      |                                      |                                      |
| - Trade receivables                                      | 501.90                               | 663.81                               | 501.90                               | 663.81                               |
| - Cash and cash equivalents                              | 135.93                               | 78.94                                | 137.28                               | 81.45                                |
| - Other bank balances                                    | 620.30                               | 604.31                               | 620.30                               | 604.31                               |
| - Security deposits                                      | 6.18                                 | 6.33                                 | 6.18                                 | 6.33                                 |
| Other current assets                                     | 6,149.49                             | 5,910.64                             | 4,335.90                             | 4,098.01                             |
| <b>Total current assets</b>                              | <b>30,606.69</b>                     | <b>29,881.71</b>                     | <b>30,639.59</b>                     | <b>29,916.73</b>                     |
| <b>Total assets</b>                                      | <b>32,953.87</b>                     | <b>32,227.94</b>                     | <b>32,983.10</b>                     | <b>32,270.47</b>                     |
| <b>EQUITY AND LIABILITIES</b>                            |                                      |                                      |                                      |                                      |
| <b>Equity</b>  |                                      |                                      |                                      |                                      |
| Equity share capital                                     | 738.38                               | 738.38                               | 738.38                               | 738.38                               |
| Other equity   | 8,442.37                             | 9,307.88                             | 8,418.85                             | 9,297.59                             |
| <b>Total equity</b>                                      | <b>9,180.75</b>                      | <b>10,046.26</b>                     | <b>9,157.23</b>                      | <b>10,035.97</b>                     |
| <b>Liabilities</b>                                       |                                      |                                      |                                      |                                      |
| <b>Non-current liabilities</b>                           |                                      |                                      |                                      |                                      |
| Financial liabilities                                    |                                      |                                      |                                      |                                      |
| - Borrowings   | 2,697.20                             | 3,286.15                             | 2,697.20                             | 3,286.15                             |
| - Other financial liabilities                            | 265.86                               | 263.43                               | 265.86                               | 263.43                               |
| Provisions   | 488.36                               | 501.77                               | 488.36                               | 501.77                               |
| Other non-current liabilities                            | 454.90                               | 455.57                               | 454.90                               | 455.57                               |
| <b>Total non-current liabilities</b>                     | <b>3,906.32</b>                      | <b>4,506.91</b>                      | <b>3,906.32</b>                      | <b>4,506.91</b>                      |
| <b>Current liabilities</b>                               |                                      |                                      |                                      |                                      |
| Financial liabilities                                    |                                      |                                      |                                      |                                      |
| - Borrowings   | 3,696.10                             | 2,962.78                             | 3,697.60                             | 2,964.28                             |
| - Trade payables   | 731.14                               | 830.20                               | 731.14                               | 830.20                               |
| - Other financial liabilities                            | 1,985.07                             | 2,181.60                             | 1,985.08                             | 2,181.60                             |
| Provisions   | 261.56                               | 276.50                               | 261.56                               | 276.50                               |
| Current tax liabilities (net)                            | 4.00                                 | 119.53                               | 4.00                                 | 119.53                               |
| Other current liabilities                                | 13,188.93                            | 11,304.15                            | 13,240.17                            | 11,355.47                            |
| <b>Total current liabilities</b>                         | <b>19,866.80</b>                     | <b>17,674.76</b>                     | <b>19,919.55</b>                     | <b>17,727.58</b>                     |
| <b>Total liabilities</b>                                 | <b>23,773.12</b>                     | <b>22,181.67</b>                     | <b>23,825.87</b>                     | <b>22,234.50</b>                     |
| <b>Total equity and liabilities</b>                      | <b>32,953.87</b>                     | <b>32,227.94</b>                     | <b>32,983.10</b>                     | <b>32,270.47</b>                     |



- 2 The above audited financial results have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on May 30, 2019.
- 3 In line with the provisions of Ind AS 108 - Operating Segments, the operations of the Company fall primarily under Real Estate Development/Construction business, which is considered to be the only reportable segment.
- 4 Effective from April 01, 2018, the company has adopted Ind AS 115 "Revenue from contract with customer". The adoption of standard did not have any material impact to the financial statement of the Company.
- 5 The standalone figures of the quarter ended March 31, 2019 and March 31, 2018 are the balancing figures between audited figures in respect of the full financial year and the year to date figures upto the third quarter.
- 6 The company has made the provision for interest on principal refund amount payable to customers related to Jaipur project of Rs. 761.68 Lakhs in the year ended March 31, 2019. However there is no impact of interest provision on profitability as the same has been treated according to the Ind AS.
- 7 The figures of previous quarter/ year have been re-grouped, wherever necessary, for the purpose of comparison.

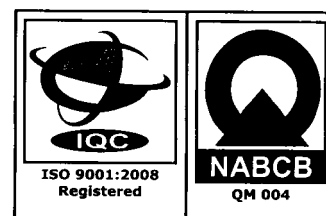


**For and on Behalf of the Board  
Ansal Buildwell Limited**

*Gopal Ansal*

**GOPAL ANSAL  
Chairman cum Managing Director  
DIN: 00014172**

Place: - New Delhi  
Date: - May 30, 2019





**I.P. PASRICHA & CO.**  
CHARTERED ACCOUNTANTS

A-31A, 1st Floor, Ring Road  
Rajouri Garden, New Delhi-110027  
Phones : 25418722, 25111233  
Mob : 9811048429, 9810774806  
E-mail : [ippasricha@capasricha.com](mailto:ippasricha@capasricha.com)  
[maneet@capasricha.com](mailto:maneet@capasricha.com)

**Independent Auditor's Report on Quarterly/Year to Date Standalone Financial Results of Ansal Buildwell Limited Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

To  
Board of Directors of  
Ansal Buildwell Limited

We have audited the accompanying statement of standalone IND AS financial results of Ansal Buildwell Limited ('the Company') for the quarter/ year ended March 31, 2019 ("the Statement") being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. These standalone financial results are based on the standalone financial statements for the year ended March 31, 2019, prepared in accordance with the accounting principles generally accepted in India, including Indian Accounting Standard ('IND AS') specified under Section 133 of the Companies Act, 2013 ('the Act') and published standalone year to date figures upto the end of the third quarter of the financial year prepared in accordance with the recognition and measurement principles laid down in IND AS 34, Interim Financial Reporting, specified under Section 133 of the Act, and SEBI Circulars CIR/CFD/CMD/15/2015 dated November 30, 2015 and CIR/CFD/FAC/62/2016 dated July 5, 2016, which are the responsibility of the Company's management and have been approved by the Board of Directors. Our responsibility is to express an opinion on these standalone financial results based on our audit of the standalone financial statements for the year ended March 31, 2019 and our review of standalone financial results for the nine months period ended December 31, 2018.

We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts disclosed in the Statement. An audit also includes evaluating the appropriateness of the accounting policies used, reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the Statement. We believe that audit evidence we obtained is sufficient and appropriate to provide a basis for our audit opinion.



In our opinion and to the best of our information and according to the explanations given to us the standalone financial results:

- i. have been presented in accordance with the requirements of the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circulars CIR/CFD/CMD/15/2015 dated November 30, 2015 and CIR/CFD/FAC/62/2016 dated July 5, 2016, including the manner in which it is to be disclosed in the regard; and
- ii. give a true and fair view of the standalone net profit (including other comprehensive income) and other financial information of the company in conformity with the aforesaid Accounting Principles Generally Accepted in India, including IND AS specified under Section 133 of the Act for the year ended March 31, 2019.
- iii. we have not reviewed the financial results and other financial information for the quarter and year ended March 31, 2019 which have been presented solely based on financial information complied by the management.
- iv. for the quarter ended March 31, 2019 being the balancing figures upto the third quarter of the current financial year which were limited reviewed by us.

for **I. P. Pasricha & Co.**

Chartered Accountants

ICAI Firm Registration number: 000120N



**Manoj Prakash Singh**

Partner

Membership number: 516612

New Delhi

30.05.2019



**I.P. PASRICHA & CO.**  
CHARTERED ACCOUNTANTS

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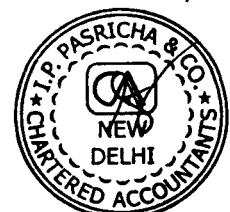
**Independent Auditor's Report on Consolidated Year to Date Results of Ansal Buildwell Limited Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

To  
Board of Directors  
Ansal Buildwell Limited

We have audited the accompanying statement of consolidated IND AS financial results of Ansal Buildwell Limited ('the Holding Company'), its subsidiaries (the Holding Company and its subsidiaries as together referred to as "the group") for the quarter/ year ended March 31, 2019 ("the Statement") being submitted by the holding company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. These consolidated financial results are based on the consolidated financial statements for the year ended March 31, 2019, prepared in accordance with the accounting principles generally accepted in India, including Indian Accounting Standard ('IND AS') specified under Section 133 of the Companies Act, 2013 ('the Act') and published consolidated year to date figures upto the end of the third quarter of the financial year prepared in accordance with the recognition and measurement principles laid down in IND AS 34, Interim Financial Reporting, specified under Section 133 of the Act, and SEBI Circulars CIR/CFD/CMD/15/2015 dated November 30, 2015 and CIR/CFD/FAC/62/2016 dated July 5, 2016, which are the responsibility of the Holding Company's management and have been approved by the Board of Directors. Our responsibility is to express an opinion on these consolidated financial results based on our audit of the consolidated financial statements for the year ended March 31, 2019.

We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts disclosed in the Statement. An audit also includes evaluating the appropriateness of the accounting policies used and reasonableness of significant estimates made by management, as well as evaluating the overall presentation of the Statement. We believe that audit evidence we obtained is sufficient and appropriate to provide a basis for our audit opinion.

The consolidated financial statements also include the Group's share of net profit/ (loss) (including other comprehensive income) using the equity method, of Rs. (0.93) Lakhs for the year ended March 31, 2019, as considered in the consolidated financial results, in respect of 1 associate and Rs. (10.26) Lakhs for the year ended March 31, 2019, as considered in the financial results, in respect of five joint venture companies, whose financial statements have not been audited by us. These financial statements have been audited by



other auditors whose reports have been furnished to us by the Management and our opinion on the statement, in so far as it relates to the aforesaid associate and joint ventures is based solely on the reports of the other auditors.

Our opinion on the consolidated annual financial results is not modified in respect of these matters with respect to our reliance on the work done and the reports of the other auditors.

In our opinion and to the best of our information and according to the explanations given to us and based on consolidation of reports of the other auditors on separate financial statements of associates and on the audited financial information of the Joint Ventures, these consolidated years to date financial results:

I. include the year to date financial results of the following entities as on 31<sup>st</sup> March, 2019 and for the year ended thereon:

**a. Subsidiaries**

- i. Ansal Real Estate Developers Private Limited
- ii. Lancers Resorts & Tours Private Limited
- iii. Potent Housing & Construction Private Limited
- iv. Sabina Park Resorts & Marketing Private Limited
- v. Triveni Apartments Private Limited

**b. Associates**

- i. Aadharshila Towers Private Limited

**c. Jointly Controlled Entities**

- i. Ansal Crown Infrabuild Private Limited
- ii. Ansal JKD Pearls Developers Private Limited
- iii. Incredible Real Estate Private Limited
- iv. Southern Buildmart Private Limited
- v. Sunmoon Buildmart Private Limited

II. have been presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 in this regard; and

III. give true and fair view of the consolidated net profit and other financial information for the period from April 01, 2018 to March 31, 2019.

for **I. P. Pasricha & Co.**

Chartered Accountants

ICAI Firm Registration number: 000120N

  
**Manmeet Pal Singh**  
Partner

Membership number: 516612

New Delhi  
30.05.2019

# ANSAL BUILDWELL LTD.

(AN ISO 9001:2008 CERTIFIED COMPANY)

30<sup>th</sup> May, 2019

Listing Compliance Cell  
The Bombay Stock Exchange Ltd.  
Phoroze Jeejeebhoy Towers,  
Dalal Street,  
Mumbai – 400001

**Company Code: 523007**

**Sub: Declaration with respect to unmodified opinion of the Statutory Auditors on the Standalone and Consolidated Audited Financial Results for the quarter and year ended 31<sup>st</sup> March, 2019**

Dear Sir,

Pursuant to Regulation 33(3)(d) of the Securities Exchange Board of India (Listing obligations and Disclosure Requirements) Regulation, 2015, as amended vide Notification No. SEBI/LAD-NRO/GN/2016-17/001 dated 25<sup>th</sup> May, 2016, Circular No. CIR/CFD/CMD/56/2016 dated 27<sup>th</sup> May, 2016 and Circular No. DCS/COMP/04/2016-17 dated 1<sup>st</sup> June, 2016, we hereby declare that M/s I.P. Pasricha & Company, Chartered Accountants (Firm Registration No. 000120N), Statutory Auditors of our Company, have issued the Auditors Report with unmodified opinion on the Standalone and Consolidated Audited Financial Results of the Company for the quarter and year ended 31<sup>st</sup> March, 2019.

Kindly take the above information on your records.

Thanking you,

Yours faithfully,  
For ANSAL BUILDWELL LIMITED

*Gopal Ansal*

(Gopal Ansal)  
Chairman cum Managing Director  
DIN: 00014172



**ANSAL  
BUILDWELL**

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