

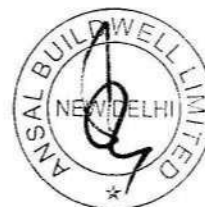
# ANSAL BUILDWELL LTD.

(AN ISO 9001:2008 CERTIFIED COMPANY)

## Statement of Standalone Unaudited Financial Results for the Quarter & Half Year Ended September 30, 2021

(INR in lakhs except EPS)

Particulars	Standalone					
	Quarter ended			Half year ended		Year ended
	September 30, 2021 (Unaudited)	June 30, 2021 (Unaudited)	September 30, 2020 (Unaudited)	September 30, 2021 (Unaudited)	September 30, 2020 (Unaudited)	March 31, 2021 (Audited)
<b>I</b> Revenue from Operations	11,805.64	595.79	2,070.22	12,401.43	2,139.40	7,296.96
<b>II</b> Other Income	112.95	46.10	44.92	159.05	77.56	220.87
<b>III</b> Total Income (I+II)	<b>11,918.59</b>	<b>641.89</b>	<b>2,115.14</b>	<b>12,560.48</b>	<b>2,216.96</b>	<b>7,517.83</b>
<b>IV</b> Expenses						
Cost of construction	9,803.13	250.57	1,280.47	10,053.70	1,320.38	4,616.87
Employee benefits expense	179.52	145.09	172.44	324.61	356.19	806.47
Finance costs	146.36	128.19	330.73	274.55	436.35	848.26
Depreciation and amortisation expense	117.43	76.67	33.19	194.10	76.33	135.77
Other expenses	111.38	73.30	111.45	184.68	175.17	381.82
<b>Total Expenses</b>	<b>10,357.82</b>	<b>673.82</b>	<b>1,928.28</b>	<b>11,031.64</b>	<b>2,364.42</b>	<b>6,789.19</b>
<b>V</b> Profit/(loss) before tax (III-IV)	<b>1,560.77</b>	<b>(31.93)</b>	<b>186.86</b>	<b>1,528.84</b>	<b>(147.46)</b>	<b>728.64</b>
<b>VI</b> Tax expense						
Current tax	85.18			85.18		174.70
Deferred tax	51.46	3.25	16.68	54.71	10.92	(152.81)
	<b>136.64</b>	<b>3.25</b>	<b>16.68</b>	<b>139.89</b>	<b>10.92</b>	<b>21.89</b>
<b>VII</b> Profit/(loss) for the period (V-VI)	<b>1,424.13</b>	<b>(35.18)</b>	<b>170.18</b>	<b>1,388.95</b>	<b>(158.38)</b>	<b>706.75</b>
<b>VIII</b> Other Comprehensive Income						
A(i) Items that will not be reclassified to profit or loss						
(a) gain/(loss) of defined benefit obligation	(34.61)	17.76	1.41	(16.85)	2.90	(11.81)
(b) gain/(loss) on change in fair value of equity instruments	(0.09)	0.31	(0.56)	0.22	(0.37)	0.45
A(ii) Income tax related to items that will not be reclassified to profit or loss	9.00	(4.62)	(0.37)	4.38	(0.75)	3.07
<b>Total Other Comprehensive Income for the period (A(i+ii))</b>	<b>(25.70)</b>	<b>13.45</b>	<b>0.48</b>	<b>(12.25)</b>	<b>1.78</b>	<b>(8.29)</b>
<b>IX</b> Total Comprehensive Income for the period (VII+VIII)	<b>1,398.43</b>	<b>(21.73)</b>	<b>170.66</b>	<b>1,376.70</b>	<b>(156.60)</b>	<b>698.46</b>
<b>X</b> Paid up equity share capital (Face value of Rs. 10 per share)	738.38	738.38	738.38	738.38	738.38	738.38
<b>XI</b> Basic and diluted earnings per share (not annualised) (Rs.)	19.29	(0.48)	2.30	18.81	(2.14)	9.57



**ANSAL  
BUILDWELL**

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@ansalbl.com, Website: www.ansalbl.com

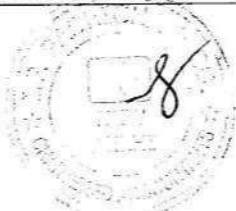
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**Ansal Buildwell Limited**  
**Statement of Assets & Liabilities as at September 30, 2021 (Unaudited)**

(INR in lakhs)

Particulars	As at September 30, 2021 (Unaudited)	As at March 31, 2021 (Audited)
<b>Non-current assets</b>		
Property, plant and equipment	288.52	294.28
Right of use assets	357.11	27.35
Intangible assets	2.97	3.45
Investment in subsidiaries, associate and joint ventures	4,413.04	1,126.97
Financial assets		
- Investments	2.58	2.36
- Security deposits	149.79	142.43
Deferred tax assets (net)	351.67	402.01
Other non-current assets	402.07	402.07
<b>Total non-current assets</b>	<b>5,967.75</b>	<b>2,400.92</b>
<b>Current assets</b>		
Inventories	21,822.65	21,869.87
Financial assets		
- Trade receivables	1,304.13	1,865.96
- Cash and cash equivalents	1,385.63	1,113.34
- Other bank balances	676.87	639.95
- Security deposits	6.08	6.08
Current tax assets (Net)	97.13	-
Other current assets	5,894.33	7,965.61
<b>Total current assets</b>	<b>31,186.82</b>	<b>33,460.81</b>
<b>Total assets</b>	<b>37,154.57</b>	<b>35,861.73</b>
<b>Equity and liabilities</b>		
<b>Equity</b>		
Share capital	738.38	738.38
Other equity	10,582.92	9,206.22
<b>Total equity</b>	<b>11,321.30</b>	<b>9,944.60</b>
<b>Liabilities</b>		
<b>Non-current liabilities</b>		
Financial liabilities		
- Borrowings	1,510.47	1,785.39
- Lease Liabilities	296.00	3.53
- Other financial liabilities	276.03	275.49
Provisions	352.03	399.21
Other non-current liabilities	454.08	453.59
<b>Total non-current liabilities</b>	<b>2,888.61</b>	<b>2,917.21</b>
<b>Current liabilities</b>		
Financial liabilities		
- Borrowings	2,195.21	2,205.41
- Trade payables	540.97	619.02
- Lease Liabilities	152.59	34.38
- Other financial liabilities	1,831.86	2,093.53
Other current liabilities	17,955.91	17,716.86
Provisions	268.12	299.65
Current tax liabilities (net)	-	31.07
<b>Total current liabilities</b>	<b>22,944.66</b>	<b>22,999.92</b>
<b>Total liabilities</b>	<b>25,833.27</b>	<b>25,917.13</b>
<b>Total equity and liabilities</b>	<b>37,154.57</b>	<b>35,861.73</b>



**ansal**  
**BUILDWELL**



**ANSAL BUILDWELL LIMITED**  
**Standalone Statement of Cash Flow as on September 30, 2021 (Unaudited)**

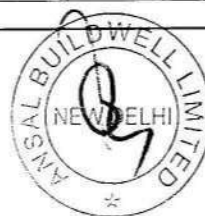
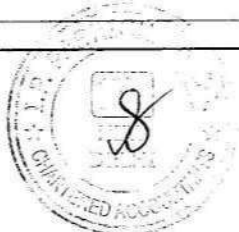
(INR in lakhs)

	For the period ended September 30, 2021 (Unaudited)	For the period ended September 30, 2020 (Unaudited)
<b>A. CASH FLOW FROM OPERATING ACTIVITIES</b>		
Profit before tax	1,528.84	(147.46)
<b>Adjustments for:</b>		
Depreciation and amortisation expenses	200.37	81.90
Interest income from:		
- Debts, deposits, loans and advances, etc.	(14.65)	(11.60)
Interest expenses		
- On borrowings	293.74	450.12
- Others	11.77	17.67
Loss/ (Gain) on sale of property, plant and equipment	(4.73)	(0.13)
	<b>486.00</b>	<b>537.96</b>
<b>Operating profit before working capital changes</b>	<b>2,014.84</b>	<b>390.50</b>
<b>Adjustments for:</b>		
(Increase)/decrease in inventories	47.23	(382.25)
(Increase)/decrease in trade receivables	561.83	11.29
(Increase)/decrease in security deposits	(7.36)	0.15
(Increase)/decrease in other assets	2,071.28	(893.23)
Increase/(decrease) in trade payables	(78.05)	11.48
Increase/(decrease) in other financial liabilities	(261.13)	150.78
Increase/(decrease) in provisions	(95.56)	(38.90)
Increase/(decrease) in other liabilities	650.22	1,375.53
	<b>2,888.46</b>	<b>234.85</b>
<b>Cash generated by operating activities</b>	<b>4,903.30</b>	<b>625.35</b>
Income taxes paid (net of tax deducted at source)	(213.38)	(12.32)
	<b>(213.38)</b>	<b>(12.32)</b>
<b>Net cash generated by operating activities</b>	<b>4,689.92</b>	<b>613.03</b>
<b>B. CASH FLOW FROM INVESTING ACTIVITIES</b>		
Purchase of property, plant and equipment	(526.65)	(28.75)
Proceeds from sale of property, plant and equipment	7.49	0.30
Purchase of current and non-current investments	(3,286.07)	
Interest received	14.65	11.60
Bank balances not considered as cash and cash equivalents		
- Placed during the year	(36.92)	(1.25)
	<b>(3,827.50)</b>	<b>(18.10)</b>
<b>Net cash (used) in investing activities</b>		
<b>C. CASH FLOW FROM FINANCING ACTIVITIES</b>		
Proceeds from borrowings	0.26	(6.24)
Repayment of borrowings	(285.12)	(11.13)
Interest paid	(305.01)	(467.79)
	<b>(589.87)</b>	<b>(485.16)</b>
<b>Net cash used in financing activities</b>		
<b>NET(DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS (A + B + C)</b>	<b>277.55</b>	<b>109.77</b>
Cash and cash equivalents at the beginning of the year	(248.37)	(1,715.58)
<b>Cash and cash equivalents at the end of the year</b>	<b>24.18</b>	<b>(1,605.81)</b>

**Reconciliation of Cash & Cash equivalents as per the Standalone Statement of Cash Flows:**

Cash and cash equivalents as per the above comprise of the followings:

<b>Cash and cash equivalents</b>	1385.63	331.71
Less: Bank Overdraft repayable on demand	(1361.45)	(1937.52)
<b>Cash and cash equivalents as per Standalone Statement of Cash Flow</b>	<b>24.18</b>	<b>(1,605.81)</b>

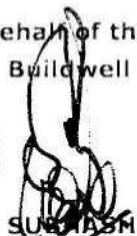


**Notes to statement of Standalone Unaudited Financial Results for the Quarter & Half Year ended September 30, 2021**

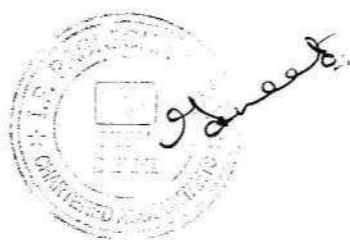
- 1 The unaudited standalone financial results have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on November 12, 2021.
- 2 In line with the provisions of Ind AS 108 - Operating Segments, the operations of the Company fall primarily under Real Estate Development/Construction business, which is considered to be the only reportable segment.
- 3 The company has made provision of interest on principal refund amount payable to customers related to Jaipur project of Rs. 500.85 Lakhs up to the period ended September 30, 2021.
- 4 The figures of previous quarter/ year have been re-grouped, wherever necessary, for the purpose of comparison.
- 5 The Company has considered the possible effects that may result from the pandemic relating to COVID-19 on the carrying amounts of receivables, unbilled revenues, goodwill and intangible assets. In developing the assumptions relating to the possible future uncertainties in the economic conditions because of this pandemic, the Company, as at the date of approval of these financial statements, has used internal and external sources of information on the expected future performance of the Company. The impact of COVID-19 on the Company's financial statements may differ from that estimated as at the date of approval of these financial statements.

Place:- New Delhi  
Date:- November 12, 2021

For and on Behalf of the Board  
Ansal Buildwell Limited



SUSHAM VERMA  
Director  
DIN: 00017439





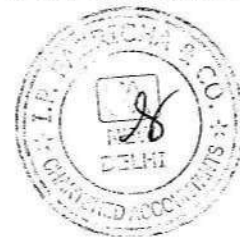
A-31A, 1st Floor, Ring Road  
Rajouri Garden, New Delhi-110027  
Phones : 25418722, 25111233  
Mob : 9811048429, 9810774806  
E-mail : ippasricha@capasricha.com  
maneet@capasricha.com

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

**Limited Review Report on Unaudited Quarterly and Year-to-Date Standalone Financial Results of Ansal Buildwell Limited under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

TO THE BOARD OF DIRECTORS OF  
ANSAL BUILDWELL LIMITED

1. We have reviewed the accompanying statement of standalone unaudited financial results of **ANSAL BUILDWELL LIMITED** ('the company') for the quarter ended 30<sup>th</sup> September, 2021 and year to date results for the period from 1<sup>st</sup> April, 2021 to 30<sup>th</sup> September, 2021 ("the statement").
2. This statement, which is the responsibility of the Company's management and approved by the Board of Directors, which has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 (Ind AS 34) "*Interim Financial Reporting*" prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder; or by the Institute of Chartered Accountants of India, as applicable and other accounting principles generally accepted in India. Our responsibility is to issue a report on these financial statements based on our review.
3. We conducted our review of the statement in accordance with the Standard on Review Engagements (SRE) 2410 "*Review of Interim Financial Information performed by the Independent Auditor of the Entity*", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the unaudited financial results are free from material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results, prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of SEBI (Listing Obligation and Disclosure Requirement) Regulation, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. Further as per the verdict, dated 8<sup>th</sup> November, 2021 the CMD has been taken into judicial custody. However, as informed to us by the Senior Management, the day to day operations of the company are going smoothly.



Our Conclusion is not modified in respect of this matter.

**For I.P. Pasricha & Co.**

Chartered Accountants

FRN No. 000120N



**Maneet Pal Singh**

Partner

Membership No. 516612

UDIN: 21516612AAAAHM9644

Place: New Delhi

Date: 12.11.2021

# ANSAL BUILDWELL LTD.

(AN ISO 9001:2008 CERTIFIED COMPANY)

## Statement of Consolidated Unaudited Financial Results for the Quarter & Half Year Ended September 30, 2021

(INR in lakhs except EPS)

Particulars	Consolidated					
	Quarter ended			Half year ended		Year ended
	September 30, 2021 (Unaudited)	June 30, 2021 (Unaudited)	September 30, 2020 (Unaudited)	September 30, 2021 (Unaudited)	September 30, 2020 (Unaudited)	March 31, 2021 (Audited)
<b>I Revenue from Operations</b>	11,805.64	595.79	2,070.22	12,401.43	2,139.40	7,296.96
<b>II Other Income</b>	115.61	46.10	44.92	161.71	77.56	220.87
<b>III Total Income (I+II)</b>	<b>11,921.25</b>	<b>641.89</b>	<b>2,115.14</b>	<b>12,563.14</b>	<b>2,216.96</b>	<b>7,517.83</b>
<b>IV Expenses</b>						
Cost of construction	9,803.13	250.57	1,280.47	10,053.70	1,320.38	4,616.87
Employee benefits expense	179.52	145.09	177.44	324.61	356.19	806.47
Finance costs	146.36	128.19	330.73	274.55	436.35	848.26
Depreciation and amortisation expense	118.15	76.67	33.19	194.82	76.33	135.77
Other expenses	111.64	73.30	111.60	184.94	175.34	385.39
<b>Total Expenses</b>	<b>10,358.80</b>	<b>673.82</b>	<b>1,928.43</b>	<b>11,032.62</b>	<b>2,364.59</b>	<b>6,792.76</b>
<b>V Profit/(loss) before tax (III-IV)</b>	<b>1,562.45</b>	<b>(31.93)</b>	<b>186.71</b>	<b>1,530.52</b>	<b>(147.63)</b>	<b>725.07</b>
<b>VI Tax expense</b>						
Current tax	85.68			85.68		174.70
Deferred tax	51.86	3.25	16.68	55.11	10.92	(152.81)
	<b>137.54</b>	<b>3.25</b>	<b>16.68</b>	<b>140.79</b>	<b>10.92</b>	<b>21.89</b>
<b>VII Profit/(loss) for the period (V-VI)</b>	<b>1,424.91</b>	<b>(35.18)</b>	<b>170.03</b>	<b>1,389.73</b>	<b>(158.55)</b>	<b>703.18</b>
<b>VIII Share of profit/ (loss) of an Associate and Joint Ventures</b>	(8.25)	(0.95)	(0.67)	(9.20)	(1.36)	(35.09)
<b>IX Profit/(loss) for the period (VII+VIII)</b>	<b>1,416.66</b>	<b>(36.13)</b>	<b>169.36</b>	<b>1,380.53</b>	<b>(159.91)</b>	<b>668.09</b>
<b>X Other Comprehensive Income</b>						
A(i) Items that will not be reclassified to profit or loss						
(a) gain/(loss) of defined benefit obligation	(34.61)	17.76	1.41	(16.85)	2.90	(11.81)
(b) gain/(loss) on change in fair value of equity instruments	(0.09)	0.31	(0.56)	0.22	(0.37)	0.45
A(ii) Income tax related to items that will not be reclassified to profit or loss	9.00	(4.62)	(0.37)	4.38	(0.75)	3.07
<b>Total Other Comprehensive Income for the period (A(i+ii))</b>	<b>(25.70)</b>	<b>13.45</b>	<b>0.48</b>	<b>(12.25)</b>	<b>1.78</b>	<b>(8.29)</b>
<b>XI Total Comprehensive Income for the period (IX + X)</b>	<b>1,390.96</b>	<b>(22.68)</b>	<b>169.84</b>	<b>1,368.28</b>	<b>(158.13)</b>	<b>659.80</b>
<b>XII Paid up equity share capital</b>	738.38	738.38	738.38	738.38	738.38	738.38
(Face value of Rs. 10 per share)						
<b>XIII Basic and diluted earnings per share (not annualised) (Rs.)</b>	19.19	(0.49)	2.29	18.70	(2.17)	9.05



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  
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 CIN : L45201DL1983PLC017225



**Ansal Buildwell Limited**  
**Consolidated Statement of Assets & Liabilities as at September 30, 2021 (Unaudited)**

Particulars	As at September 30, 2021 (Unaudited)	As at March 31, 2021 (Audited)
<b>Non-current assets</b>		
Property, plant and equipment	294.10	294.28
Right of use assets	357.11	27.35
Intangible assets	2.97	3.45
Investment in subsidiaries, associate and joint ventures	3,906.25	1,039.99
Financial assets		
- Investments	2.58	2.36
- Security deposits	201.38	142.43
Deferred tax assets (net)	341.62	402.55
Other non-current assets	1,196.42	411.82
<b>Total non-current assets</b>	<b>6,302.43</b>	<b>2,324.23</b>
<b>Current assets</b>		
Inventories	31,751.84	23,259.53
Financial assets		
- Trade receivables	1,310.47	1,955.13
- Cash and cash equivalents	1,406.01	1,115.25
- Other bank balances	805.17	639.95
- Security deposits	6.08	6.08
Current tax assets (Net)	94.40	-
Other current assets	4,639.18	6,465.96
<b>Total current assets</b>	<b>40,013.15</b>	<b>33,441.90</b>
<b>Total assets</b>	<b>46,315.58</b>	<b>35,766.13</b>
<b>Equity and liabilities</b>		
<b>Equity</b>		
Share capital	738.38	738.38
Other equity	10,480.89	9,107.32
<b>Total equity</b>	<b>11,219.27</b>	<b>9,845.70</b>
<b>Liabilities</b>		
<b>Non-current liabilities</b>		
Financial liabilities		
- Borrowings	1,510.47	1,785.39
- Lease Liabilities	296.00	3.53
- Other financial liabilities	276.03	275.49
Provisions	352.03	399.21
Other non-current liabilities	454.08	453.59
<b>Total non-current liabilities</b>	<b>2,888.61</b>	<b>2,917.21</b>
<b>Current liabilities</b>		
Financial liabilities		
- Borrowings	2,315.79	2,206.91
- Trade payables	1,141.33	619.02
- Lease Liabilities	152.59	34.38
- Other financial liabilities	1,945.95	2,093.53
Other current liabilities	26,383.92	17,718.66
Provisions	268.12	299.65
Current tax liabilities (net)	-	31.07
<b>Total current liabilities</b>	<b>32,207.70</b>	<b>23,003.22</b>
<b>Total liabilities</b>	<b>35,096.31</b>	<b>25,920.43</b>
<b>Total equity and liabilities</b>	<b>46,315.58</b>	<b>35,766.13</b>





	For the period ended September 30, 2021 (Unaudited)	For the period ended September 30, 2020 (Unaudited)
<b>A. CASH FLOW FROM OPERATING ACTIVITIES</b>		
Profit before tax	1,530.52	(147.63)
<b>Adjustments for:</b>		
Depreciation and amortisation expenses	201.09	81.90
Interest income from:		
- Debts, deposits, loans and advances, etc.	(16.47)	(11.60)
Interest expenses		
- On borrowings	293.24	457.14
- Others	11.77	17.67
Loss/ (Gain) on sale of property, plant and equipment	(5.57)	(0.13)
	<b>484.06</b>	<b>544.98</b>
<b>Operating profit before working capital changes</b>	<b>2,014.58</b>	<b>397.35</b>
<b>Adjustments for:</b>		
(Increase)/decrease in inventories	(8,492.31)	(382.27)
(Increase)/decrease in trade receivables	644.66	151.12
(Increase)/decrease in security deposits	(58.95)	0.17
(Increase)/decrease in other assets	1,042.18	(1,033.05)
Increase/(decrease) in trade payables	522.31	11.48
Increase/(decrease) in other financial liabilities	(147.04)	150.78
Increase/(decrease) in provisions	(95.56)	(38.90)
Increase/(decrease) in other liabilities	9,076.43	1,375.67
	<b>2,491.72</b>	<b>235.00</b>
<b>Cash generated by operating activities</b>	<b>4,506.30</b>	<b>632.35</b>
Income taxes paid (net of tax deducted at source)	(211.15)	(12.32)
	<b>(211.15)</b>	<b>(12.32)</b>
<b>Net cash generated by operating activities</b>	<b>4,295.15</b>	<b>620.03</b>
<b>B. CASH FLOW FROM INVESTING ACTIVITIES</b>		
Purchase of property, plant and equipment	(526.65)	(28.75)
Proceeds from sale of property, plant and equipment	8.33	0.30
Purchase of current and non-current investments	(2,866.27)	
Interest received	16.47	11.60
Bank balances not considered as cash and cash equivalents		
- Placed during the year	(165.22)	(1.25)
<b>Net cash (used) in investing activities</b>	<b>(3,533.34)</b>	<b>(18.10)</b>
<b>C. CASH FLOW FROM FINANCING ACTIVITIES</b>		
Proceeds from borrowings	(274.66)	(6.24)
Repayment of borrowings	108.88	(11.13)
Interest paid	(305.01)	(474.81)
<b>Net cash used in financing activities</b>	<b>(470.79)</b>	<b>(492.18)</b>
<b>NET(DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS (A + B + C)</b>	<b>291.02</b>	<b>109.75</b>
Cash and cash equivalents at the beginning of the year	(246.46)	(1,712.90)
<b>Cash and cash equivalents at the end of the year</b>	<b>44.56</b>	<b>(1,603.15)</b>

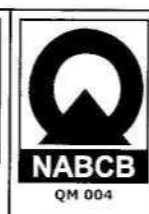
**Reconciliation of Cash & Cash equivalents as per the Consolidated Statement of Cash Flows:**

Cash and cash equivalents as per the above comprise of the followings:

<b>Cash and cash equivalents</b>	1,406.01	334.37
Less: Bank Overdraft repayable on demand	(1,361.45)	(1,937.52)
<b>Cash and cash equivalents as per Standalone Statement of Cash Flow</b>	<b>44.56</b>	<b>(1,603.15)</b>



**ansal**  
**BUILDWELL**



**Notes to statement of Consolidated Unaudited Financial Results for the Quarter & Half Year ended September 30, 2021**

- 1 The unaudited consolidated financial results have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on November 12, 2021.
- 2 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.
- 3 The 11,50,000 Equity Shares (50% Equity Share Capital) of Ansal Crown Infrabuild Pvt Ltd had been transferred in the name of "Ansal Buildwell Limited" on dated 25th June, 2021. Now the company "Ansal Crown Infrabuild Pvt Ltd" has become wholly owned subsidiary company of Ansal Buildwell Limited with effect from the date of transfer of shares.
- 4 The figures of standalone financial results are as follows:

(INR in Lakhs)

Particulars	Quarter Ended			Half Year Ended		Year Ended
	September 30, 2021 (Unaudited)	June 30, 2021 (Unaudited)	September 30, 2020 (Unaudited)	September 30, 2021 (Unaudited)	September 30, 2020 (Unaudited)	March 31, 2021 (Audited)
Total Income*	11,918.59	641.89	2,115.14	12,560.48	2,216.96	7,517.83
Profit before Tax	1,560.77	(31.93)	186.86	1,528.84	(147.46)	728.64
Profit for the period	1,424.13	(35.18)	170.18	1,388.95	(158.38)	706.75

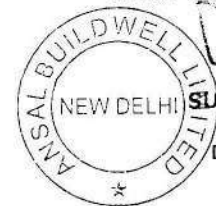
\* Total income includes Revenue from Operations & Other Income

- 5 The company has made provision of interest on principal refund amount payable to customers related to Jaipur project of Rs. 500.85 Lakhs up to the period ended September 30, 2021.
- 6 The figures of previous quarter/ year have been re-grouped, wherever necessary, for the purpose of comparison.
- 7 The Group has considered the possible effects that may result from the pandemic relating to COVID-19 on the carrying amounts of receivables, unbilled revenues, goodwill and intangible assets. In developing the assumptions relating to the possible future uncertainties in the economic conditions because of this pandemic, the Group, as at the date of approval of these financial statements, has used internal and external sources of information on the expected future performance of the Group. The impact of COVID-19 on the Group's financial statements may differ from that estimated as at the date of approval of these financial statements.

Place:- New Delhi  
Date:- November 12, 2021



For and on Behalf of the Board  
Ansal Buildwell Limited



SUBHASH VERMA  
Director  
DIN: 00017439





**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  
maneet@capasricha.com

## **Limited Review Report on Unaudited Quarterly and Year-to-date Consolidated Financial Results of Ansal Buildwell Limited Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

TO THE BOARD OF DIRECTORS OF  
ANSAL BUILDWELL LIMITED

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of **ANSAL BUILDWELL LIMITED** ("the Parent") and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group") and its share of the net profit/(loss) after tax and total comprehensive income/(loss) of its associates and joint ventures for the quarter ended 30<sup>th</sup> September, 2021 and year to date results for the period from 1<sup>st</sup> April, 2021 to 30<sup>th</sup> September 2021 ("the statement"), being submitted by the Parent pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations').
2. This Statement, which is the responsibility of the Parent's management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "*Interim Financial Reporting*" ("Ind AS 34") prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "*Review of Interim Financial Information Performed by the Independent Auditor of the Entity*", issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the circular issued by SEBI under Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.



4. The Statement includes the results of the entities as stated in Annexure 1.
5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of the other auditors referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. We did not review the interim financial information of 1(one) Associate, 4 (Four) Joint Venture & 1(one) Subsidiary included in the Statement, whose interim financial information reflects total net loss after tax of Rs. 0.63 Lakh, Rs. 16.04 Lakh and net profit after tax of Rs. 1.04 Lakh for the quarter ended 30<sup>th</sup> September, 2021 and for the period from 1<sup>st</sup> April, 2021 to 30<sup>th</sup> September, 2021 respectively as considered in the consolidated unaudited financial results. These interim financial information have been reviewed by other auditors whose reports have been furnished to us by the management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these associates and joint ventures is based solely on the report of other auditors and the procedures performed by us as stated in paragraph 3 above.

Further as per the verdict, dated 8<sup>th</sup> November, 2021 the CMD has been taken into judicial custody. However, as informed to us by the Senior Management, the day to day operations of the company are going smoothly.

Our Conclusion is not modified in respect of this matter.

**For I.P. Pasricha & Co.**  
Chartered Accountants  
FRN No. 000120N



**Maneet Pal Singh**  
Partner  
Membership No. 516612  
UDIN: 21516612AAAAHN1887

Place: New Delhi  
Date: 12.11.2021

## Annexure I

List of Subsidiaries, Associates and Joint Venture included in the results:

S.No	Name of Companies	Relationship
1.	Ansal Real Estate Developers Private Limited	Subsidiary
2.	Lancers Resorts & Tours Private Limited	Subsidiary
3.	Potent Housing & Constructions Private Limited	Subsidiary
4.	Sabina Park Resorts & Marketing Private Limited	Subsidiary
5.	Triveni Apartments Private Limited	Subsidiary
6.	Ansal Crown Infrabuild Private Limited	Subsidiary
7.	Aadharshila Towers Private Limited  <b><u>Subsidiaries:-</u></b> <ul style="list-style-type: none"><li>• Bedi Exports Private Limited</li><li>• K.C. Towers Private Limited</li><li>• K.J. Towers Private Limited</li><li>• M.K. Towers Private Limited</li><li>• S.J. Towers &amp; Developers Private Limited</li><li>• S.S Towers Private Limited</li></ul>	Associate
8.	Ansal JKD Pearl Developers Private Limited	Joint Venture
9.	Incredible Real Estate Private Limited	Joint Venture
10.	Southern Buildmart Private Limited	Joint Venture
11.	Sunmoon Buildmart Private Limited	Joint Venture




# ANSAL BUILDWELL LTD.


(AN ISO 9001:2008 CERTIFIED COMPANY)

The Board of Directors  
Ansal Buildwell Ltd.  
118, UFF Prakashdeep Building,  
7, Tolstoy Marg,  
New Delhi - 110001

This is to certify that:

- (a) We have reviewed financial statement for the quarter and six month ended 30<sup>th</sup> September, 2021 and that to the best of our knowledge and belief:
- (i) These statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading.
  - (ii) These statements together present a true and fair view of the Company's affairs and are in compliance with existing accounting standards, applicable laws and regulations.
- (b) There are, to the best of our knowledge and belief, no transactions entered into by the Company during the year which are fraudulent, illegal or violative of the company's code of conduct.
- (c) We accept responsibility for establishing and maintaining internal controls for financial reporting and that we have evaluated the effectiveness of the internal control systems of the company pertaining to financial reporting and we have disclosed to the auditors and the audit committee, deficiencies in the design or operation of internal controls, if any, of which we are aware and the steps we have taken or propose to take to rectify these deficiencies.
- (d) We have indicated to the auditors and Audit Committee:
- (i) There is no significant change in internal control over financial reporting during the quarter;
  - (ii) There is no significant change in accounting policies during the quarter; and
  - (iii) There is no instance of any fraud of which we have become aware and the involvement therein of the management or an employee having a significant role in the company's internal control system over financial reporting.

  
(SUBHASH VERMA)  
DIN : 00017439  
DIRECTOR

  
(RAVINDER KUMAR JAIN)  
FCA No. 92927  
CHIEF FINANCIAL OFFICER

Date: 12/11/2021  
Place: New Delhi



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





# ANSAL BUILDWELL LTD.

(AN ISO 9001: 2008 CERTIFIED COMPANY)  
CIN No. : L45201DL1983PLC017225



Regd. Office : 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

## EXTRACT OF STANDALONE AND CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER & HALF YEAR ENDED SEPTEMBER 30, 2021

Sl. No.	Particulars	(INR in lakhs except EPS)											
		Standalone						Consolidated					
		Quarter ended		Half year ended		Year ended	Quarter ended			Half year ended		Year ended	
September 30, 2021 (Unaudited)	June 30, 2021 (Unaudited)	September 30, 2020 (Unaudited)	September 30, 2021 (Unaudited)	September 30, 2020 (Unaudited)	March 31, 2021 (Audited)	September 30, 2021 (Unaudited)	June 30, 2021 (Unaudited)	September 30, 2020 (Unaudited)	September 30, 2021 (Unaudited)	September 30, 2020 (Unaudited)	March 31, 2021 (Audited)		
1	Total Income from Operations	11,918.59	641.89	2,115.14	12,560.48	2,216.96	7,517.83	11,921.25	641.89	2,115.14	12,563.14	2,216.96	7,517.83
2	Net Profit / (Loss) For the period before tax and exceptional Items	1,560.77	(31.93)	186.86	1,528.84	(147.46)	728.64	1,562.45	(31.93)	186.71	1,530.52	(147.63)	725.07
3	Net Profit / (Loss) For the period before tax and after exceptional Items	1,560.77	(31.93)	186.86	1,528.84	(147.46)	728.64	1,562.45	(31.93)	186.71	1,530.52	(147.63)	725.07
4	Net Profit / (Loss) For the period after tax and after exceptional Items	1,424.13	(35.18)	170.18	1,388.95	(158.38)	706.75	1,424.91	(35.18)	170.03	1,389.73	(158.55)	703.18
5	Total Comprehensive Income for the period (after tax)	1,398.43	(21.73)	170.66	1,376.70	(156.60)	698.46	1,390.96	(22.68)	169.84	1,368.28	(158.13)	659.80
6	Equity Share Capital	738.38	738.38	738.38	738.38	738.38	738.38	738.38	738.38	738.38	738.38	738.38	738.38
7	Earnings Per Share (Equity share of ₹ 10/- each)												
	Basic :	19.29	(0.48)	2.30	18.81	(2.14)	9.57	19.19	(0.49)	2.29	18.70	(2.17)	9.05
	Diluted:	19.29	(0.48)	2.30	18.81	(2.14)	9.57	19.19	(0.49)	2.29	18.70	(2.17)	9.05

### Notes to the unaudited Financial Results:

- The unaudited standalone and consolidated financial results have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on November 12, 2021.
- The above is an extract of the detailed format of Financial Results for the quarter and half year ended September 30, 2021 filed with the Stock Exchange under Regulation 33 of the SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015. The full format of the above Financial Results are available on the Stock Exchange websites ([www.bseindia.com](http://www.bseindia.com)) and Company's website ([www.ansalabi.com](http://www.ansalabi.com))
- The company has made provision of interest on principal refund amount payable to customers related to Jaipur project of Rs. 500.85 Lakhs up to the period ended September 30, 2021.

For and on Behalf of the Board  
Ansal Buildwell Limited  
Sd/-  
(SUBHASH VERMA)  
DIRECTOR  
DIN : 00017439

Place : New Delhi  
Date : 12.11. 2021



SATURDAY, NOVEMBER 13, 2021



# अंसल बिल्डवेल लि.

(आईएसओ 9001:2008 प्रमाणित कंपनी)  
CIN No.: L45201DL1983PLC017228



पंजीकृत कार्यालय : 118, ऊपरी प्रथम तल, प्रकाश दीप बिल्डिंग, 7, टॉलस्टाय मार्ग, नई दिल्ली-110001 फोन : 23353051, 23353052, फैक्स : 91-11-23310639, 23359550,  
ईमेल : info@ansalabi.com वेबसाइट : www.ansalabi.com

## 30 सितम्बर, 2021 को समाप्त तिमाही एवं अर्द्धवार्षिक के स्टैंडएलोन एवं समेकित अनंकेक्षित वित्तीय परिणाम का विवरण

क्र. सं.	विवरण	स्टैंडएलोन						समेकित					
		समाप्त तिमाही			समाप्त छमाही			समाप्त तिमाही			समाप्त छमाही		समाप्त वर्ष
		सितम्बर 30, 2021 (अनअंकेक्षित)	जून 30, 2021 (अनअंकेक्षित)	सितम्बर 30, 2020 (अनअंकेक्षित)	सितम्बर 30, 2021 (अनअंकेक्षित)	सितम्बर 30, 2020 (अनअंकेक्षित)	मार्च 31, 2021 (अंकेक्षित)	सितम्बर 30, 2021 (अनअंकेक्षित)	जून 30, 2021 (अनअंकेक्षित)	सितम्बर 30, 2020 (अनअंकेक्षित)	सितम्बर 30, 2021 (अनअंकेक्षित)	सितम्बर 30, 2020 (अनअंकेक्षित)	मार्च 31, 2021 (अंकेक्षित)
1	प्रचालनों से कुल आय	11,918.59	641.89	2,115.14	12,560.48	2,216.96	7,517.83	11,921.25	641.89	2,115.14	12,563.14	2,216.96	7,517.83
2	अवधि के लिये शुद्ध लाभ/ (हानि) कर एवं असाधारण मदों से पूर्व	1,560.77	(31.93)	186.86	1,528.84	(147.46)	728.64	1,562.45	(31.93)	186.71	1,530.52	(147.63)	725.07
3	अवधि के लिये शुद्ध लाभ/ (हानि) कर से पूर्व एवं असाधारण मदों के परचात	1,560.77	(31.93)	186.86	1,528.84	(147.46)	728.64	1,562.45	(31.93)	186.71	1,530.52	(147.63)	725.07
4	अवधि के लिये शुद्ध लाभ/ (हानि) कर एवं असाधारण मदों के परचात	1,424.13	(35.18)	170.16	1,388.95	(158.38)	708.75	1,424.91	(35.18)	170.03	1,389.73	(158.55)	703.18
5	अवधि के लिये विस्तृत आय (कर परचात)	1,398.43	(21.73)	170.66	1,376.70	(156.60)	696.46	1,390.96	(22.68)	169.84	1,368.28	(158.13)	696.46
6	समतुल्य अंश पूंजी	738.38	738.38	738.38	738.38	738.38	738.38	738.38	738.38	738.38	738.38	738.38	738.38
7	आय प्रति शेयर (इक्विटी प्रति शेयर ₹ 10)	19.29	(0.48)	2.30	18.81	(2.14)	9.57	19.19	(0.49)	2.29	18.70	(2.17)	9.05
	मूल :	19.29	(0.48)	2.30	18.81	(2.14)	9.57	19.19	(0.49)	2.29	18.70	(2.17)	9.05
	घट्ट्य :	19.29	(0.48)	2.30	18.81	(2.14)	9.57	19.19	(0.49)	2.29	18.70	(2.17)	9.05

अनंकेक्षित वित्तीय परिणामों के लिए टिप्पणियाँ:

- 12 नवम्बर 2021 को हुई बैठक में अनंकेक्षित स्टैंडएलोन और समेकित वित्तीय परिणामों की समीक्षा ऑडिट समिति द्वारा की गई है तथा निदेशक मण्डल द्वारा अनुमोदित किया गया है।
- उपरोक्त विवरण सेबी (सूचीयन और अन्य प्रकटीकरण अपेक्षाएं) विधिप्रभावली, 2015 के विनियम 33 के तहत स्टॉक एक्सचेंज में जमा किए गए हैं, जो कि 30 सितम्बर, 2021 को समाप्त तिमाही एवं छमाही के वित्तीय विवरण के विस्तृत प्रारूप का सार्वजनिक अंश है। उपरोक्त पूर्ण प्रारूप स्टॉक एक्सचेंज की वेबसाइट [www.bseindia.com](http://www.bseindia.com) तथा कंपनी की वेबसाइट [www.ansalabi.com](http://www.ansalabi.com) पर उपलब्ध है।
- कंपनी ने जयपुर परियोजना से संबंधित ग्राहकों के लिये देय मूल धनराशि कि राशि पर ब्याज 30 सितम्बर, 2021 को समाप्त वर्ष में 800.85 लाख रुपये का प्रावधान किया है।

बोर्ड के लिए तथा उसकी ओर से  
अंसल बिल्डवेल लि.  
हस्ता. /

(सुभाष वर्मा)  
निदेशक  
DIN - 00017439

स्थान : नई दिल्ली  
दिनांक : 12.11.2021



जनसत्ता, 13 नवंबर, 2021 23