

ANSAL BUILDWELL LTD.

(AN ISO 9001:2008 CERTIFIED COMPANY)

Statement of Standalone Unaudited Financial Results for the Quarter & Half Year Ended September 30, 2020

(INR in lakhs)

Particulars	Standalone					
	Quarter ended			Half year ended		Year ended
	September 30, 2020 (Unaudited)	June 30, 2020 (Unaudited)	September 30, 2019 (Unaudited)	September 30, 2020 (Unaudited)	September 30, 2019 (Unaudited)	March 31, 2020 (Audited)
I Revenue from Operations	2070.22	69.18	686.21	2,139.40	4,543.57	5,883.58
II Other Income	44.92	32.64	54.87	77.56	132.61	312.40
III Total Income (I+II)	2,115.14	101.82	741.08	2,216.96	4,676.18	6,195.98
IV Expenses						
Cost of construction	1280.47	39.91	200.79	1,320.38	2,113.18	3,299.59
Employee benefits expense	172.44	183.75	219.42	356.19	446.12	888.39
Finance costs	330.73	105.62	243.99	436.35	446.18	936.68
Depreciation and amortisation expense	33.19	43.14	95.38	76.33	220.49	350.90
Other expenses	111.45	63.72	182.73	175.17	321.06	604.87
Total Expenses	1,928.28	436.14	942.31	2,364.42	3,547.03	6,080.43
V Profit/(loss) before tax (III-IV)	186.86	(334.32)	(201.23)	(147.46)	1,129.15	115.55
VI Tax expense						
Current tax	-	-	189.71	-	189.71	(8.66)
Deferred tax	16.68	(5.76)	8.40	10.92	35.94	41.74
	16.68	(5.76)	198.11	10.92	225.65	33.08
VII Profit/(loss) for the period (V-VI)	170.18	(328.56)	(399.34)	(158.38)	903.50	82.47
VIII Other Comprehensive Income						
A(i) Items that will not be reclassified to profit or loss						
(a) gain/(loss) of defined benefit obligation	1.41	1.49	(10.32)	2.90	(12.77)	(17.97)
(b) gain/(loss) on change in fair value of equity instruments	(0.56)	0.19	(0.40)	(0.37)	(1.21)	(3.78)
A(ii) Income tax related to items that will not be reclassified to profit or loss	(0.37)	(0.39)	2.87	(0.75)	3.55	4.67
Total Other Comprehensive Income for the period (A(i+ii))	0.48	1.29	(7.85)	1.78	(10.43)	(17.08)
IX Total Comprehensive Income for the period (VII+VIII)	170.66	(327.27)	(407.19)	(156.60)	893.07	65.39
X Paid up equity share capital (Face value of Rs. 10 per share)	738.38	738.38	738.38	738.38	738.38	738.38
XI Basic and diluted earnings per share (not annualised) (Rs.)	2.30	(4.45)	(5.41)	(2.14)	12.24	1.12



**ansal
BUILDWELL**

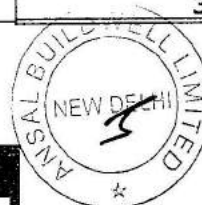
REGD. OFF. : 118, Upper First Floor, Prakash Deep Building, 7, Tolstoy Marg, New Delhi-110 001
Ph. : +91-11-23353051, 23353052, Fax : +91-11-23310639, 23359550
E-mail : info@ansalabi.com. Website : www.ansalabi.com
CIN : L45201DL1983PLC017225



Ansal Buildwell Limited
Statement of Assets & Liabilities as at September 30, 2020 (Unaudited)

(INR in lakhs)

Particulars	As at September 30, 2020 (Unaudited)	As at March 31, 2020 (Audited)
Non-current assets		
Property, plant and equipment	366.43	420.69
Intangible assets	2.66	1.72
Investment in subsidiaries, associate and joint ventures	1,126.97	1,126.97
Financial assets		
- Investments	1.72	1.91
- Security deposits	142.43	142.48
Deferred tax assets (net)	234.44	246.13
Other non-current assets	372.42	369.42
Total non-current assets	2,247.07	2,309.32
Current assets		
Inventories	23,335.09	22,952.82
Financial assets		
- Trade receivables	512.27	523.56
- Cash and cash equivalents	331.71	131.95
- Other bank balances	631.78	630.53
- Security deposits	6.08	6.18
Current tax assets (Net)	112.40	100.08
Other current assets	8,658.84	7,768.61
Total current assets	33,588.17	32,113.73
Total assets	35,835.24	34,423.05
Equity and liabilities		
Equity		
Share capital	738.38	738.38
Other equity	8,348.44	8,507.76
Total equity	9,086.82	9,246.14
Liabilities		
Non-current liabilities		
Financial liabilities		
- Borrowings	1,914.08	1,835.22
- Lease Liabilities	124.55	32.07
- Other financial liabilities	272.61	272.04
Provisions	398.36	438.35
Other non-current liabilities	454.56	454.23
Total non-current liabilities	3,164.16	3,031.91
Current liabilities		
Financial liabilities		
- Borrowings	2,952.43	2,958.67
- Trade payables	619.45	607.97
- Lease Liabilities	-	180.52
- Other financial liabilities	1,951.07	1,800.86
Other current liabilities	17,809.04	16,345.80
Provisions	252.27	251.18
Total current liabilities	23,584.26	22,145.00
Total liabilities	26,748.42	25,176.91
Total equity and liabilities	35,835.24	34,423.05



ANSAL BUILDWELL LIMITED
Standalone Statement of Cash Flow as on September 30, 2020 (Unaudited)

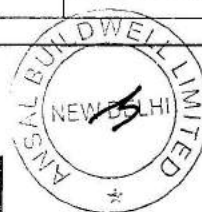
(INR in lakhs)

	For the period ended September 30, 2020 (Unaudited)	For the period ended September 30, 2019 (Unaudited)
A. CASH FLOW FROM OPERATING ACTIVITIES		
Profit before tax	(147.46)	1,129.14
Adjustments for:		
Depreciation and amortisation expenses	81.90	227.47
Interest income from:		
- Debts, deposits, loans and advances, etc.	(11.60)	(24.72)
Interest expenses		
- On borrowings	450.12	699.85
- Others	17.67	20.32
Loss/ (Gain) on sale of property, plant and equipment	(0.13)	(1.79)
	537.96	921.13
Operating profit before working capital changes	390.50	2,050.27
Adjustments for:		
(Increase)/decrease in inventories	(382.25)	696.60
(Increase)/decrease in trade receivables	11.29	(13.64)
(Increase)/decrease in security deposits	0.15	(4.33)
(Increase)/decrease in other assets	(893.23)	(1,783.43)
Increase/(decrease) in trade payables	11.48	(83.55)
Increase/(decrease) in other financial liabilities	150.78	(241.07)
Increase/(decrease) in provisions	(38.90)	(78.00)
Increase/(decrease) in other liabilities	1,375.53	1,554.52
	234.85	47.10
Cash generated by operating activities	625.35	2,097.37
Income taxes paid (net of tax deducted at source)	(12.32)	(32.79)
	(12.32)	(32.79)
Net cash generated by operating activities	613.03	2,064.58
B. CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(28.75)	(439.31)
Proceeds from sale of property, plant and equipment	0.30	5.39
Interest received	11.60	24.72
Bank balances not considered as cash and cash equivalents		
- Placed during the year	(1.25)	-
Net cash (used) in investing activities	(18.10)	(409.20)
C. CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from borrowings	(6.24)	(495.26)
Repayment of borrowings	(11.13)	(387.53)
Interest paid	(467.79)	(720.17)
Net cash used in financing activities	(485.16)	(1,602.96)
NET(DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS (A + B + C)	109.77	52.40
Cash and cash equivalents at the beginning of the year	(1,715.58)	(1,728.15)
Cash and cash equivalents at the end of the year	(1,605.81)	(1,675.75)

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:

Cash and cash equivalents	331.71	140.30
Less: Bank Overdraft repayable on demand	(1937.52)	(1816.05)
Cash and cash equivalents as per Standalone Statement of Cash Flow	(1,605.81)	(1,675.75)



Notes to statement of Standalone Unaudited Financial Results for the Quarter and Half Year ended September 30, 2020

- 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 11, 2020. The statutory auditors have carried out limited review of the financial results for the quarter and half year ended September 30, 2020.
- 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. 662.44 Lakhs up to the period ended September 30, 2020.
- 4 The figures of previous quarter/ year have been re-grouped, wherever necessary, for the purpose of comparison.

Place:- New Delhi

Date:- November 11, 2020

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



**GOPAL ANSAL
Chairman cum Managing Director**

DIN: 00014172





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 30th September 2020 and year to date results for the period from 1 April 2020 to 30 September 2020 ("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.

For I.P. Pasricha & Co.
Chartered Accountants
FRN No. 000



Maneet Pal Singh
Partner
Membership No. 516612
UDIN: 20516612 AAAA FZ 1279
Place: New Delhi
Date: 11.11.2020

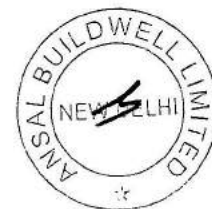
ANSAL BUILDWELL LTD.

(AN ISO 9001:2008 CERTIFIED COMPANY)

Statement of Consolidated Unaudited Financial Results for the Quarter & Half Year Ended September 30, 2020

(INR in lakhs)

Particulars	Consolidated					
	Quarter ended			Half year ended		Year ended
	September 30, 2020 (Unaudited)	June 30, 2020 (Unaudited)	September 30, 2019 (Unaudited)	September 30, 2020 (Unaudited)	September 30, 2019 (Unaudited)	March 31, 2020 (Audited)
I Revenue from Operations	2,070.22	69.18	1,143.78	2,139.40	5,002.59	6,342.59
II Other Income	44.92	32.64	54.87	77.56	132.61	312.40
III Total Income (I+II)	2,115.14	101.82	1,198.65	2,216.96	5,135.20	6,654.99
IV Expenses						
Cost of construction	1,280.47	39.91	656.27	1,320.38	2,568.66	3,755.07
Employee benefits expense	172.44	183.75	219.42	356.19	446.12	888.39
Finance costs	330.73	105.62	243.99	436.35	446.18	936.68
Depreciation and amortisation expense	33.19	43.14	95.38	76.33	220.49	350.90
Other expenses	111.60	63.74	183.21	175.34	321.63	606.63
Total Expenses	1,928.43	436.16	1,398.27	2,364.59	4,003.08	6,537.67
V Profit/(loss) before tax (III-IV)	186.71	(334.34)	(199.62)	(147.63)	1,132.12	117.32
VI Tax expense						
Current tax	-	-	187.87	-	187.87	(8.66)
Deferred tax	16.68	(5.76)	8.40	10.92	35.94	41.74
	16.68	(5.76)	196.27	10.92	223.81	33.08
VII Profit/(loss) for the period (V-VI)	170.03	(328.58)	(395.89)	(158.55)	908.31	84.24
VIII Share of profit/ (loss) of an Associate and Joint Ventures	(0.67)	(0.69)	(6.07)	(1.36)	(6.30)	(38.48)
IX Profit/(loss) for the period (VII+VIII)	169.36	(329.27)	(401.96)	(159.91)	902.01	45.76
X Other Comprehensive Income						
A(i) Items that will not be reclassified to profit or						
(a) gain/(loss) of defined benefit obligation	1.41	1.49	(10.32)	2.90	(12.77)	(17.97)
(b) gain/(loss) on change in fair value of equity instruments	(0.56)	0.19	(0.40)	(0.37)	(1.21)	(3.78)
A(ii) Income tax related to items that will not be reclassified to profit or loss	(0.37)	(0.39)	2.87	(0.75)	3.55	4.67
Total Other Comprehensive Income for the period (A(i+ii))	0.48	1.29	(7.85)	1.78	(10.43)	(17.08)
XI Total Comprehensive Income for the period (IX + X)	169.84	(327.98)	(409.81)	(158.13)	891.58	28.68
XII Paid up equity share capital	738.38	738.38	738.38	738.38	738.38	738.38
(Face value of Rs. 10 per share)						
XIII Basic and diluted earnings per share (not annualised) (Rs.)	2.29	(4.46)	(5.44)	(2.17)	12.22	0.62



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 Limited

Consolidated Statement of Assets & Liabilities as at September 30, 2020 (Unaudited)

(INR in lakhs)

Particulars	As at September 30, 2020 (Unaudited)	As at March 31, 2020 (Audited)
Non-current assets		
Property, plant and equipment	366.43	420.69
Intangible assets	2.66	1.72
Investment in subsidiaries, associate and joint ventures	1,073.71	1,075.08
Financial assets		
- Investments	1.72	1.91
- Security deposits	142.43	142.48
Deferred tax assets (net)	234.44	246.13
Other non-current assets	382.17	379.17
Total non-current assets	2,203.56	2,267.18
Current assets		
Inventories	24,724.75	24,342.48
Financial assets		
- Trade receivables	880.41	1,031.53
- Cash and cash equivalents	334.37	134.63
- Other bank balances	631.78	630.53
- Security deposits	6.08	6.18
Current tax assets (Net)	112.12	99.80
Other current assets	6,883.58	5,853.53
Total current assets	33,573.09	32,098.68
Total assets	35,776.65	34,365.86
Equity and liabilities		
Equity		
Share capital	738.38	738.38
Other equity	8,286.67	8,447.53
Total equity	9,025.05	9,185.91
Liabilities		
Non-current liabilities		
Financial liabilities		
- Borrowings	1,914.08	1,835.22
- Lease Liabilities	124.55	32.07
- Other financial liabilities	272.61	272.04
Provisions	398.36	438.35
Other non-current liabilities	454.56	454.23
Total non-current liabilities	3,164.16	3,031.91
Current liabilities		
Financial liabilities		
- Borrowings	2,953.93	2,960.17
- Trade payables	619.45	607.97
- Lease Liabilities	-	180.52
- Other financial liabilities	1,951.07	1,800.86
Other current liabilities	17,810.72	16,347.34
Provisions	252.27	251.18
Total current liabilities	23,587.44	22,148.04
Total liabilities	26,751.60	25,179.95
Total equity and liabilities	35,776.65	34,365.86



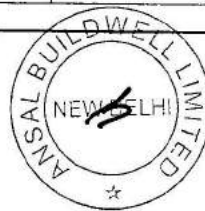
ANSAL BUILDWELL LIMITED
Consolidated Statement of Cash Flow as on September 30, 2020 (Unaudited)
(INR in lakhs)

	For the period ended September 30, 2020 (Unaudited)	For the period ended September 30, 2019 (Unaudited)
A. CASH FLOW FROM OPERATING ACTIVITIES		
Profit before tax	(147.63)	1,132.11
Adjustments for:		
Depreciation and amortisation expenses	81.90	227.47
Interest income from:		
- Debts, deposits, loans and advances, etc.	(11.60)	(24.72)
Interest expenses		
- On borrowings	457.14	699.85
- Others	17.67	20.32
Loss/ (Gain) on sale of property, plant and equipment	(0.13)	(1.79)
	544.98	921.13
Operating profit before working capital changes	397.35	2,053.24
Adjustments for:		
(Increase)/decrease in inventories	(382.27)	1,152.08
(Increase)/decrease in trade receivables	151.12	(634.75)
(Increase)/decrease in security deposits	0.17	(4.33)
(Increase)/decrease in other assets	(1,033.05)	(1,568.57)
Increase/(decrease) in trade payables	11.48	(83.55)
Increase/(decrease) in other financial liabilities	150.78	(241.07)
Increase/(decrease) in provisions	(38.90)	(78.00)
Increase/(decrease) in other liabilities	1,375.67	1,504.53
	235.00	46.34
Cash generated by operating activities	632.35	2,099.58
Income taxes paid (net of tax deducted at source)	(12.32)	(32.79)
	(12.32)	(32.79)
Net cash generated by operating activities	620.03	2,066.79
B. CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(28.75)	(439.31)
Proceeds from sale of property, plant and equipment	0.30	5.39
Interest received	11.60	24.72
Bank balances not considered as cash and cash equivalents		
- Placed during the year	(1.25)	-
Net cash (used) in investing activities	(18.10)	(409.20)
C. CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from borrowings	(6.24)	(495.26)
Repayment of borrowings	(11.13)	(387.53)
Interest paid	(474.81)	(720.17)
Net cash used in financing activities	(492.18)	(1,602.96)
NET(DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS (A + B + C)	109.75	54.62
Cash and cash equivalents at the beginning of the year	(1,712.90)	(1,726.80)
Cash and cash equivalents at the end of the year	(1,603.15)	(1,672.18)

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:

Cash and cash equivalents	334.37	143.86
Less: Bank Overdraft repayable on demand	(1,937.52)	(1,816.04)
Cash and cash equivalents as per Standalone Statement of Cash Flow	(1,603.15)	(1,672.18)


**ansal
BUILDWELL**


Notes to statement of Consolidated Unaudited Financial Results for the Quarter and Half Year ended September 30, 2020

- 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 11, 2020. The statutory auditors have carried out limited review of the financial results for the quarter and half year ended September 30, 2020.
- 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 figures of standalone financial results are as follows:

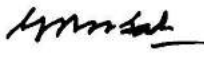
Particulars	Quarter Ended			Half Year Ended		Year Ended
	September 30, 2020 (Unaudited)	June 30, 2020 (Unaudited)	September 30, 2019 (Unaudited)	September 30, 2020 (Unaudited)	September 30, 2019 (Unaudited)	March 31, 2020 (Audited)
Total Income*	2,115.14	101.82	741.08	2,216.96	4,676.18	6,195.98
Profit before Tax	186.86	(334.32)	(201.23)	(147.46)	1,129.15	115.55
Profit for the period	170.18	(328.56)	(399.34)	(158.38)	903.50	82.47

* Total income includes Revenue from Operations & Other Income

- 4 The company has made provision of interest on principal refund amount payable to customers related to Jaipur project of Rs. 662.44 Lakhs up to the period ended September 30, 2020.
- 5 The figures of previous quarter/ year have been re-grouped, wherever necessary, for the purpose of comparison.

Place:- New Delhi

Date:- November 11, 2020

For and on Behalf of the Board
Ansal Buildwell Limited

GOPAL ANSAL
Chairman cum Managing Director
DIN: 00014172



**ansal
BUILDWELL**





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 30th September 2020 and year to date results for the period from 1 April 2020 to 30 September 2020 ("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 & 5 (Five) Joint Venture included in the Statement, whose interim financial information reflects total net loss after tax of Rs. 0.67 Lakh and Rs. 1.36 Lakh, for the quarter ended 30 September 2020 and for the period from 1 April 2020 to 30 September 2020, 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.

Our Conclusion is not modified in respect of this matter.

For I.P. Pasricha & Co.

Chartered Accountants
FRN No. 000170N



Maneet Pal Singh

Partner

Membership No. 516612

UDIN: 20516612AAA6A1B15

Place: New Delhi

Date: 11.11.2020

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.	Aadharshila Towers Private Limited <u>Subsidiaries:-</u> <ul style="list-style-type: none">• Bedi Exports Private Limited• K.C. Towers Private Limited• K.J. Towers Private Limited• M.K. Towers Private Limited• S.J. Towers & Developers Private Limited• S.S Towers Private Limited	Associate
7	Ansal Crown Infrabuild Private Limited	Joint Venture
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 9001:2000 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 : ansalabi@vsnl.com, sales@ansalabi.com Website : www.ansalabi.com



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 30th September, 2020 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.

(GOPAL ANSAL)
DIN : 00014172
CHIEF EXECUTIVE OFFICER

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

Date: 11/11/2020

Place: New Delhi