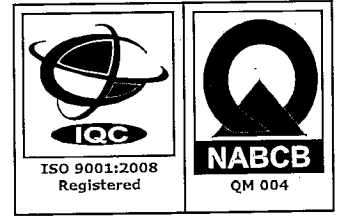




ANSAL BUILDWELL LTD.

(AN ISO 9001:2008 CERTIFIED COMPANY)

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Ph. : +91-11-23353051, 23353052, Fax : +91-11-23310639, 23359550
E-mail : info@ansalabl.com, Website : www.ansalabl.com
CIN : L45201DL1983PLC017225



29th May, 2017

The Bombay Stock Exchange Ltd.
Corporate Relationship Department,
1st Floor, New Trading Ring,
Rotunda Building, P.J. Towers,
Dalal Street, Mumbai – 400 001

Sub : Audited Financial Results for the quarter/year ended 31st March, 2017

Dear Sir,

This is in continuation of our letter dated 15th May, 2017, we are enclosing herewith a copy of Audited Financial results of the Company for the quarter/year ended 31st March, 2017 approved by the Board of Directors of the Company in their meeting held on 29th May, 2017

For Ansal Buildwell Ltd.

(Ashok Babu)

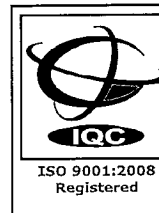
V.P. & Company Secretary
FCS No. 2328



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STATEMENT OF AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31.03.2017

(Rs. In Lakh)

PART-I		STANDALONE					CONSOLIDATED	
S.No.	Particulars	Year Ended			Year Ended			
		31.03.2017	31.03.2016	31.12.2016	31.03.2017	31.03.2016	31.03.2017	31.03.2016
		Unaudited			Audited		Audited	
1	Income from Operation							
	(a) Net Sales/Income from Operations	2,881.63	1,411.14	592.25	5,125.06	8,484.39	5,549.71	9,617.35
	(b) Other Operating Income	-	-	-	-	-	-	-
	Total Income from Operation (net)	2,881.63	1,411.14	592.25	5,125.06	8,484.39	5,549.71	9,617.35
2	Expenses							
	(a) Cost Of Construction/ Cost of Material Consumed Project in progress and stock-in-trade	799.23	1,214.36	396.35	2,040.93	4,441.83	2,244.21	5,358.73
	(b) Employee benefits expense	137.22	174.13	330.62	1,132.85	1,291.33	1,146.82	1,304.45
	(c) Depreciation and amortisation expense	32.04	36.43	30.58	120.94	135.03	123.25	138.01
	(d) Other Expenditure	286.68	250.59	173.54	858.38	843.94	1,009.7	995.39
	Total Expenses	1,255.17	1,675.51	931.09	4,153.10	6,712.13	4,523.98	7,796.58
3	Profit / (Loss) from operations before other Income, finance costs and exceptional items (1- 2)	1,626.46	(264.37)	(338.84)	971.96	1,772.26	1,025.73	1,820.77
4	Other Income	72.88	89.10	49.08	243.12	307.67	239.80	316.80
5	Profit / (Loss) from ordinary activities before finance costs and exceptional items (3+4)	1,699.34	(175.27)	(289.76)	1,215.08	2,079.93	1,265.53	2,137.57
6	Finance Costs	315.49	346.98	273.25	1,144.29	921.53	1,151.31	936.83
7	Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5-6)	1,383.85	(522.25)	(563.01)	70.79	1,158.40	114.22	1,200.74
8	Exceptional Items	-	-	-	-	-	-	-
9	Profit / (Loss) from ordinary activities before tax (7+8)	1,383.85	(522.25)	(563.01)	70.79	1,158.40	114.22	1,200.74
10	Tax Expense	182.90	(140.19)	(9.37)	166.58	441.37	190.72	449.10
11	Net Profit / (Loss) from ordinary activities after tax (9-10)	1,200.95	(382.06)	(553.64)	(95.79)	717.03	(76.50)	751.64
12	Extraordinary items (Net of Tax)	-	-	-	-	-	-	-
13	Net Profit / (Loss) for the period (11+12)	1,200.95	(382.06)	(553.64)	(95.79)	717.03	(76.50)	751.64
14	Paid-up equity share capital (Face Value ₹ 10/- each)	738.38	738.38	738.38	738.38	738.38	738.38	738.38
15	Reserve excluding revaluation reserves	-	-	-	-	9,250.31	9,185.68	9,262.30
16 (i)	Earnings per Share (before extraordinary items)							
	(a) Basic	16.26	(5.17)	(7.50)	(1.30)	9.71	(1.04)	10.18
	(b) Diluted	16.26	(5.17)	(7.50)	(1.30)	9.71	(1.04)	10.18
16 (ii)	Earnings per Share (after extraordinary items)							
	(a) Basic	16.26	(5.17)	(7.50)	(1.30)	9.71	(1.04)	10.18
	(b) Diluted	16.26	(5.17)	(7.50)	(1.30)	9.71	(1.04)	10.18

See accompanying note to the Financial Results

PART-II

Select Information for the Quarter and Year Ended March 31,2017

A	Particulars of Share Holding							
1	Public Share Holding							
	-No. of shares	3335664	3335664	3335664	3335664	3335664	3335664	3335664
	-Percentage of shareholding	45.18	45.18	45.18	45.18	45.18	45.18	45.18
2	Promoters and Promoter group shreholding							
	a) Pledged/Encumbered							
	- Number of shares	0	0	0	0	0	0	0
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	0	0	0	0	0	0	0
	- Percentage of shares (as a % of the total share capital of the Company)	0	0	0	0	0	0	0
	b) Non-encumbered							
	- Number of shares	4048179	4048179	4048179	4048179	4048179	4048179	4048179
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	100	100	100	100	100	100	100
	-Percentage of shares (as a % of the total share capital of the Company)	54.82	54.82	54.82	54.82	54.82	54.82	54.82
B.	Investor Complaints							
	Particulars	At the end of Quarter						
	Pending at the beginning of the year	NIL						
	Received During the year	3						
	Disposed off during the year	3						
	Remaining Unresolved at the end of the year	NIL						

**ANSAL
BUILDWELL**

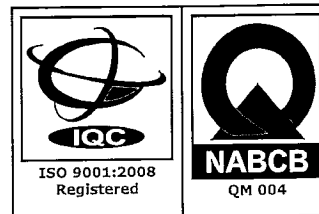
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SUMMARY OF ASSETS AND LIABILITIES AS AT 31ST MARCH 2017


(Rs. In Lakh)

S.NO.	PARTICULARS	Standalone for the year ended		Consolidated for the year ended	
		Audited 31.03.2017	Audited 31.03.2016	Audited 31.03.2017	Audited 31.03.2016
I.	EQUITY AND LIABILITIES				
1	Shareholder's Fund:				
	a) Share Capital	738.38	738.38	738.38	738.38
	b) Reserve & Surplus	9,154.52	9,250.31	9,185.68	9,262.30
		9,892.90	9,988.69	9,924.06	10,000.68
2	Non Current Liabilities				
	a) Long Term Borrowing	4,763.17	4,519.54	4,869.96	4,591.32
	b) Other Long Term Liabilities	707.35	706.16	809.44	807.01
	c) Long Term Provisions	523.02	494.96	523.03	494.96
		5,993.54	5,720.66	6,202.43	5,893.29
3	Current Liabilities				
	a) Short Term Borrowing	2,546.95	2,837.23	2,571.59	2,905.65
	b) Trade Payables	815.14	758.31	1,138.34	1,150.40
	c) Other Current Liabilities	12,880.20	12,760.55	17,422.69	17,309.86
	d) Short Term Provisions	360.95	392.90	373.94	393.75
		16,603.24	16,748.99	21,506.56	21,759.66
	TOTAL	32,489.68	32,458.34	37,633.05	37,653.63
II.	ASSETS				
1	Non Current Assets				
	a) Fixed Assets	420.73	535.08	433.11	551.83
	b) Goodwill			775.11	775.11
	c) Non Current Investments	1,131.92	1,131.92	11.86	11.98
	d) Deferred Tax Assets (Net)	310.58	331.07	327.81	356.99
	e) Long Term Loans and Advances	508.82	403.59	1,377.60	1,278.83
		2,372.05	2,401.66	2,925.49	2,974.74
2	Current Assets				
	a) Current Investment				
	b) Inventories	23,044.12	21,587.16	29,117.16	27,512.39
	c) Trade Receivables	652.74	1,955.04	652.74	1,955.04
	d) Cash and Cash Equivalents	748.35	823.60	793.55	974.87
	e) Short Term Loan and Advances	5,109.63	5,236.05	3,277.79	3,406.60
	f) Other Current Assets	562.79	454.83	866.32	829.99
		30,117.63	30,056.68	34,707.56	34,678.89
	TOTAL	32,489.68	32,458.34	37,633.05	37,653.63

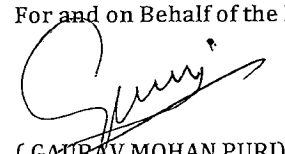
Notes:

- 1 Previous year Figures have been regrouped wherever necessary.
- 2 The Above Financial Results have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 29th May, 2017
- 3 Having regard to the integrated nature of the Real Estate Development/ Construction business of the company, the requirement of Segment Reporting pursuant to AS-17 is not applicable.

Place :- New Delhi
Date :- 29th May, 2017


(ARUN KUMAR PANDEY)
Chief Financial Officer

For and on Behalf of the Board


(GAURAV MOHAN PURI)
Whole Time Director
DIN: 01867563

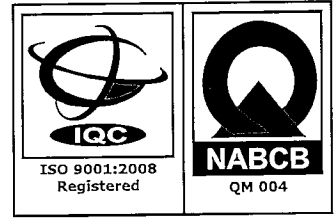




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29th May, 2017

The Bombay Stock Exchange Ltd.
Corporate Relationship Department,
1st Floor, New Trading Ring,
Rotunda Building, P.J. Towers,
Dalal Street, Mumbai-400 001

Company Code: 523007

Sub: **Declaration pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) (Amendment) Regulation, 2016 and SEBI Circular No. CIR/CFD/CMD/56/2016 dated 27th May, 2016**

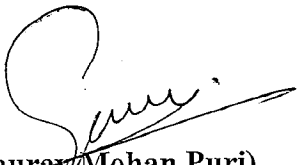
Dear Sir/Madam,


In compliance of Regulation 33(3)(d) of the SEBI (Listing Obligations and Disclosure Requirements) (Amendment) Regulations, 2016 and SEBI circular No. CIR/CFD/CMD/56/2016 dated 27th May, 2016, we hereby declare that Company's Independent Auditors M/s Sekhri & Associates (Firm Registration No. 018322N) have issued Auditors' Reports with unmodified/unqualified opinion in respect of standalone and consolidated financial results for the year ended 31st March, 2017.

Copy of Auditors' Report are attached herewith for your reference.

Kindly take the above information on record.

Yours faithfully,
For Ansal Buildwell Limited


(Gaurav Mohan Puri)
Wholtime Director (Projects)


(Ashok Babu)
Company Secretary

Sekhri & Associates

CHARTERED ACCOUNTANTS

Auditor's Report On Quarterly and 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 quarterly financial results of Ansal Buildwell Limited ('the Company') for the quarter ended 31st March 2017 and the year to date standalone financial results for the period from 1st April 2016 to 31st March 2017, attached herewith, being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

These standalone quarterly as well as the year to date financial results have been prepared on the basis of the standalone financial statements, which are the responsibility of the company's management. Our responsibility is to express an opinion on these financial results based on our audit of such financial statements, which have been prepared in accordance with the Accounting Standards prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder, as applicable and other accounting principles generally accepted in India.

We conducted our audit in accordance with the auditing standards generally accepted in 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 as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.

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

- (i) 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
- (ii) Give a true and fair view of the net profit and other financial information for the quarter ended 31st March, 2017 as well as the year to date results for the period from 1st April 2016 to 31st March 2017.

For Sekhri & Associates,
Chartered Accountants
Firm Registration No. 018322N



H.L. Sekhri
Partner
Membership No. 15874



Place : New Delhi
Date : 29th May, 2017

Sekhri & Associates

CHARTERED ACCOUNTANTS

**Auditor's Report On Consolidated Year to Date Results of the 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 consolidated year to date financial results of Ansal Buildwell Limited for the period 1st April 2016 to 31st March 2017, attached herewith, being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

These consolidated year to date financial results have been prepared from consolidated financial statements, which are the responsibility of the company's management. Our responsibility is to express an opinion on these consolidated financial results based on our audit of such consolidated financial statements, which have been prepared in accordance with the Accounting Standards specified under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder, as applicable and other accounting principles generally accepted in India.

We conducted our audit in accordance with the auditing standards generally accepted in 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 as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.

We did not audit the financial statements / financial information of 5 subsidiaries, and 5 jointly controlled entities, whose financial statements / financial information reflect total assets of ₹6497.52 lacs as at 31st March, 2017, total revenues of ₹ 440.23 lacs and net cash outflows amounting to ₹ 64.24 lacs for the year ended on that date, as considered in the consolidated financial statements. The consolidated financial statements also include the Group's share of net profit/(loss) of ₹(0.12) lacs for the year ended 31st March, 2017, as considered in the consolidated financial statements, in respect of 1 associate, whose financial statements / financial information have not been audited by us. These financial statements / financial information have been audited by other auditors whose reports have been furnished to us by the Management and our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, jointly controlled entities and associates, and our report in terms of sub-sections (3) and (11) of Section 143 of the Act, in so far as it relates to the aforesaid subsidiaries, jointly controlled entities and associates, is based solely on the reports of the other auditors.

In our opinion and to the best of our information and according to the explanations given to us these consolidated year to date results:

- (i) Include the year to date financial results of the following entities as on 31st March, 2017 and for the year ended thereon:

A. Subsidiaries

1. Ansal Real Estate Developers Private Limited
2. Lancers Resorts & Tours Private Limited
3. Potent Housing & Construction Private Limited



4. Sabina Park Resorts & Marketing Private Limited
5. Triveni Apartments Private Limited

B. Associates

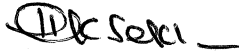
1. Aadharshila Towers Private Limited

C. Jointly Controlled Entities

1. Ansal Crown Infrabuild Private Limited
2. Ansal JKD Pearl Developers Private Limited
3. Incredible Real Estate Private Limited
4. Southern Buildmart Private Limited
5. 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 a true and fair view of the consolidated net profit and other financial information for the period from 1st April 2016 to 31st March 2017.

For **Sekhri & Associates,**
Chartered Accountants
Firm Registration No. 018322N



H.L. Sekhri
Partner
Membership No. 15874



Place : New Delhi
Date : 29th May, 2017