



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@ansalabl.com, Website : www.ansalabl.com
CIN : L45201DL1983PLC017225



8th December, 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 : Unaudited Financial Results for the quarter and half year ended
30th September, 2017**

Limited Review Report by Independent Auditors.

Dear Sir,

This is in continuation of our letter dated 22nd November, 2017, we are enclosing herewith a copy of Un-audited Financial results of the Company for the quarter and half year ended 30th September, 2017 approved by the Board of Directors of the Company in their meeting held on 8th December, 2017 alongwith Limited Review Report by M/s I.P. Pasricha & Company, Chartered Accountants, the Independent Auditors of the Company.

For Ansal Buildwell Ltd.

(Ashok Babu)

V.P. & Company Secretary
FCS No. 2328



ANSAL BUILDWELL LTD.

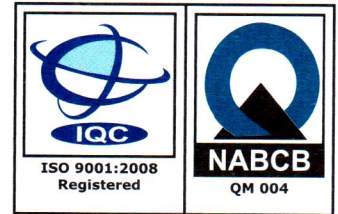
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Statement of Standalone Unaudited Financial Results for the Quarter and Half Year Ended September 30, 2017

Particulars	Quarter ended			Half year ended	
	September 30, 2017 (Unaudited)	June 30, 2017 (Unaudited)	September 30, 2016 (Unaudited)	September 30, 2017 (Unaudited)	September 30, 2016 (Unaudited)
I Revenue from Operations					
II Other Income	1,681.31	1,117.09	566.54	2,798.40	1,632.71
III Total Income (I+II)	50.42	59.90	56.51	110.32	119.30
IV Expenses	1,731.73	1,176.99	623.05	2,908.72	1,752.01
Cost of construction					
Employee benefits expense	838.37	839.14	42.13	1,677.51	845.35
Finance costs	231.17	240.44	321.43	471.61	660.95
Depreciation and amortisation expense	272.70	320.81	293.37	593.51	545.83
Other expenses	22.04	21.91	30.53	43.96	58.32
Total Expenses	216.17	173.97	218.86	390.14	398.87
V Profit/(loss) before tax (III-IV)	1,580.46	1,596.27	906.32	3,176.73	2,509.32
VI Tax expense	151.27	(419.28)	(283.27)	(268.01)	(757.31)
Current tax					
Deferred tax					
	(1.63)	71.13	(8.20)	69.51	(10.24)
VII Profit/(loss) for the period (V-VI)	(1.63)	71.13	(8.20)	69.51	(10.24)
VIII Other Comprehensive Income	152.90	(490.41)	(275.07)	(337.52)	(747.07)
A(i) Items that will not be reclassified to profit or loss					
(a) gain/(loss) of defined benefit obligation	16.33	40.20	(2.03)	56.53	(4.06)
(b) gain/(loss) on change in fair value of equity instruments	(0.49)	(0.61)	1.93	(1.10)	3.14
A(ii) Income tax related to items that will not be reclassified to profit or loss	(4.10)	(10.17)	0.26	(14.27)	0.75
Total Other Comprehensive Income for the period (A(i+ii))	11.73	29.43	0.16	41.16	(0.16)
IX Total Comprehensive Income for the period (VII+VIII)	164.62	(460.98)	(274.91)	(296.36)	(747.23)
X Paid up equity share capital	738.38	738.38	738.38	738.38	738.38
(Face value of Rs. 10 per share)					
XI Basic and diluted earnings per share (not annualised) (Rs.)	2.07	(6.64)	(3.73)	(4.57)	(10.12)

Notes to the Unaudited Financial Results for the Quarter and Half Year Ended September 30, 2017:

- Reconciliation of Net Profit for the quarter and half year ended September 30, 2016 as per Ind AS to that reported under previous Generally Accepted Accounting Principles (GAAP) is Summarised as follows:

Particulars	(INR in lakhs)	
	Quarter ended September 30, 2016 (Unaudited)	Half year ended September 30, 2016 (Unaudited)
Net profit after tax as reported under previous GAAP		
Adjustments:	(265.97)	(743.10)
Fair valuation of rental security deposits		
Adjustment of transaction cost on borrowings under EIR accounting	0.32	0.61
Reclassification of actuarial gains/losses, arising in respect of employee benefit schemes, to Other Comprehensive Income (OCI)	(4.76)	9.81
Others miscellaneous adjustments	2.03	4.06
Tax effect on above adjustments	(11.68)	(21.75)
Net profit after tax as per Ind-AS	4.99	3.29
Other Comprehensive Income (net of tax)	(275.07)	(747.07)
Total Comprehensive Income after tax as per Ind-AS	0.16	(0.16)
	(274.91)	(747.23)



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2. Statement of Assets & Liabilities as at September 30, 2017 (INR in lakhs)

Particulars	As at September 30, 2017
ASSETS	
Non-current assets	
Property, plant and equipment	367.48
Intangible assets	1.21
Financial assets	
- Investments	1,134.42
- Other financial assets	108.96
Deferred tax assets (net)	238.36
Other non-current assets	410.64
Total non-current assets	2,261.06
Current assets	
Inventories	22,936.63
Financial assets	
- Trade receivables	644.91
- Cash and cash equivalents	129.94
- Other bank balances	585.91
- Other financial assets	5.98
Other current assets	6,027.16
Total current assets	30,330.52
Total assets	32,591.58
EQUITY AND LIABILITIES	
Equity	
Share capital	738.38
Other equity	8,836.48
Total equity	9,574.86
Liabilities	
Non-current liabilities	
Financial liabilities	
- Borrowings	3,962.26
- Other financial liabilities	260.94
Provisions	512.95
Other non-current liabilities	455.90
Total non-current liabilities	5,192.06
Current liabilities	
Financial liabilities	
- Borrowings	4,008.58
- Trade payables	742.22
- Other financial liabilities	2,216.38
Provisions	140.92
Other current liabilities	10,716.55
Total current liabilities	17,824.66
Total liabilities	23,016.72
Total equity and liabilities	32,591.58

- The unaudited standalone financial results have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on December 8, 2017. The statutory auditors have carried out limited review of the financial results for the quarter and half year ended September 30, 2017.
- The Company has adopted Ind AS (Indian Accounting Standards) from April 1, 2017 and accordingly these financial results have been prepared in accordance with the recognition and measurement principles laid down in Ind AS 34 - Interim Financial Reporting prescribed under Section 133 of the Companies Act, 2013, read with the relevant rules issued thereunder and other accounting principles generally accepted in India. The date of transition to Ind AS is April 1, 2016.
- 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.
- The figures of previous quarter/half year have been re-grouped, wherever necessary, for the purpose of comparison.

For and on Behalf of the Board
Ansal Buildwell Limited

GOPAL ANSAL
Chairman cum Managing Director
DIN: 00014172

Place:- New Delhi
Date:- December 08, 2017





I.P. PASRICHA & CO.
CHARTERED ACCOUNTANTS

A-31A, 1st Floor, Ring Road
Rajouri Garden, New Delhi-110027
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E-mail : ippasricha@capasricha.com
maneet@capasricha.com

**INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF UNAUDITED
INTERIM FINANCIAL RESULTS**

**TO THE BOARD OF DIRECTORS
ANSAL BUILDWEL LIMITED**

We have reviewed the accompanying Statement of Unaudited Standalone Financial Results of **ANSAL BUILDWEL LIMITED** (the company) for the quarter and six month ended 30th September 2017 (the statement) being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligation & Disclosure Requirements) Regulations, 2015 as modified by Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016. This statement which is the responsibility of Company's management and approved by Board of Directors, has been prepared in accordance with 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 read with the relevant rules issued thereunder and other accounting principles generally accepted in India. Our Responsibility is to issue a report on the statement based on our review.

We conducted our review of the statement in accordance with the Standard on Review Engagements (SRE 2410) "Review of Internal 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 statement is free from material misstatement. A review is limited primarily to enquire of Company Personnel and analytical procedures applied to financial data and thus provide less assurance than audit. We have not performed audit and, accordingly, we do not express an audit opinion.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement, prepared in accordance with recognition and measurement principles laid down in 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 SEBI (Listing Obligation and Disclosure Requirement) Regulation, 2015 as modified by Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.



We have not reviewed the financial results and other financial information for the quarter and six month ended 30th September, 2016 which have been presented solely based on financial information compiled by the management.

For I.P. Pasricha & Co.

Chartered Accountants

FRN No. 000120N



Mandeet Pat Singh

Partner

Membership No. 516612

Place: New Delhi

Date: December 08, 2017