



ANSAL BUILDWELL LTD

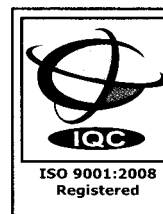
(AN ISO 9001:2008 CERTIFIED COMPANY)

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



Statement of Standalone and Consolidated Audited Financial Results for the Quarter and Year Ended 31 March, 2018

Particulars	Standalone						Consolidated	
	Quarter Ended		Year Ended		Year Ended			
	March 31, 2018 (Audited) Refer Note 7	December 31, 2017 (Unaudited)	March 31, 2017 (Audited) Refer Note 7	March 31, 2018 (Audited)	March 31, 2017 (Audited)	March 31, 2018 (Audited)	March 31, 2017 (Audited)	
I Revenue from Operations	2,522.91	1,867.63	2,860.31	7,188.93	5,081.52	7,188.93	5,081.52	
II Other Income	98.61	75.47	84.13	284.40	246.15	284.40	246.15	
III Total Income (I+II)	2,621.52	1,943.10	2,944.44	7,473.33	5,327.67	7,473.33	5,327.67	
IV Expenses								
Cost of construction	1,508.95	632.53	799.24	3,819.00	2,040.94	3,819.00	2,040.94	
Employee benefits expense	401.88	270.15	135.19	1,143.64	1,124.74	1,143.64	1,124.74	
Finance costs	252.19	228.15	317.89	1,073.85	1,142.23	1,073.85	1,142.23	
Depreciation and amortisation expense	25.58	22.07	32.04	91.61	120.94	91.61	120.94	
Other expenses	218.37	200.08	287.84	808.59	861.42	810.42	863.10	
Total Expenses	2,406.97	1,352.98	1,572.20	6,936.69	5,290.27	6,938.52	5,291.95	
V Profit/(loss) before tax (III-IV)	214.55	590.12	1,372.24	536.64	37.40	534.81	35.73	
VI Tax expense								
Current tax	378.55	-	146.10	378.55	146.10	378.55	146.10	
Deferred tax	(51.53)	(2.83)	33.25	15.14	8.50	15.14	8.51	
VII Profit/(loss) for the period (V-VI)	(112.47)	592.95	1,192.89	142.95	(117.20)	141.12	(118.88)	
VIII Share of profit/(loss) of an Associate and Joint ventures								
IX Profit/(loss) for the year (VII+VIII)	(112.47)	592.95	1,192.89	142.95	(117.20)	105.03	(98.47)	
X Other Comprehensive Income								
A(i) Items that will not be reclassified to profit or loss								
(a) gain/(loss) of defined benefit obligation	(16.60)	8.39	(2.02)	48.32	(8.11)	48.32	(8.11)	
(b) gain/(loss) on change in fair value of equity instruments	(4.02)	2.20	1.88	(2.92)	3.67	(2.92)	3.67	
A(ii) Income tax related to items that will not be reclassified to profit or loss	3.58	(2.61)	0.28	(13.31)	2.04	(13.31)	2.04	
Total Other Comprehensive Income for the period (A(i+ii))	(17.04)	7.98	0.14	32.09	(2.40)	32.09	(2.40)	
XI Total Comprehensive Income for the period (IX+X)	(129.51)	600.93	1,193.03	175.04	(119.60)	137.12	(100.88)	
XII Paid up equity share capital	738.38	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.)	(1.52)	8.03	16.16	1.94	(1.59)	1.91	(1.61)	

Notes to the Audited Financial Results for the Quarter and Year Ended March 31, 2018:

1. Reconciliation of Net Profit for the quarter and year ended March 31, 2017 as per Ind AS to that reported under previous Generally Accepted Accounting Principles (GAAP) is Summarised as follows:

Particulars	Standalone		Consolidated
	Quarter ended March 31, 2017	Year ended March 31, 2017	Year ended March 31, 2017
Net profit after tax as reported under previous GAAP	1,200.95	(95.79)	(76.50)
Adjustments:			
Fair valuation of rental security deposits			
Adjustment of transaction cost on borrowings under FIR accounting	0.37	1.33	1.33
Reclassification of actuarial gains/losses, arising in respect of employee benefit schemes, to Other Comprehensive Income (OCI)	(2.32)	2.27	2.27
Other miscellaneous adjustments	2.02	8.11	8.11
Tax effect on above adjustments	(11.67)	(45.10)	(45.66)
Net profit after tax as per Ind-AS	1,192.89	(117.20)	(98.47)
Other Comprehensive Income (net of tax)	0.14	(2.40)	(2.40)
Total Comprehensive Income after tax as per Ind-AS	1,193.03	(119.60)	(100.88)

2. Reconciliation of Total Equity as at 31 March, 2017 as per Ind AS to that reported under previous Generally Accepted Accounting Principles (GAAP) is summarised as follows:

Particulars	Standalone As at March, 31 2017	Consolidated As at March, 31 2017
Total Equity as per Indian GAAP	9,892.90	9,924.06
Increase/(decrease) due to Ind AS Adjustments		
Dividends not recognised as liability until declared under Ind AS		
Recognition of security deposits at amortised cost	(1.32)	(1.32)
Effective interest rate adjustment on borrowings	51.09	51.09
Investments measured at fair value through other comprehensive income	3.60	3.60
Others	(86.61)	(90.13)
Deferred tax adjustments on above	11.56	11.56
Total adjustment to equity	(21.68)	(25.21)
Total equity under Ind AS	9,871.22	9,898.85



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3. Statement of Assets & Liabilities as at March 31, 2018

(INR in lakhs)

Particulars	Standalone		Consolidated	
	As at March 31, 2018 (Audited)	As at March 31, 2017 (Audited)	As at March 31, 2018 (Audited)	As at March 31, 2017 (Audited)
ASSETS				
Non-current assets				
Property, plant and equipment	373.21	418.69	373.21	418.69
Intangible assets	0.38	2.04	0.38	2.04
Investment in associate and joint ventures	1,126.97	1,126.97	1,124.73	1,160.82
Financial assets				
- Investment in equity instruments	5.63	8.55	5.63	8.55
- Security deposits	111.95	105.95	111.95	105.95
Deferred tax assets (Net)	293.69	322.14	293.69	322.14
Other non-current assets	434.40	396.43	444.15	406.18
Total non-current assets	2,346.23	2,380.77	2,353.74	2,424.37
Current assets				
Inventories	22,617.68	23,044.12	24,462.82	24,889.26
Financial assets				
- Trade receivables	663.81	652.75	663.81	652.75
- Cash and cash equivalents	78.94	303.13	81.45	306.19
- Other bank balances	604.31	445.22	604.31	445.22
- Security deposits	6.33	5.98	6.33	5.98
Other current assets	5,910.64	5,584.48	4,098.01	3,723.20
Total current assets	29,881.71	30,035.68	29,916.73	30,022.59
Total assets	32,227.94	32,416.45	32,270.47	32,446.96
EQUITY AND LIABILITIES				
Equity				
Share capital	738.38	738.38	738.38	738.38
Other equity	9,307.88	9,132.84	9,297.59	9,160.47
Total equity	10,046.26	9,871.22	10,035.97	9,898.85
Liabilities				
Non-current liabilities				
Financial liabilities				
- Borrowings	3,286.15	4,712.08	3,286.15	4,712.08
- Other financial liabilities	263.43	257.86	263.43	257.86
Provisions	501.77	523.03	501.77	523.03
Other non-current liabilities	455.57	456.24	455.57	456.24
Total non-current liabilities	4,506.91	5,949.21	4,506.91	5,949.21
Current liabilities				
Financial liabilities				
- Borrowings	2,962.78	2,546.95	2,964.28	2,548.45
- Trade payables	830.20	815.14	830.20	815.14
- Other financial liabilities	2,181.60	2,168.10	2,181.60	2,168.10
Provisions	276.50	187.13	276.50	187.13
Current tax liabilities (Net)	119.53	173.82	119.53	173.82
Other current liabilities	11,304.15	10,704.88	11,355.47	10,706.27
Total current liabilities	17,674.76	16,596.01	17,727.58	16,598.90
Total liabilities	22,181.67	22,545.22	22,234.50	22,548.11
Total equity and liabilities	32,227.94	32,416.45	32,270.47	32,446.96

Ansal

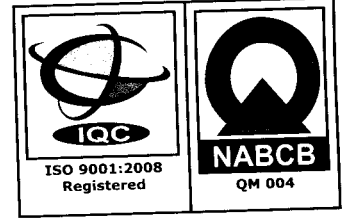




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4. The above audited financial results have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on May 30, 2018.
5. The Company has adopted Ind AS (Indian Accounting Standards) from April 1, 2017 and accordingly these financial results have been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) prescribed under section 133 of the Companies Act, 2013. The date of transition to Ind AS is April 1, 2016. Figures for the corresponding quarter and year ended March 31, 2017 have been restated to comply with Ind AS.
6. As the company has only one operating segment, disclosure under Ind AS 108 on "Operating Segements" is not applicable.
7. The standalone figures of the quarter ended March 31, 2018 and March 31, 2017 are the balancing figures between audited figures in respect of the full financial year and the year to date figures upto the third quarter.
8. The Board of Directors of the company recommend a dividend @5% on the equity shares at the above held Board Meeting.
9. 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:- May 30, 2018



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

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

To
Board of Directors of
Ansal Buildwell Limited

We have audited the accompanying statement of standalone IND AS financial results of Ansal Buildwell Limited ('the Company') for the quarter/ year ended March 31, 2018 ("the Statement") being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. These standalone financial results are based on the standalone financial statements for the year ended March 31, 2018, prepared in accordance with the accounting principles generally accepted in India, including Indian Accounting Standard ('IND AS') specified under Section 133 of the Companies Act, 2013 ('the Act') and published standalone year to date figures upto the end of the third quarter of the financial year prepared in accordance with the recognition and measurement principles laid down in IND AS 34, Interim Financial Reporting, specified under Section 133 of the Act, and SEBI Circulars CIR/CFD/CMD/15/2015 dated November 30, 2015 and CIR/CFD/FAC/62/2016 dated July 5, 2016, which are the responsibility of the Company's management and have been approved by the Board of Directors. Our responsibility is to express an opinion on these standalone financial results based on our audit of the standalone financial statements for the year ended March 31, 2018 and our review of standalone financial results for the nine months period ended December 31, 2017.

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



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

- i. have been presented in accordance with the requirements of the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circulars CIR/CFD/CMD/15/2015 dated November 30, 2015 and CIR/CFD/FAC/62/2016 dated July 5, 2016, including the manner in which it is to be disclosed in the regard; and
- ii. give a true and fair view of the standalone net profit (including other comprehensive income) and other financial information of the company in conformity with the aforesaid Accounting Principles Generally Accepted in India, including IND AS specified under Section 133 of the Act for the year ended March 31, 2018.
- iii. we have not reviewed the financial results and other financial information for the quarter and year ended March 31, 2017 which have been presented solely based on financial information complied by the management.
- iv. for the quarter ended March 31, 2018 being the balancing figures upto the third quarter of the current financial year which were limited reviewed by us.

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

FRN No. IC120N


M. No. 516612
Partner

M.No.: 516612

Place: New Delhi

Date: May 30, 2018



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maneet@capasricha.com

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

To
Board of Directors
Ansal Buildwell Limited

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

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

The consolidated financial statements also include the Group's share of net profit/(loss) (including other comprehensive income) using the equity method, of Rs. (0.50) Lakhs for the year ended March 31, 2018, as considered in the consolidated financial results, in respect of 1 associate, and Rs. (35.59) Lakhs for the year ended March 31, 2018, as considered in the financial results, in respect of five joint venture companies, whose financial statements have not been audited by us. These financial statements have been audited by



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

Our opinion is not modified in respect of these matters

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

I. include the year to date financial results of the following entities as on 31st March, 2018 and for the year ended thereon:

a. Subsidiaries

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

b. Associates

- i. Aadharshila Towers Private Limited

c. Jointly Controlled Entities

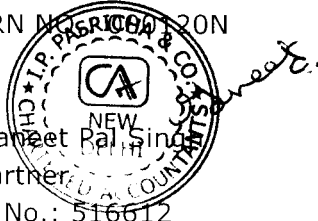
- i. Ansal Crown Infrabuild Private Limited
- ii. Ansal JKD Pearls Developers Private Limited
- iii. Incredible Real Estate Private Limited
- iv. Southern Buildmart Private Limited
- v. Sunmoon Buildmart Private Limited

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

III. give true and fair view of the consolidated net profit and other financial information for the period from April 01, 2017 to March 31, 2018.

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

FRN No. 001000120N


Mandeet Pal Singh
Partner
M.No.: 516612

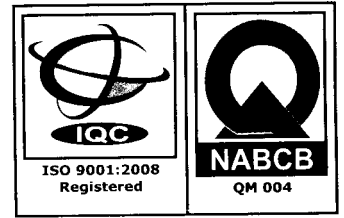
Place: New Delhi
Date: May 30, 2018



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30th May, 2018

Listing Compliance Cell
The Bombay Stock Exchange Ltd.
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400 001

Company Code: 523007

Dear Sir

Sub: Declaration with respect to unmodified opinion of the Statutory Auditors on the Standalone and Consolidated Audited Financial Results for the Quarter and year ended 31st March, 2018.

Pursuant to Regulation 33(3) (d) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended vide Notification No. SEBI/LAD-NRO/GN/2016-17/001 dated 25th May, 2016, Circular No. CIR/CFD/CMD/56/2016 dated 27th May, 2016 and Circular No. DCS/COMP/04/2016-17 dated 01st June, 2016, we hereby declare that M/s I.P. Pasricha & Company, Chartered Accountants (Firm Registration No. 000120N), Statutory Auditors of our Company, have issued the Auditors Report with unmodified opinion on the Standalone and Consolidated Audited Financial Results of the Company for the quarter and year ended 31st March, 2018.

Kindly take the above information on records.

Thanking you,

Yours faithfully,
For ANSAL BUILDWELL LIMITED

(Gopal Ansal)
Chairman cum Managing Director
DIN : 00014172

