

14th February, 2024

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: a) Outcome of the Meeting dated 14th February, 2024.**
b) Standalone and Consolidated Unaudited Financial Results for the quarter and nine months ended 31st December, 2023.
c) Limited Review Report by Independent Auditors.

Ref: Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sir,

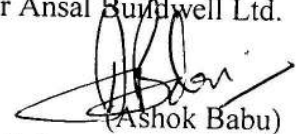
This is to inform you that the Board of Directors in its meeting held on today i.e. 14th February, 2024 has considered and approved the Standalone and Consolidated Un-audited Financial results of the Company for the quarter and nine months ended 31st December, 2023 together with Limited Review Report by M/s I.P. Pasricha & Co., Chartered Accountants, (Firm Reg. No. 000120N), the Independent Auditors of the Company.

- Unaudited Financial Results (Consolidated and Standalone) for the Quarter and Nine Months ended on 31st December, 2023.
- Copies of Limited Review Report (Standalone and Consolidated) submitted by the Statutory Auditors of the Company, M/s I.P. Pasricha & Co., Chartered Accountants, (Firm Reg. No. 000120N)
- The Board meeting commenced at 12.30 P.M. hours and concluded at 3.00 P.M. hours.

This is for your information and record please.

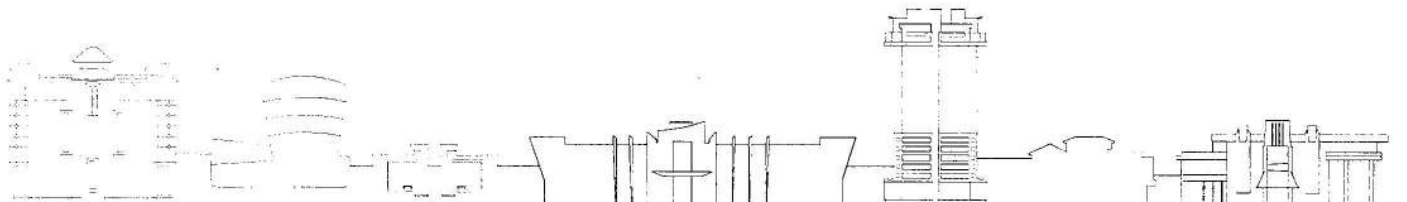
Thanking you,

Yours faithfully
For Ansal Buildwell Ltd.



(Ashok Babu)

Sr. V.P. & Company Secretary
FCS No. 2328

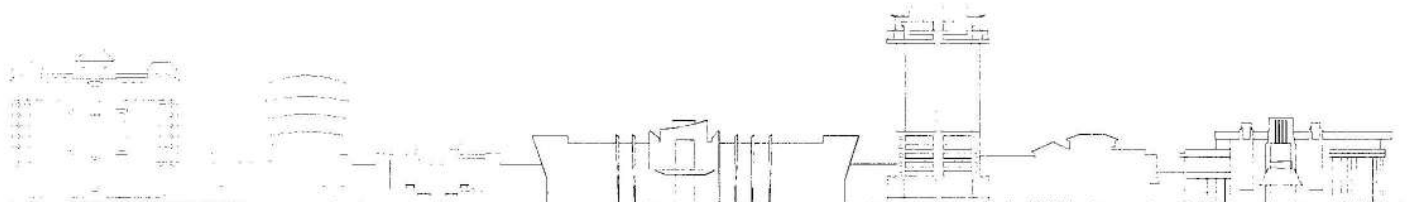




**Statement of Standalone Unaudited Financial Results for the Quarter & Nine Months Ended
 December 31, 2023**

(INR in lakhs except EPS)

	Particulars	Standalone					
		Quarter ended			Nine months ended		Year ended
		December 31, 2023 (Unaudited)	September 30, 2023 (Unaudited)	December 31, 2022 (Unaudited)	December 31, 2023 (Unaudited)	December 31, 2022 (Unaudited)	March 31, 2023 (Audited)
I	Revenue from Operations	2,322.40	1,172.86	527.81	3,752.01	1,968.38	2,424.06
II	Other Income	58.60	67.36	45.49	184.97	189.80	282.69
III	Total Income (I+II)	2,381.00	1,240.22	573.30	3,936.98	2,158.18	2,706.75
IV	Expenses						
	Cost of construction	318.93	252.05	263.40	636.43	868.21	665.88
	Employee benefits expense	236.14	210.77	203.00	673.07	594.49	837.04
	Finance costs	93.80	84.91	77.99	272.66	257.78	372.74
	Depreciation and amortisation expense	52.88	46.89	38.58	150.55	142.26	55.37
	Other expenses	142.75	149.76	186.91	434.02	429.77	642.36
	Total Expenses	844.50	744.38	769.88	2,166.73	2,292.51	2,573.39
V	Profit/(loss) before tax (III-IV)	1,536.50	495.84	(196.58)	1,770.25	(134.33)	133.36
VI	Tax expense						
	Current tax	509.31	90.69	-	600.00	8.32	58.14
	Deferred tax	6.08	(9.32)	(3.34)	2.86	1.38	180.09
		515.39	81.37	(3.34)	602.86	9.70	238.23
VII	Profit/(loss) for the period (V-VI)	1,021.11	414.47	(193.24)	1,167.39	(144.03)	(104.87)
VIII	Other Comprehensive Income						
	A(i) Items that will not be reclassified to profit or loss						
	(a) gain/(loss) of defined benefit obligation	(52.59)	(14.15)	48.33	(67.86)	36.60	36.48
	(b) gain/(loss) on change in fair value of equity instruments	0.89	1.70	1.42	2.92	1.50	0.84
	A(ii) Income tax related to items that will not be reclassified to profit or loss	13.67	3.68	(12.57)	17.64	(9.52)	(9.48)
	Total Other Comprehensive Income for the period (A(i+ii))	(38.03)	(8.77)	37.18	(47.30)	28.58	27.84
IX	Total Comprehensive Income for the period (VII+VIII)	983.08	405.70	(156.06)	1,120.09	(115.45)	(77.03)
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.)	13.83	5.61	(2.62)	15.81	(1.95)	(1.42)



**Notes to statement of Standalone Unaudited Financial Results for the Quarter & Nine Months ended December 31, 2023**

- 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 February 14, 2024.
- 2 These standalone financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards (Ind AS) as notified under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended.
- 3 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.
- 4 The company has made provision of interest on principal refund amount payable to customers related to Jaipur project of Rs. 528.30 Lakhs up to the period ended December 31, 2023.
- 5 The Ansal Buildwell Limited had Invested Rs. 34.01 Crores in the form of equity shares and given the business advances amounting to Rs. 25.00 Crores to Ansal Crown Infrabuild Private Limited (wholly owned Subsidiary Company).

One of the Operational Creditor filed the petition against Ansal Crown Infrabuild Private Limited Company before the Hon'ble NCLT. The Hon'ble NCLT has admitted application bearing C.P.(IB)/783/2022 under section 9 of the IBBC Code 2016 against the M/s. Ansal Crown Infrabuild Private Limited on dated 21st April, 2023 and accordingly the Corporate Insolvency Resolution Process (CIRP) of IBC, 2016 is Initiated.

- 6 The figures of previous quarter/ year have been re-grouped, wherever necessary, for the purpose of comparison.

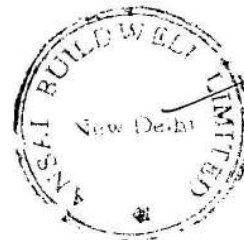
In terms of our report attached
For I.P. Pasricha & Co.

Chartered Accountants
FRN No. 080529

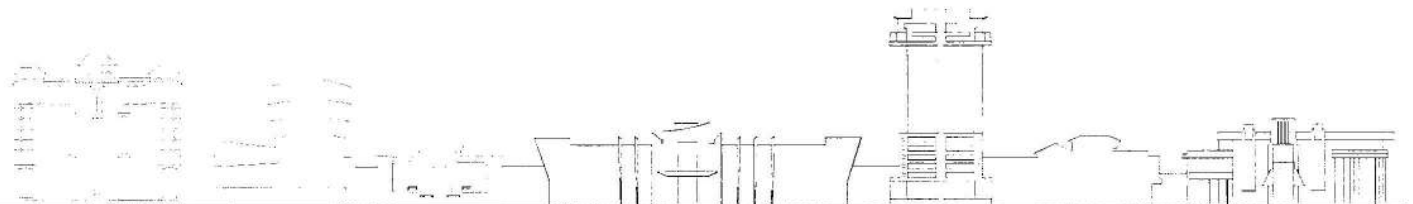
Inder Pal Singh Pasricha
Partner
Membership No. 080529

Place : New Delhi
Date : February 14, 2024

For and on Behalf of the Board
Ansal Buildwell Limited



Shobhit Charla
Whole-time Director
DIN: 00056364



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 Requirement) 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 31st December, 2023 and year to date results for the period from 1st April, 2023 to 31st December, 2023 ('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 substantially less in scope than an audit conducted in accordance with the standards on auditing specified under section 143(10) of the Companies Act, 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 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 i.e. Indian Accounting Standards ('Ind AS') prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued there under 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. **Emphasis of Matter**
We draw attention to Note No. 5 of Unaudited Quarterly Standalone Financial Results, as at 31st December 2023, The Ansal Buildwell Limited had Invested Rs. 34.01 Crores in the form of equity shares and given the business advances amounting to Rs. 25.00 Crores to Ansal Crown Infrabuild Private Limited (wholly owned Subsidiary Company).

One of the Operational Creditor filed the petition against Ansal Crown Infrabuild Private Limited Company before the Hon'ble NCLT. The Hon'ble NCLT has admitted application bearing C.P.(IB)/783/2022 under section 9 of the IBBC Code 2016 against the M/s. Ansal Crown Infrabuild Private Limited on dated 21st April, 2023 and accordingly the Corporate Insolvency Resolution Process (CIRP) of IBC, 2016 is Initiated.

Our Conclusion is not modified in respect of this matter.

For I.P. Pasricha & Co.

Chartered Accountants
FRN No. 00012017

InderPal Singh Pasricha

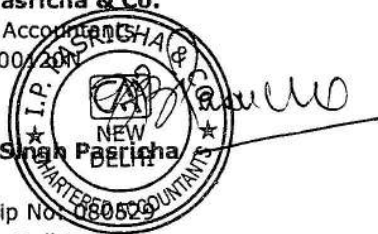
Partner

Membership No. 160529

Place: New Delhi

Date: 14.02.2024

UDIN: 24080529BKARYUG943



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A-31A, First Floor, Rajouri Garden,
New Delhi - 110027 (India)



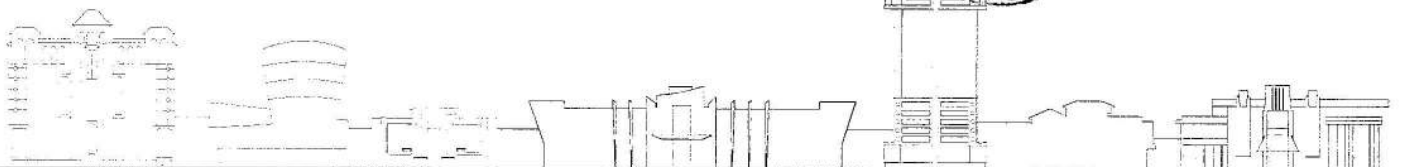
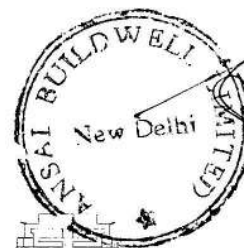
maneet@capasricha.com
ippasricha@capasricha.com



**Statement of Consolidated Unaudited Financial Results for the Quarter & Nine Months Ended
 December 31, 2023**

(INR in lakhs except EPS)

	Particulars	Consolidated					
		Quarter ended			Nine Months ended		Year ended
		December 31, 2023 (Unaudited)	September 30, 2023 (Unaudited)	December 31, 2022 (Unaudited)	December 31, 2023 (Unaudited)	December 31, 2022 (Unaudited)	March 31, 2023 (Audited)
I	Revenue from Operations	2,428.48	1,172.86	527.81	3,858.09	2,811.45	3,267.13
II	Other Income	60.84	69.28	46.63	191.01	195.54	293.61
III	Total Income (I+II)	2,489.32	1,242.14	574.45	4,049.10	3,007.00	3,560.74
IV	Expenses						
	Cost of construction	323.83	252.05	263.40	641.33	1,708.21	1,505.88
	Employee benefits expense	236.14	210.77	203.00	673.07	594.49	837.03
	Finance costs	93.79	84.92	77.99	272.66	257.78	372.74
	Depreciation and amortisation expense	57.54	51.56	43.92	164.55	158.26	75.94
	Other expenses	152.49	184.16	187.98	478.31	431.44	647.00
	Total Expenses	863.79	783.46	776.29	2,229.92	3,150.18	3,438.59
V	Profit/(loss) before tax (III-IV)	1,625.53	458.68	(201.85)	1,819.18	(143.19)	122.15
VI	Tax expense						
	Current tax	-	90.69	-	626.24	8.78	58.82
	Deferred tax	(3.34)	(9.32)	(3.34)	2.86	1.38	180.09
		(3.34)	81.37	(3.34)	629.10	10.16	238.91
VII	Profit/(loss) for the period (V-VI)	1,622.19	377.31	(205.19)	1,190.08	(153.35)	(116.76)
VIII	Share of profit/ (loss) of an Associate and Joint Ventures	(12.78)	285.13	(12.78)	467.56	(18.64)	(165.23)
IX	Profit/(loss) for the period (VII+VIII)	1,609.41	662.44	(217.97)	1,657.64	(171.99)	(281.99)
X	Other Comprehensive Income						
	A(i) Items that will not be reclassified to profit or loss						
	(a) gain/(loss) of defined benefit obligation	48.33	(14.15)	48.33	(67.86)	36.60	36.48
	(b) gain/(loss) on change in fair value of equity instruments	1.42	1.70	1.42	2.92	1.50	0.84
	A(ii) Income tax related to items that will not be reclassified to profit or loss	(12.57)	3.68	(12.57)	17.64	(9.52)	(9.48)
	Total Other Comprehensive Income for the period (A(i+ii))	37.18	(8.77)	37.18	(47.30)	28.58	27.84
XI	Total Comprehensive Income for the period (IX + X)	1,646.59	653.67	(180.79)	1,610.34	(143.41)	(254.15)
XII	Paid up equity share capital (Face value of Rs. 10 per share)	738.38	738.38	738.38	738.38	738.38	738.38
XIII	Basic and diluted earnings per share (not annualised) (Rs.)	21.80	8.97	(2.95)	22.45	(2.33)	(3.82)





Notes to statement of Consolidated Unaudited Financial Results for the Quarter & Nine Months ended December 31, 2023

- The unaudited consolidated financial results have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on February 14, 2024. The statutory auditors have carried out limited review of the financial results for the quarter ended December 31, 2023.
- These consolidated financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards (Ind AS) as notified under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended.
- 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 standalone financial results are as follows:

Particulars	(INR in Lakhs)					
	Quarter Ended			Nine Months Ended		Year Ended
	December 31, 2023 (Unaudited)	September 30, 2023 (Unaudited)	December 31, 2022 (Unaudited)	December 31, 2023 (Unaudited)	December 31, 2022 (Unaudited)	March 31, 2023 (Audited)
Total Income*	2,381.00	1,240.22	573.30	3,936.98	2,158.18	2,706.75
Profit before Tax	1,536.50	495.84	(196.58)	1,770.25	(134.33)	133.36
Profit for the period	1,021.11	414.47	(193.24)	1,167.39	(144.03)	(104.87)

* Total income includes Revenue from Operations & Other Income

- The company has made provision of interest on principal refund amount payable to customers related to Jaipur project of Rs. 528.30 Lakhs up to the period ended December 31, 2023.
- The Ansal Buildwell Limited had Invested Rs. 34.01 Crores in the form of equity shares and given the business advances amounting to Rs. 25.00 Crores to Ansal Crown Infrabuild Private Limited (wholly owned Subsidiary Company).

One of the Operational Creditor filed the petition against Ansal Crown Infrabuild Private Limited Company before the Hon'ble NCLT. The Hon'ble NCLT has admitted application bearing C.P.(IB)/783/2022 under section 9 of the IBBC Code 2016 against the M/s. Ansal Crown Infrabuild Private Limited on dated 21st April, 2023 and accordingly the Corporate Insolvency Resolution Process (CIRP) of IBC, 2016 is Initiated.

- The figures of previous quarter/ year have been re-grouped, wherever necessary, for the purpose of comparison.

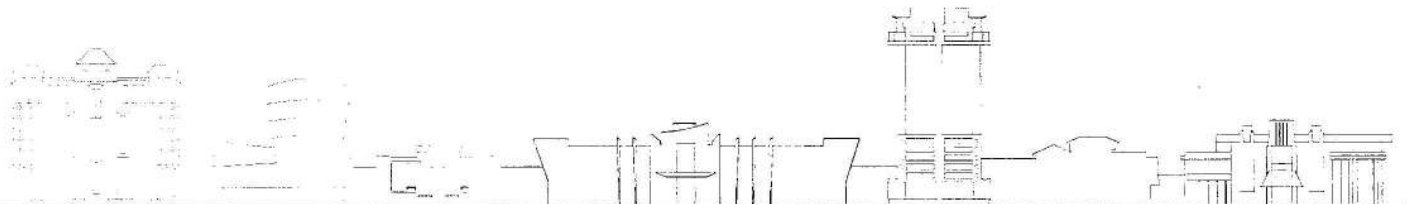
In terms of our report attached
For **I.P. Pasricha & Co.**
Chartered Accountants
FRN No. 000120FN

Indeep Singh Pasricha
Partner
Membership No. 080529

Place : New Delhi
Date : February 14, 2024

For and on Behalf of the Board
Ansal Buildwell Limited

Shobhit Charla
Whole-time Director
DIN: 00056364



Limited Review Report on Consolidated Unaudited Quarterly Financial Results and Year to date results of the Company 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 unaudited consolidated financial results of **Ansal Buildwell Limited** ("the company") for the quarter ended 31st December 2023 and Nine Months Ended 31st December, 2023 ("the statement").
2. This statement, 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 substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under section 143(10) of the Companies Act, 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.
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 consideration of the review reports of other auditors referred to in paragraph 6(b) below, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') prescribed under Section 133 of the Companies Act, 2013 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 including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. Emphasis of Matter
(a) We draw attention to Note No. 6 of Unaudited Quarterly Consolidated Financial Results, as at 31st December, 2023 The Ansal Buildwell Limited had Invested Rs. 34.01 Crores in the form of equity shares and given the business advances amounting to Rs. 25.00 Crores to Ansal Crown Infrabuild Private Limited (wholly owned Subsidiary Company).
One of the Operational Creditor filed the petition against Ansal Crown Infrabuild Private Limited Company before the Hon'ble NCLT. The Hon'ble NCLT has admitted application bearing C.P.(IB)/783/2022 under section 9 of the IBBC Code 2016 against the M/s. Ansal Crown Infrabuild Private Limited on dated 21st April, 2023 and accordingly the Corporate Insolvency Resolution Process (CIRP) of IBC, 2016 is Initiated.
Our Conclusion is not modified in respect of this matter.



(b) We did not review the interim financial information of 1(one) Associate & 4 (Four) Joint Venture and 1 (one) Subsidiary (Ansal Crown Infrabuild Private Limited), whose interim financial information reflects total net profit/loss after tax of Rs. (3.85) Lakh, Rs. 937.99 Lakh and Rs. (50.78) lakh for the period from 01st April, 2023 to 31st December, 2023 respectively, as considered in the consolidated unaudited financial results. This interim financial information has 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, joint ventures and subsidiary 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. 000120N



InderPal Singh Pasricha

Partner

Membership No: 080529

Place: New Delhi

Date: 14.02.2024

UDIN: 24080529BKARYV4466

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.	Ansal Crown Infrabuild Private Limited	Subsidiary
6.	Triveni Apartments Private Limited	Subsidiary
7.	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
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






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 nine month ended 31st December, 2023 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.


(SHOBHIT CHARLA)
DIN : 00056364
WHOLETIME DIRECTOR


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

Date: 14/02/2024
Place: New Delhi

