

ANSAL BUILDWELL LTD.

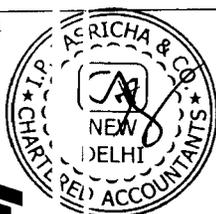
(AN ISO 9001:2008 CERTIFIED COMPANY)

Statement of Standalone Unaudited Financial Results for the Quarter Ended June 30, 2019

(INR in lakhs)

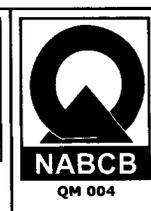
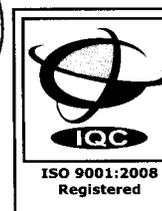
	Particulars	Standalone			
		Quarter ended			Year ended
		June 30, 2019 (Unaudited)	March 31, 2019 (Audited)*	June 30, 2018 (Unaudited)	March 31, 2019 (Audited)
I	Revenue from Operations	3,857.36	2,096.50	1,071.01	4,395.57
II	Other Income	77.74	103.95	62.97	306.84
III	Total Income (I+II)	3,935.10	2,200.45	1,133.98	4,702.41
IV	Expenses				
	Cost of construction	1,912.39	783.73	533.47	2,322.87
	Employee benefits expense	226.70	292.98	250.08	1,004.75
	Finance costs	202.19	423.44	247.49	1,184.81
	Depreciation and amortisation expense	125.11	21.05	21.99	79.89
	Other expenses	138.33	221.81	184.83	856.51
	Total Expenses	2,604.72	1,743.01	1,237.86	5,448.83
V	Profit/(loss) before tax (III-IV)	1,330.38	457.44	(103.88)	(746.42)
VI	Tax expense				
	Current tax	-	86.78	-	86.78
	Deferred tax	27.54	0.71	(20.33)	4.19
		27.54	87.49	(20.33)	90.97
VII	Profit/(loss) for the period (V-VI)	1,302.84	369.95	(83.55)	(837.39)
VIII	Other Comprehensive Income				
	A(i) Items that will not be reclassified to profit or loss				
	(a) gain/(loss) of defined benefit obligation	(2.45)	47.23	24.53	22.67
	(b) gain/(loss) on change in fair value of equity instruments	(0.81)	(1.05)	(0.99)	0.05
	A(ii) Income tax related to items that will not be reclassified to profit or loss	0.68	(13.14)	(6.82)	(6.31)
	Total Other Comprehensive Income for the period (A(i+ii))	(2.58)	33.04	16.72	16.41
IX	Total Comprehensive Income for the period (VII+VIII)	1,300.26	402.99	(66.83)	(820.98)
X	Paid up equity share capital	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.)	17.64	5.01	(1.13)	(11.34)

* refer Note 4



Ansal

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 E-mail : info@ansalbl.com, Website : www.ansalbl.com
 CIN : L45201DL1983PLC017225



Notes to statement of Standalone Unaudited Financial Results for the quarter ended June 30, 2019

- 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 Aug 13, 2019. The statutory auditors have carried out limited review of the financial results for the quarter ended June 30, 2019.
- 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 Effective April 01, 2019, the company has adopted Ind AS AS 116 'Leases', applied to all leases contracts, except leases which are expiring less than 12 months on April 01, 2019 using the modified retrospective method along with the transition option to recognise Right To-Use Asset (ROU) at an amount equal to the lease liability. Accordingly, comparatives for the quarters ended June 30, 2018 and March 31, 2019 have not been retrospectively adjusted. In Statement of profit and loss for the current period, the nature of expenses in respect of operating leases has changed from lease rent in previous periods to depreciation cost for the Right To-Use Asset and finance costs for interest accrued on lease liability.
- 4 The standalone figures of the quarter ended March 31, 2019 are the balancing figures between audited figures in respect of the full financial year and the year to date figures upto the third quarter.
- 5 The company has made the provision for interest on principal refund amount payable to customers related to Jaipur project of Rs. 15.56 Lakhs for the quarter ended June 30, 2019. However there is no impact of interest provision on profitability as the same has been treated according to the Ind AS.
- 6 The figures of previous quarter/ year have been re-grouped, wherever necessary, for the purpose of comparison.

Place - New Delhi
Date:- Aug 13, 2019

For and on Behalf of the Board
Ansal Buildwell Limited



M. Ansal

GOPAL ANSAL
Chairman cum Managing Director

DIN: 00014172



ansal
BUILDWELL





I.P. PASRICHA & CO.
CHARTERED ACCOUNTANTS

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**Limited review report on Unaudited Quarterly 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 unaudited financial results of **ANSAL BUILDWELL LIMITED** (the company) for the quarter ended 30th June 2019 ("the statement"). This statement is the responsibility of Company's management and has been approved by Board of Directors. Our responsibility is to express an opinion on these financial results based on our audit of such interim financial statements, which have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 (Ind AS 34) for 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.
2. 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 audit. We have not performed audit and, accordingly, we do not express an audit opinion.
3. We draw attention to the fact that the figures for the quarter ended 31th March, 2019 are the balancing figures between audited figures in respect of the full financial year and unaudited year to date figures up to the third quarter of the previous financial year had only been reviewed and not subjected to audit.



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 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. 00012001



Maneet Pal Singh
Partner
Membership No. 516612

Place: New Delhi
Date: August 13, 2019

ANSAL BUILDWELL LTD.

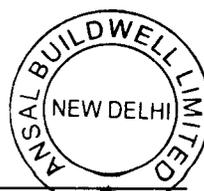
(AN ISO 9001:2008 CERTIFIED COMPANY)

Statement of Consolidated Unaudited Financial Results for the Quarter Ended June 30, 2019

(INR in lakhs)

	Particulars	Consolidated			
		Quarter ended			Year ended
		June 30, 2019 (Unaudited)	March 31, 2019 (Audited)*	June 30, 2018 (Unaudited)	March 31, 2019 (Audited)
I	Revenue from Operations	3,858.81	2,096.50	1,071.01	4,395.57
II	Other Income	77.74	103.95	62.97	306.84
III	Total Income (I+II)	3,936.55	2,200.45	1,133.98	4,702.41
IV	Expenses				
	Cost of construction	1,912.39	783.73	533.47	2,322.87
	Employee benefits expense	226.70	292.98	250.08	1,004.74
	Finance costs	202.19	423.44	247.49	1,184.80
	Depreciation and amortisation expense	125.11	21.05	21.99	79.89
	Other expenses	138.42	223.00	184.85	858.57
	Total Expenses	2,604.81	1,744.20	1,237.88	5,450.87
V	Profit/(loss) before tax (III-IV)	1,331.74	456.25	(103.90)	(748.46)
VI	Tax expense				
	Current tax	-	86.78	-	86.78
	Deferred tax	27.54	4.19	-	4.19
		27.54	90.97	-	90.97
VII	Profit/(loss) for the period (V-VI)	1,304.20	365.28	(103.90)	(839.43)
VIII	Share of profit/ (loss) of an Associate and Joint Ventures	(0.23)	(5.90)	(2.17)	(11.18)
IX	Profit/(loss) for the period (VII+VIII)	1,303.97	359.38	(106.07)	(850.61)
X	Other Comprehensive Income				
	A(i) Items that will not be reclassified to profit or loss				
	(a) gain/(loss) of defined benefit obligation	(2.45)	47.23	-	22.67
	(b) gain/(loss) on change in fair value of equity instruments	(0.81)	(1.05)	-	0.05
	A(ii) Income tax related to items that will not be reclassified to profit or loss	0.68	(13.14)	-	(6.31)
	Total Other Comprehensive Income for the period (A(i+ii))	(2.58)	33.04	-	16.41
XI	Total Comprehensive Income for the period (IX + X)	1,301.39	392.42	(106.07)	(834.20)
XII	Paid up equity / share capital (Face value of Rs. 10 per share)	738.38	738.38	738.38	738.38
XIII	Basic and diluted earnings per share (not annualised) (Rs.)	17.66	4.87	(1.44)	(11.52)

* refer Note 5



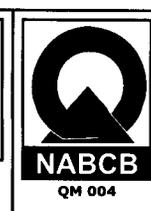
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CIN : L45201DL1983PLC017225



Notes to statement of Consolidated Unaudited Financial Results for the quarter ended June 30, 2019

- 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 Aug 13, 2019. The statutory auditors have carried out limited review of the financial results for the quarter ended June 30, 2019.
- 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	June 30, 2019 (Unaudited)	March 31, 2019 (Audited)*	June 30, 2018 (Unaudited)	March 31, 2019 (Audited)
Total Income	3,935.10	2,200.45	1,133.98	4,702.41
Profit before Tax	1,330.38	457.44	(103.88)	(746.42)
Profit for the period	1,302.84	369.95	(83.55)	(837.39)

* refer Note 5

- 4 Effective April 01, 2019, the company has adopted Ind AS 116 'Leases', applied to all leases contracts, except leases which are expiring less than 12 months on April 01, 2019 using the modified retrospective method along with the transition option to recognise Right To-Use Asset (ROU) at an amount equal to the lease liability. Accordingly, comparatives for the quarters ended June 30, 2018 and March 31, 2019 have not been retrospectively adjusted. In Statement of profit and loss for the current period, the nature of expenses in respect of operating leases has changed from lease rent in previous periods to depreciation cost for the Right To-Use Asset and finance costs for interest accrued on lease liability.
- 5 The consolidated figures of the quarter ended March 31, 2019 are the balancing figures between audited figures in respect of the full financial year and the year to date figures upto the third quarter.
- 6 The company has made the provision for interest on principal refund amount payable to customers related to Jaipur project of Rs. 15.56 Lakhs for the quarter ended June 30, 2019. However there is no impact of interest provision on profitability as the same has been treated according to the Ind AS.
- 7 The figures of previous quarter/ year have been re-grouped, wherever necessary, for the purpose of comparison.

Place:- New Delhi
Date:- Aug 13, 2019

For and on Behalf of the Board
Ansal Buildwell Limited
NEW DELHI
Gopal Ansal
GOPAL ANSAL
Chairman cum Managing Director
DIN: 00014172





I.P. PASRICHA & CO.
CHARTERED ACCOUNTANTS

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Limited review report on Unaudited Quarterly Consolidated 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 unaudited consolidated financial results of **ANSAL BUILDWELL LIMITED** ("the Parent") and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group") for the quarter ended 30 June 2019 ("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 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 Listing Regulations, to the extent applicable.

4. The Statement includes result of the entities as stated in Annexure 1.



5. Attention is drawn to the fact that the figures for the 3 months ended 31 March 20 19 as reported in these financial results are the balancing figures between audited figures in respect of the full previous financial year and the published year to date figures up to the third quarter of the previous financial year. The figures up to the end of the third quarter of previous financial year had only been reviewed and not subjected to audit.
6. 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 7 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 Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
7. We did not review the interim financial information of 1(one) Associate & 5 (Five) Joint Venture included in the Statement, whose interim financial information results reflect total share of loss of Rs. 0.23 Lakhs for the quarter ended 30 June 2019, 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. 000120



Maneet Pal Singh

Partner

Membership No. 516612

Place: New Delhi

Date: August 13, 2019

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 Subsidiaries:- <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

