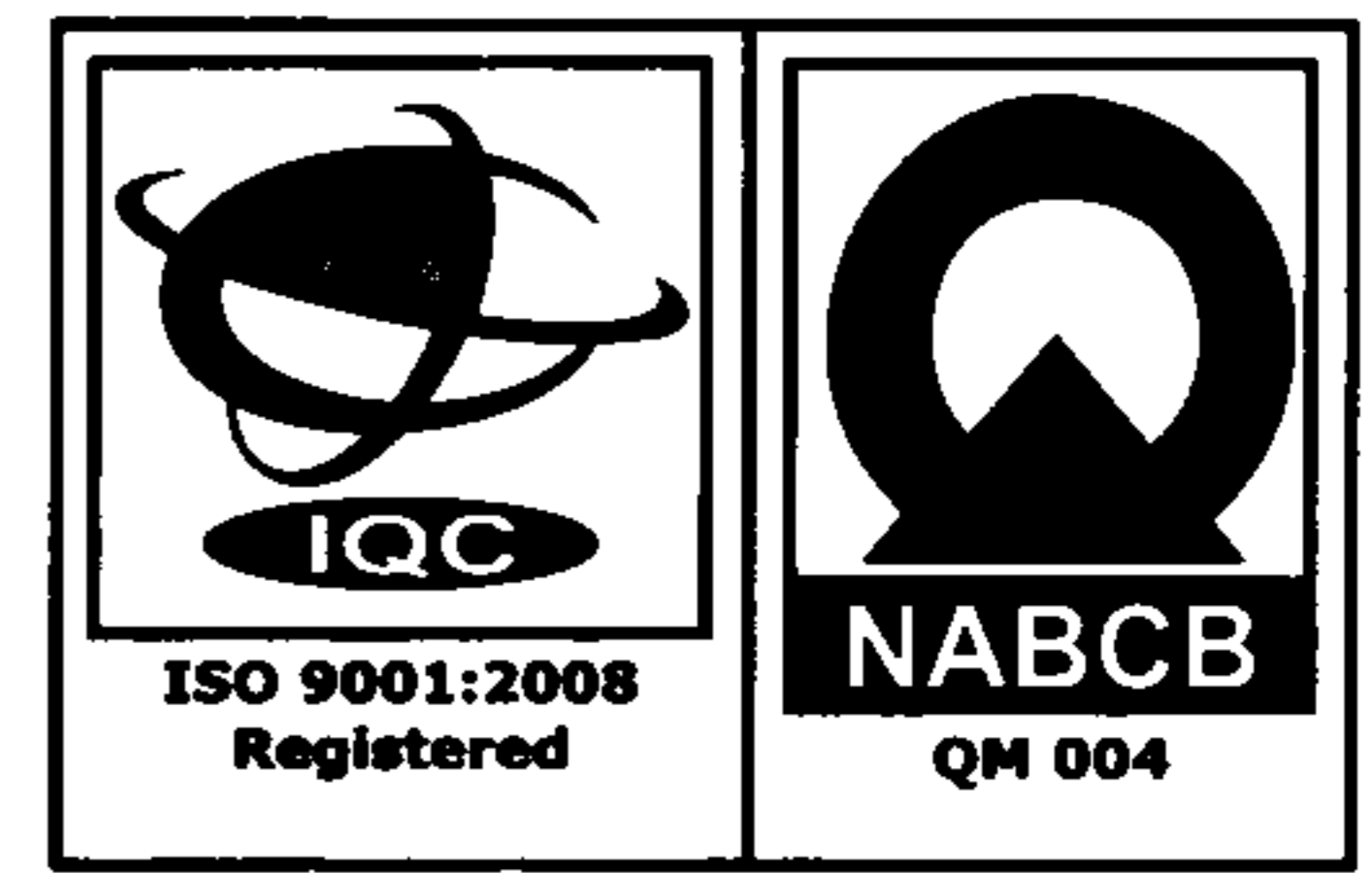


# ANSAL BUILDWELL LTD.

(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



14<sup>th</sup> September, 2017

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

**Company Code: 523007**

**Sub : Unaudited Financial Results for the quarter ended 30<sup>th</sup> June, 2017**

**Limited Review Report by Independent Auditors.**

Dear Sir,

This is in continuation of our letter dated 29<sup>th</sup> August, 2017, we are enclosing herewith a copy of Un-audited Financial results of the Company for the quarter ended 30<sup>th</sup> June, 2017 approved by the Board of Directors of the Company in their meeting held on 14<sup>th</sup> September, 2017 alongwith Limited Review Report by M/s Sekhri & Associates, Chartered Accountants, the Independent Auditors of the Company.

For Ansal Buildwell Ltd.

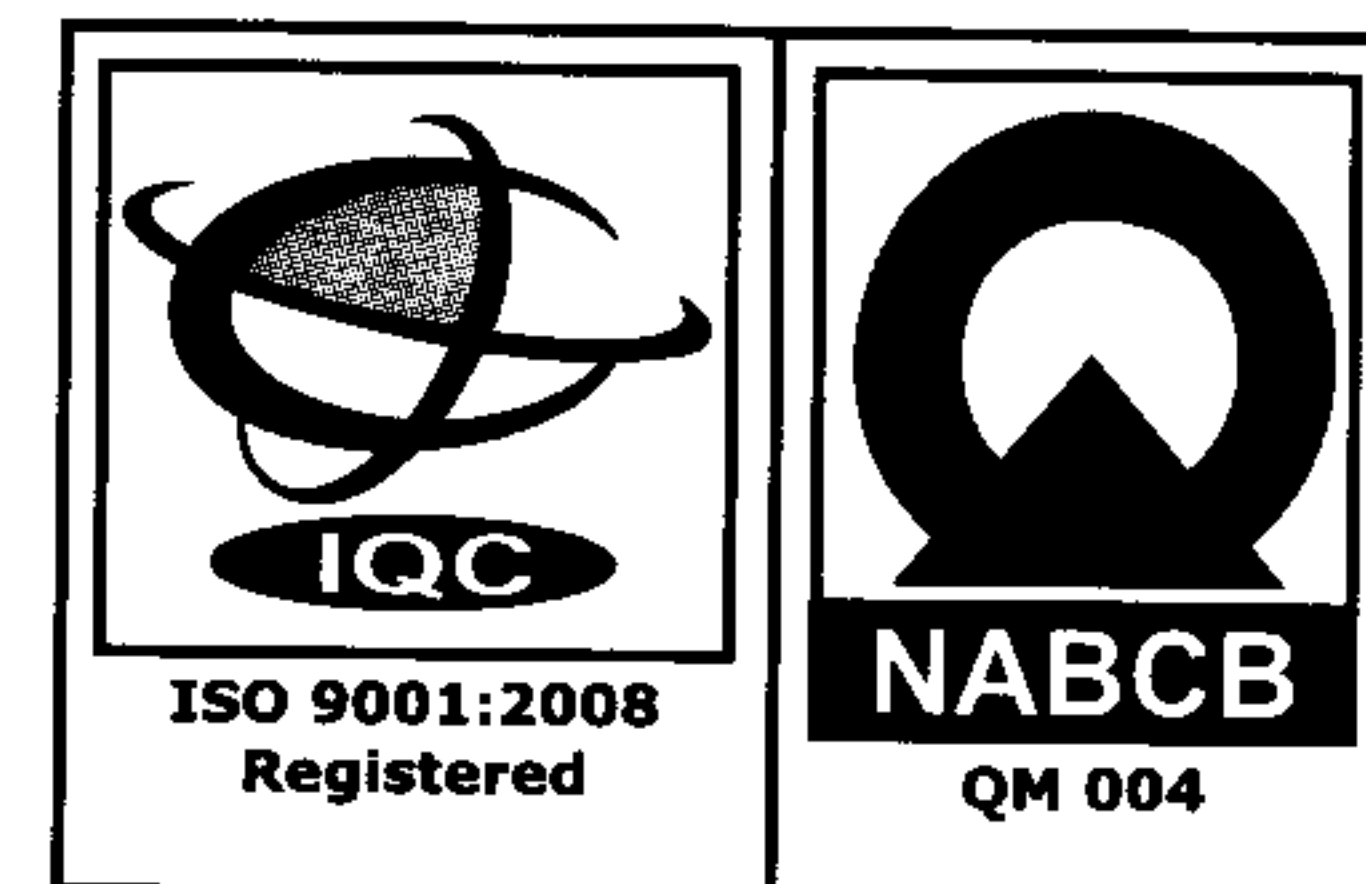
(Ashok Babu)  
V.P. & Company Secretary  
FCS No. 2328



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## Statement of Standalone Unaudited Financial Results for the Quarter ended June 30, 2017

(INR in lakhs)

	Particulars	Quarter ended June 30, 2017 (Unaudited)	Quarter ended June 30, 2016 (Unaudited)
<b>I</b>	Revenue from Operations	1,117.09	1,066.17
<b>II</b>	Other Income	59.90	62.79
<b>III</b>	<b>Total Income (I+II)</b>	<b>1,176.99</b>	<b>1,128.96</b>
<b>IV</b>	<b>Expenses</b>		
	Cost of construction	839.14	803.22
	Employee benefits expense	240.44	339.52
	Finance costs	320.81	252.46
	Depreciation and amortisation expense	21.91	27.79
	Other expenses	173.97	180.01
	<b>Total Expenses</b>	<b>1,596.27</b>	<b>1,603.01</b>
<b>V</b>	<b>Profit/(loss) before tax (III-IV)</b>	<b>(419.28)</b>	<b>(474.04)</b>
<b>VI</b>	<b>Tax expense</b>		
	Current tax	-	-
	Deferred tax	71.13	(2.04)
		71.13	(2.04)
<b>VII</b>	<b>Profit/(loss) for the period (V-VI)</b>	<b>(490.41)</b>	<b>(472.01)</b>
<b>VIII</b>	<b>Other Comprehensive Income</b>		
	A(i) Items that will not be reclassified to profit or loss		
	(a) gain/(loss) of defined benefit obligation	40.20	(2.03)
	(b) gain/(loss) on change in fair value of equity instruments	(0.61)	1.21
	A(ii) Income tax related to items that will not be reclassified to profit or loss	(10.17)	0.49
	<b>Total Other Comprehensive Income for the period (A(i+ii))</b>	<b>29.43</b>	<b>(0.32)</b>
<b>IX</b>	<b>Total Comprehensive Income for the period (VII+VIII)</b>	<b>(460.98)</b>	<b>(472.33)</b>
<b>X</b>	Paid up equity share capital	738.38	738.38
	(Face value of Rs. 10 per share)		
<b>XI</b>	Basic and diluted earnings per share (not annualised) (Rs.)	(6.64)	(6.39)

### Notes to Statement of Standalone Unaudited Financial Results for the quarter ended June 30, 2017

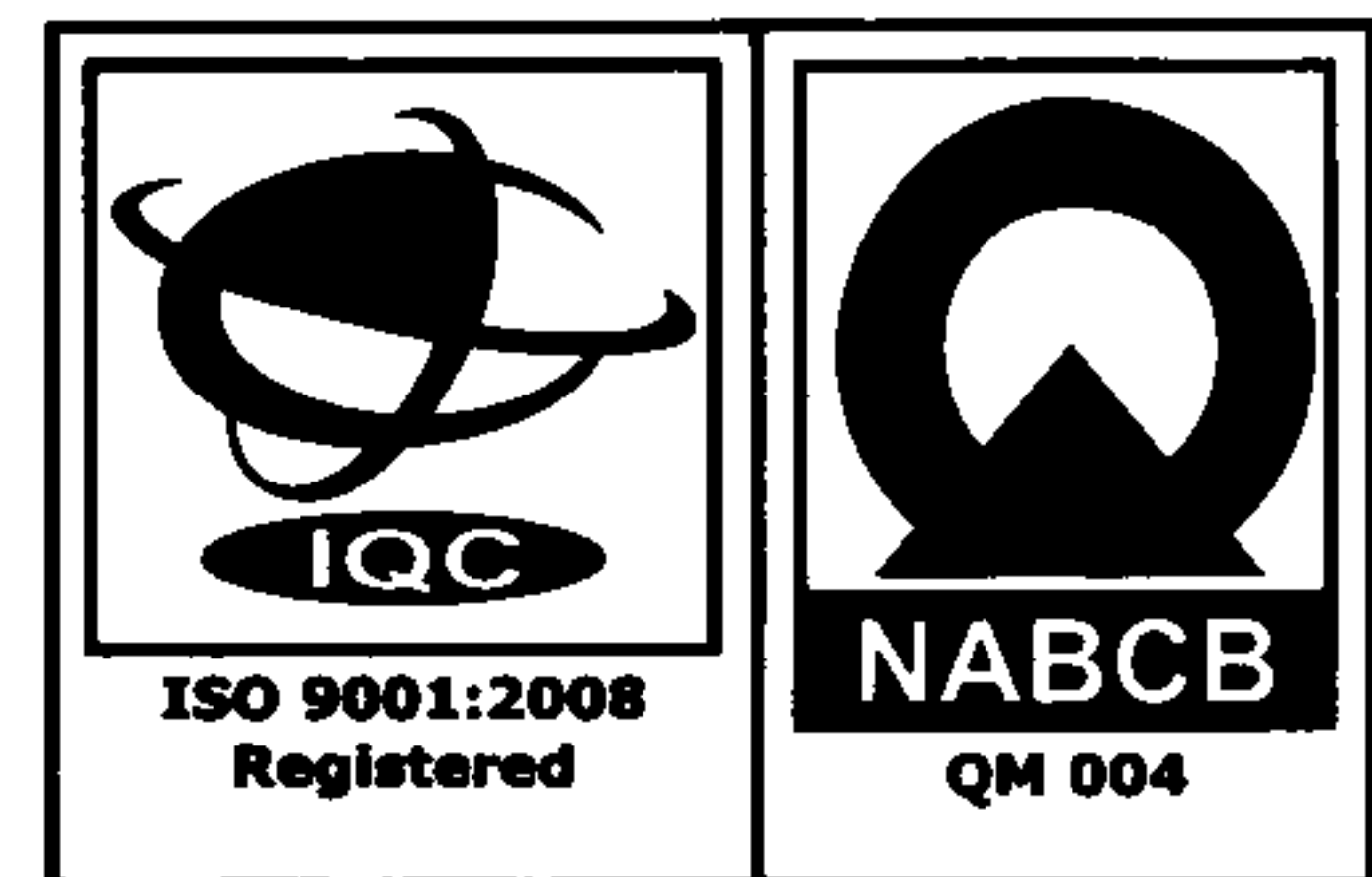
- 1 The unaudited standalone financial results have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on September 14, 2017. The statutory auditors have carried out limited review of the financial results for the quarter ended June 30, 2017.
- 2 The Company 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.
- 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 reconciliation of net profit as previously reported on account of transition from the previous Indian GAAP to Ind AS for the quarter ended June 30, 2016 is as under:



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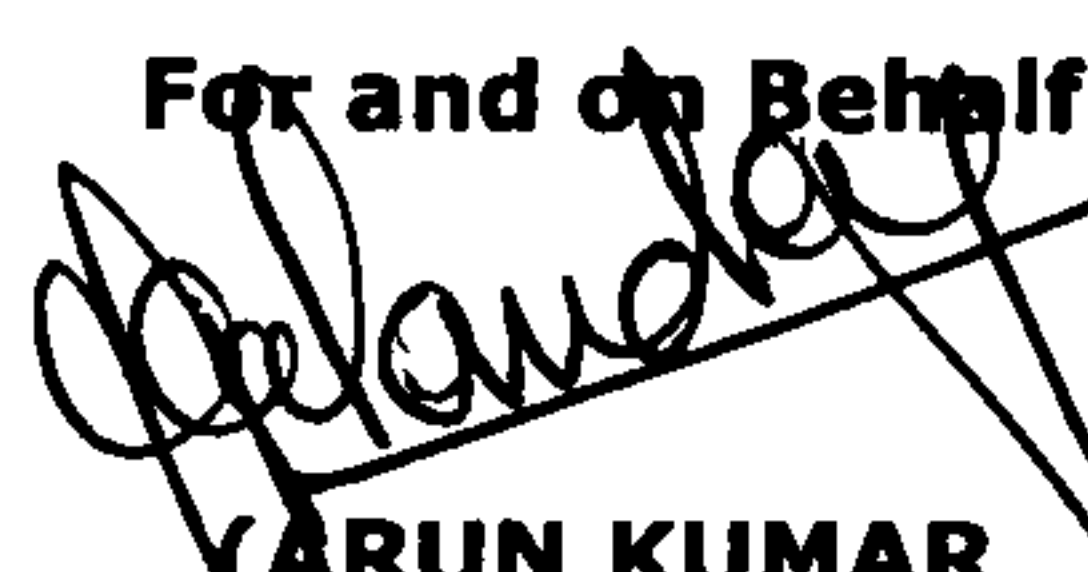
Particulars	(INR in lakhs)
	Quarter ended June 30, 2016 (Unaudited)
<b>Net profit after tax as reported under previous GAAP</b>	<b>(477.13)</b>
<b>Adjustments:</b>	
Fair valuation of rental security deposits	0.29
Adjustment of transaction cost on borrowings under EIR accounting	14.57
Reclassification of actuarial gains/losses, arising in respect of employee benefit schemes, to Other Comprehensive Income (OCI)	2.03
Other miscellaneous adjustments	(10.07)
Tax effect on above adjustments	(1.70)
<b>Net profit after tax for the period under Ind-AS</b>	<b>(472.01)</b>
Other Comprehensive Income (net of tax)	(0.32)
<b>Total Comprehensive Income after tax as per Ind-AS</b>	<b>(472.33)</b>

5 The figures of previous periods have been re-grouped, wherever necessary, to conform to the current quarter's classification.

Place:- New Delhi

Date:- September 14, 2017

For and on Behalf of the Board

  
(ARUN KUMAR PANDEY)

Chief Financial Officer

  
(GAURAV MOHAN PURI)

Whole Time Director

DIN: 01867563


## LIMITED REVIEW REPORT

We have reviewed the accompanying statement of unaudited financial results of ANSAL BUILDWELL LIMITED for the period ended 30<sup>th</sup> June, 2017. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2400, *Engagements to Review Financial Statements* 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 financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an 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 of unaudited financial results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

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

  
**H. L. Sekhri**  
Partner  
Membership No. 15874



Place : New Delhi  
Date : 14<sup>th</sup> September, 2017