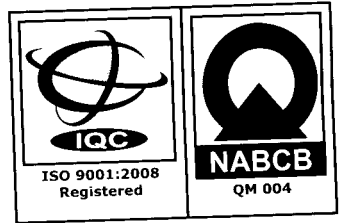




ANSAL BUILDWELL LTD

(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



13th February, 2018

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 nine months ended
31st December, 2017**

Limited Review Report by Independent Auditors.

Dear Sir,

This is in continuation of our letter dated 24th January, 2018, we are enclosing herewith a copy of Un-audited Financial results of the Company for the quarter and nine months ended 31st December, 2017 approved by the Board of Directors of the Company in their meeting held on 13th February, 2018 alongwith Limited Review Report by M/s I.P. Pasricha & Co., Chartered Accountants, (Firm Reg. No. 000120N), 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 and Nine Months Ended December 31, 2017

(INR in lakhs)

Particulars	Quarter ended			Nine months ended	
	December 31, 2017 (Unaudited)	September 30, 2017 (Unaudited)	December 31, 2016 (Unaudited)	December 31, 2017 (Unaudited)	December 31, 2016 (Unaudited)
I Revenue from Operations	1,867.63	1,681.31	588.49	4,666.02	2,221.21
II Other Income	75.47	50.42	42.72	185.79	162.02
III Total Income (I+II)	1,943.10	1,731.73	631.21	4,851.81	2,383.23
IV Expenses					
Cost of construction	632.53	838.37	396.35	2,310.05	1,241.70
Employee benefits expense	270.15	231.17	328.59	741.76	989.55
Finance costs	228.15	272.70	278.52	821.66	824.34
Depreciation and amortisation expense	22.07	22.04	30.58	66.03	88.90
Other expenses	200.08	216.17	174.70	590.22	573.58
Total Expenses	1,352.98	1,580.46	1,208.74	4,529.72	3,718.07
V Profit/(loss) before tax (III-IV)	590.12	151.27	(577.53)	322.09	(1,334.84)
VI Tax expense					
Current tax	-	-	-	-	-
Deferred tax	(2.83)	(1.63)	(14.51)	66.67	(24.75)
	(2.83)	(1.63)	(14.51)	66.67	(24.75)
VII Profit/(loss) for the period (V-VI)	592.95	152.90	(563.02)	255.42	(1,310.09)
VIII Other Comprehensive Income					
A(i) Items that will not be reclassified to profit or loss					
(a) gain/(loss) of defined benefit obligation	8.39	16.33	(2.03)	64.92	(6.09)
(b) gain/(loss) on change in fair value of equity instruments	2.20	(0.49)	(1.35)	1.10	1.79
A(ii) Income tax related to items that will not be reclassified to profit or loss	(2.61)	(4.10)	1.01	(16.89)	1.76
Total Other Comprehensive Income for the period (A(i+ii))	7.98	11.73	(2.37)	49.13	(2.54)
IX Total Comprehensive Income for the period (VII+VIII)	600.93	164.62	(565.39)	304.55	(1,312.63)
X Paid up equity share capital (face value of Rs. 10 per share)	738.38	738.38	738.38	738.38	738.38
XI Basic and diluted earnings per share (not annualised) (Rs.)	8.03	2.07	(7.63)	3.46	(17.74)

Notes to the Unaudited Financial Results for the Quarter and Nine Months Ended December 31, 2017:

- Reconciliation of Net Profit for the quarter and nine months ended December 31, 2016 as per Ind AS to that reported under previous Generally Accepted Accounting Principles (GAAP) is Summarised as follows:

Particulars	Quarter ended	Nine months ended
	December 31, 2016 (Unaudited)	December 31, 2016 (Unaudited)
Net profit after tax as reported under previous GAAP	(553.64)	(1,296.74)
Adjustments:		
Fair valuation of rental security deposits	0.35	0.96
Adjustment of transaction cost on borrowings under EIR accounting	(5.22)	4.59
Reclassification of actuarial gains/losses, arising in respect of employee benefit schemes, to Other Comprehensive Income (OCI)	2.03	6.09
Others miscellaneous adjustments	(11.68)	(33.43)
Tax effect on above adjustments	5.15	8.44
Net profit after tax as per Ind-AS	(563.02)	(1,310.09)
Other Comprehensive Income (net of tax)	(2.37)	(2.54)
Total Comprehensive Income after tax as per Ind-AS	(565.39)	(1,312.63)

- 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 13, 2018. The statutory auditors have carried out limited review of the financial results for the quarter and nine months ended December 31, 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/nine months 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: February 13, 2018





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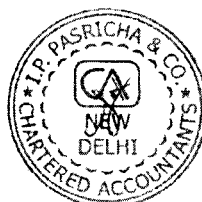
**INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF UNAUDITED
INTERIM FINANCIAL RESULTS**

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

We have reviewed the accompanying Statement of Unaudited Standalone Financial Results of **ANSAL BUILDWELL LIMITED** (the company) for the quarter and nine months ended December 31, 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 enquires 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 nine months ended December 31, 2016 which have been presented solely based on financial information complied by the management.

For I.P. Pasricha & Co.

Chartered Accountants
FRN No. 000120N

Maneet Pal Singh

Partner
Membership No. 516612



Place: New Delhi

Date: February 13, 2018