

30th May, 2024

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

Company Code: 523007

Sub: **A) Audited Financial Results and Auditors' Report thereon for the Quarter and Financial Year ended 31st March, 2024.**

B) Outcome of the Board Meeting dated the 30th May, 2024.

Ref: **Regulations 30 and 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.**

Dear Sir,

This is to inform you that the Board of Directors in their meeting held on today i.e. 30th May, 2024 has approved the Audited Financial Results (Consolidated and Standalone) of the Company for the Quarter and Financial Year ended 31st March, 2024. In this connection, please find enclosed herewith the following:

- A) 1. Audited Financial Results (Consolidated and Standalone) for the Quarter and Financial Year ended on the 31st March, 2024.
2. Copies of Auditors Report (Standalone and Consolidated) submitted by the Statutory Auditors of the Company, M/s I.P. Pasricha & Co., Chartered Accountants, for the Financial Year ended on 31st March, 2024.
3. Declaration with respect to unmodified opinion of the Statutory Auditors in Audited Financial Results pursuant to Regulation 33(3) (d) of SEBI (LODR), Regulation, 2015 for the Financial Year ended on the 31st March, 2024.

In the above Board Meeting, the Board of Directors also approved the following:

- B) 1. Appointment of Shri Vijay Talwar, (DIN : 02647994) as Additional Director (Independent) of the Company.
2. Re-appointment of Smt. Suman Dahiya, (DIN : 08498804) as an Independent Director of the Company.

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3. The Board of Directors has also approved the Postal Ballot Notice dated 30th May, 2024 to get pass the Special Resolution for the approval of shareholders for the appointment of Mr. Vijay Talwar and re-appointment of Mrs. Suman Dahiya as Director.
4. That the Board of Directors have recommended dividend @ 10% i.e. Rs.1/- per equity share of Rs.10/- each for the Financial Year ended 31st March, 2024.
5. That the 40th Annual General Meeting of the Company will be held through VC/OAVM on **Thursday, the 26th September, 2024 at 11.00 A.M.**
6. That the Share Transfer Books, Register of Members and Register of Beneficial owners will remain closed **from 19th September, 2023 to 26th September, 2024 (both days inclusive)**

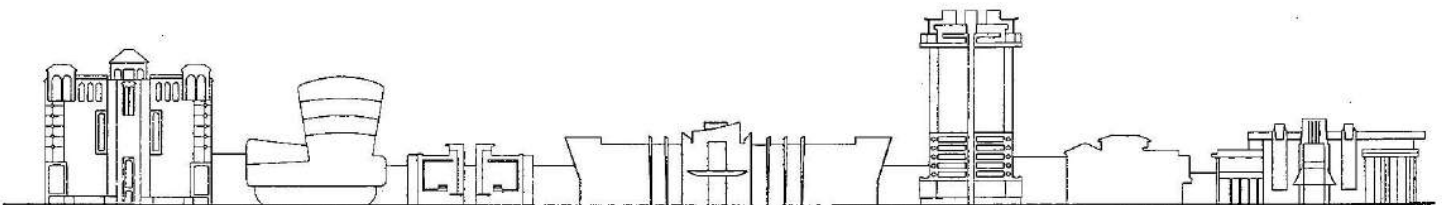
The Board meeting commenced at 12.00 Noon and concluded at 06:30 P.M.

This is for your information and record please.

Thanking you,

Yours faithfully,
For ANSAL BUILDWELL LIMITED.

(Ashok Babu)
Sr.VP & Company Secretary
FCS No. 2328





**Statement of Standalone Audited Financial Results for the Quarter & Year Ended
March 31, 2024**

(INR in lakhs except EPS)

	Particulars	Standalone				
		Quarter ended		Year ended		
		March 31, 2024 (Audited)	December 31, 2023 (Unaudited)	March 31, 2023 (Audited)	March 31, 2024 (Audited)	March 31, 2023 (Audited)
I	Revenue from Operations	278.60	2,322.40	455.68	4,030.61	2,424.06
II	Other Income	81.49	58.60	92.89	266.46	282.69
III	Total Income (I+II)	360.09	2,381.00	548.57	4,297.07	2,706.75
IV	Expenses					
	Cost of construction	86.62	318.93	(202.33)	723.05	665.88
	Employee benefits expense	208.82	236.14	242.55	881.89	837.04
	Finance costs	134.78	93.80	114.96	407.44	372.74
	Depreciation and amortisation expense	42.56	52.88	(86.89)	193.11	55.37
	Other expenses	208.17	142.75	212.59	642.19	642.36
	Total Expenses	680.95	844.50	280.88	2,847.68	2,573.39
V	Profit/(loss) before tax (III-IV)	(320.86)	1,536.50	267.69	1,449.39	133.36
VI	Tax expense					
	Current tax	(75.00)	509.31	49.82	525.00	58.14
	Deferred tax	10.17	6.08	178.71	13.03	180.09
		(64.83)	515.39	228.53	538.03	238.23
VII	Profit/(loss) for the period (V-VI)	(256.03)	1,021.11	39.16	911.36	(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	(39.97)	(52.59)	(0.12)	(107.83)	36.48
	(b) gain/(loss) on change in fair value of equity instruments	1.94	0.89	(0.66)	4.86	0.84
	A(ii) Income tax related to items that will not be reclassified to profit or loss	10.38	13.67	(0.04)	28.03	(9.48)
	Total Other Comprehensive Income for the period (A(i+ii))	(27.65)	(38.03)	(0.82)	(74.94)	27.84
IX	Total Comprehensive Income for the period (VII+VIII)	(283.67)	983.08	38.34	836.42	(77.03)
X	Paid up equity share capital	738.38	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.)	(3.47)	13.83	0.53	12.34	(1.42)



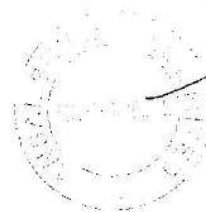
Notes to statement of Standalone Audited Financial Results for the Quarter & Year ended March 31, 2024

- 1 The audited standalone financial results have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on May 30, 2024.
- 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 company has made provision of interest on principal refund amount payable to customers related to Jaipur project of Rs. 535.50 Lakhs up to the period ended March 31, 2024.
- 4 The figures of previous quarter/ year have been re-grouped, wherever necessary, for the purpose of comparison.
- 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. 24.89 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.

**For and on Behalf of the Board
Ansal Buildwell Limited**



Shobhit Charla

**Shobhit Charla
Whole-time Director
DIN: 00056364**

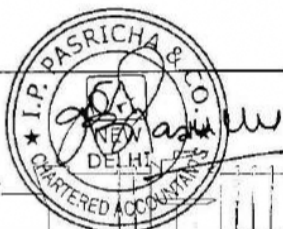
Place : New Delhi
Date : May 30, 2024



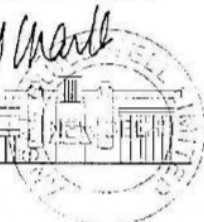


Ansal Buildwell Limited
Statement of Assets & Liabilities as at March 31, 2024 (Audited)

Particulars	As at March 31, 2024 (Audited)	As at March 31, 2023 (Audited)
Non-current assets		
Property, plant and equipment	233.90	210.89
Right of use assets	29.79	198.77
Intangible assets	1.05	1.58
Investment in subsidiaries, associate and joint ventures	4,413.04	4,413.04
Financial assets		
- Investments	8.18	3.32
- Trade receivables	53.94	434.94
Deferred tax assets (net)	144.79	157.81
Other non-current assets	133.43	439.36
Total non-current assets	5,018.13	5,859.71
Current assets		
Inventories	25,973.34	22,398.63
Financial assets		
- Trade receivables	-	5.89
- Cash and cash equivalents	1,388.34	135.01
- Other bank balances	712.26	659.55
Current tax assets (Net)	7,972.16	8,482.26
Other current assets		
Total current assets	36,046.10	31,681.34
Total assets	41,064.23	37,541.05
Equity and liabilities		
Equity		
Share capital	738.38	738.38
Other equity	10,939.34	10,102.91
Total equity	11,677.72	10,841.29
Liabilities		
Non-current liabilities		
Financial liabilities		
- Borrowings	748.99	276.59
- Lease Liabilities	-	32.07
- Trade payables		
(a) Total outstanding dues of micro enterprises and small enterprises	0.27	0.27
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	438.01	449.25
- Other financial liabilities	278.97	278.15
Provisions	239.33	219.64
Other non-current liabilities	453.23	453.57
Total non-current liabilities	2,158.80	1,709.54
Current liabilities		
Financial liabilities		
- Borrowings	2,283.41	2,636.50
- Trade payables		
(a) Total outstanding dues of micro enterprises and small enterprises	4.24	0.06
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	149.41	205.62
- Lease Liabilities	33.53	180.53
- Other financial liabilities	610.65	725.51
Other current liabilities	23,350.58	20,781.91
Provisions	333.27	367.32
Current tax liabilities (net)	462.63	92.77
Total current liabilities	27,227.72	24,990.22
Total liabilities	29,386.51	26,699.76
Total equity and liabilities	41,064.23	37,541.05



Shalini Malik



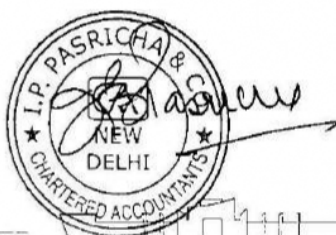
ANSAL BUILDWELL LIMITED
Standalone Statement of Cash Flow as on March 31, 2024 (Audited)

	Year ended 31.3.2024	Year ended 31.3.2023
A. CASH FLOW FROM OPERATING ACTIVITIES		
Profit before tax	1,449.39	133.36
Adjustments for:		
Depreciation and amortisation expenses	210.08	65.29
Interest income from:		
- Debts, deposits, loans and advances, etc.	(69.24)	(79.08)
Interest expenses		
- On borrowings	527.92	396.52
- Others	27.60	18.96
	(7.83)	(1.15)
Loss/ (Gain) on sale of property, plant and equipment		
	688.53	400.55
Operating profit before working capital changes	2,137.92	533.91
Adjustments for:		
(Increase)/decrease in inventories	(3574.71)	(411.35)
(Increase)/decrease in trade receivables	386.89	880.80
(Increase)/decrease in other assets	816.03	(376.45)
Increase/(decrease) in trade payables	(63.27)	67.57
Increase/(decrease) in other financial liabilities	(114.05)	20.74
Increase/(decrease) in provisions	(122.18)	5.05
Increase/(decrease) in other liabilities	2568.33	(382.02)
	(102.96)	(195.66)
Cash generated by operating activities	2,034.96	338.25
Income taxes paid (net of tax deducted at source)	(127.14)	(266.11)
	(127.14)	(266.11)
Net cash generated by operating activities	1,907.81	72.14
B. CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(67.64)	(5.42)
Proceeds from sale of property, plant and equipment	11.90	3.26
Purchase of current and non-current investments		
Interest received	69.24	79.08
Bank balances not considered as cash and cash equivalents		
- Placed during the year	(52.71)	(19.24)
	(39.21)	57.68
Net cash (used) in investing activities	(39.21)	57.68
C. CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from borrowings		
Repayment of borrowings	249.72	402.56
Interest paid	(555.51)	(415.49)
Lease liability paid	(179.07)	(161.97)
Dividend paid		
	(484.86)	(174.90)
Net cash used in financing activities	(484.86)	(174.90)
NET(DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS (A + B + C)	1,383.75	(45.08)
Cash and cash equivalents at the beginning of the year	(1699.98)	(1654.89)
Cash and cash equivalents at the end of the year	(316.23)	(1,699.97)

Reconciliation of Cash & Cash equivalents as per the Standalone Statement of Cash Flows:

Cash and cash equivalents as per the above comprise of the followings:

Cash and cash equivalents	1388.34	135.01
Less: Bank Overdraft repayable on demand	(1704.57)	(1834.98)
Cash and cash equivalents as per Standalone Statement of Cash Flow	(316.23)	(1,699.97)



Signature

Independent Auditors' Report on the Quarterly and Year to Date Audited Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors
Ansal Buildwell Limited

Report on the audit of the Standalone Financial Results**Opinion**

We have audited the accompanying Statement of quarterly and year to date Standalone financial results of Ansal Buildwell Limited ('the Company') for the quarter ended March 31, 2024 and the year ended March 31, 2024, attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

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

- i. are presented in accordance with the requirements of Regulation 33 of the Listing Regulations in this regard; and
- ii. give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting standards and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information for the quarter ended March 31, 2024 and for the year ended 31st March, 2024.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing ("SAs") specified under Section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those SAs are further described in the Auditor's Responsibilities for the Audit of the Standalone Financial Results section of our report. We are independent of the Company, and conducted the Audit in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the Standalone financial statements under the provisions of the Act, and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matters

1. We draw attention to Note No. 5 of audited Quarterly and year to date Standalone Financial Results, as at 31st March, 2024 The Ansal Buildwell Limited had Invested Rs. 34.01 Crores in the form of equity shares and given the business advances amounting to Rs. 24.89 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.



Management's Responsibilities for the Standalone Financial Results

The Statement which includes the Standalone Financial Results is the responsibility of the Company's Board of Directors and has been approved by them for the issuance. These quarterly financial results as well as the year to date Standalone financial results have been prepared on the basis of the Annual financial statements.

The Company's Management and the Board of Directors are responsible for the responsibility includes the preparation and presentation of the Standalone financial results that give a true and fair view of the net profit and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Indian Accounting Standard prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Standalone Financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial results, the Management and the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors of the Company is responsible for overseeing the financial reporting process of the Company.

The Board of Directors is responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the financial results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial results.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion through a separate report on the complete set of financial statements on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls, but not for the purpose of expressing an opinion on the effectiveness of the company's Internal Control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures in the financial results made by the Management and Board of Directors.



- Conclude on the appropriateness of the Management and Board of Directors use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the appropriateness of this assumption. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial results, including the disclosures, and whether the financial results represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matters

The Statement includes the financial results for the quarter ended March 31, 2024 being the balancing figure between the audited figures in respect of the full financial year and the published unaudited year to date figures up to the third quarter of the current financial year which were subjected to the limited review by us as required under the Listing Regulations.

For I.P. Pasricha & Co.

Chartered Accountants

FRN No: 00012011



Inderpal Singh Pasricha

Partner

Membership No: 080529

UDIN: 24080529BKASA09370

Place: New Delhi

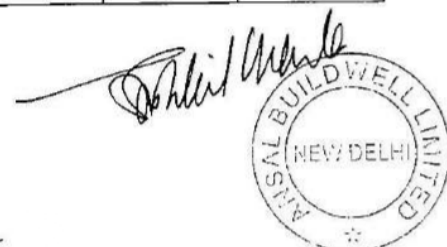
Date: 30-05-2024



**Statement of Consolidated Audited Financial Results for the Quarter & Year Ended
March 31, 2024**

(INR in lakhs except EPS)

	Particulars	Consolidated				
		Quarter ended			Year ended	
		March 31, 2024 (Audited)	December 31, 2023 (Unaudited)	March 31, 2023 (Audited)	March 31, 2024 (Audited)	March 31, 2023 (Audited)
I	Revenue from Operations	278.60	2,428.48	455.68	4,136.69	3,267.13
II	Other Income	88.54	60.84	98.07	279.55	293.61
III	Total Income (I+II)	367.14	2,489.32	553.75	4,416.24	3,560.74
IV	Expenses					
	Cost of construction	86.62	323.83	(202.33)	727.95	1,505.88
	Employee benefits expense	208.82	236.14	242.54	881.89	837.03
	Finance costs	134.78	93.79	114.96	407.44	372.74
	Depreciation and amortisation expense	47.23	57.54	(82.32)	211.78	75.94
	Other expenses	181.76	152.49	215.56	660.07	647.00
	Total Expenses	659.21	863.79	288.41	2,889.13	3,438.59
V	Profit/(loss) before tax (III-IV)	(292.07)	1,625.53	265.34	1,527.11	122.15
VI	Tax expense					
	Current tax	460.51	-	50.04	551.20	58.82
	Deferred tax	19.59	(3.34)	178.71	13.03	180.09
		480.10	(3.34)	228.75	564.23	238.91
VII	Profit/(loss) for the period (V-VI)	(772.17)	1,622.19	36.59	962.88	(116.76)
VIII	Share of profit/ (loss) of an Associate and Joint Ventures	270.14	(12.78)	(146.59)	487.84	(165.23)
IX	Profit/(loss) for the period (VII+VIII)	(502.03)	1,609.41	(110.00)	1,450.72	(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	(140.89)	48.33	(0.12)	(107.83)	36.48
	(b) gain/(loss) on change in fair value of equity instruments	1.41	1.42	(0.66)	4.86	0.84
	A(ii) Income tax related to items that will not be reclassified to profit or loss	36.63	(12.57)	(0.04)	28.03	(9.48)
	Total Other Comprehensive Income for the period (A(i+ii))	(102.85)	37.18	(0.82)	(74.94)	27.84
XI	Total Comprehensive Income for the period (IX + X)	(604.88)	1,646.59	(110.82)	1,375.78	(254.15)
XII	Paid up equity share capital	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.)	(6.80)	21.80	(1.49)	19.65	(3.82)



Notes to statement of Consolidated Unaudited Financial Results for the Quarter & Year ended March 31, 2024

- 1 The audited consolidated financial results have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on May 30, 2024.
- 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:

(INR in Lakhs)

Particulars	Quarter Ended			Year Ended	
	March 31, 2024 (Audited)	December 31, 2023 (Unaudited)	March 31, 2023 (Audited)	March 31, 2024 (Audited)	March 31, 2023 (Audited)
Total Income*	360.09	2,381.00	3,800.16	4,297.07	2,706.75
Profit before Tax	(320.86)	1,536.50	267.69	1,449.39	133.36
Profit for the period	(256.03)	1,021.11	39.16	911.36	(104.87)

* Total income includes Revenue from Operations & Other Income

- 4 The company has made provision of interest on principal refund amount payable to customers related to Jaipur project of Rs. 535.50 Lakhs up to the period ended March 31, 2024.
- 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. 24.89 Crores to Ansal Crown Infrabuild Private Limited (wholly owned Subsidiary Company).

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

**For and on Behalf of the Board
Ansal Buildwell Limited**

**Shobhit Charla
Whole-time Director
DIN: 00056364**

Place : New Delhi
Date : May 30, 2024

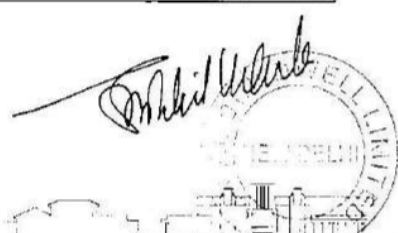




Ansal Buildwell Limited

Consolidated Statement of Assets & Liabilities as at March 31, 2024 (Audited)

Particulars	(INR in lakhs)	
	As at March 31, 2024 (Audited)	As at March 31, 2023 (Audited)
Non-current assets		
Property, plant and equipment	299.15	294.81
Right of use assets	29.79	198.77
Intangible assets	1.05	1.58
Investment in subsidiaries, associate and joint ventures	4,557.23	4,069.39
Financial assets		
- Investments	8.18	3.32
- Trade receivables	53.94	434.94
Deferred tax assets (net)	134.26	147.28
Other non-current assets	992.79	1,298.72
Total non-current assets	6,076.39	6,448.81
Current assets		
Inventories	37,173.26	33,554.68
Financial assets		
- Trade receivables	6.34	12.23
- Cash and cash equivalents	1,719.50	215.60
- Other bank balances	863.80	843.67
Other current assets	5,953.41	6,400.71
Total current assets	45,716.31	41,026.89
Total assets	51,792.70	47,475.70
Equity and liabilities		
Equity		
Share capital	738.38	738.38
Other equity	11,527.14	10,151.37
Total equity	12,265.52	10,889.75
Liabilities		
Non-current liabilities		
Financial liabilities		
- Borrowings	748.99	276.59
- Lease Liabilities	-	32.07
- Trade payables		
(a) Total outstanding dues of micro enterprises and small enterprises	0.27	0.27
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	438.01	449.25
- Other financial liabilities	1,278.97	1,278.15
Provisions	239.33	219.64
Other non-current liabilities	453.23	453.57
Total non-current liabilities	3,158.80	2,709.54
Current liabilities		
Financial liabilities		
- Borrowings	2,414.76	2,767.85
- Trade payables		
(a) Total outstanding dues of micro enterprises and small enterprises	4.24	0.06
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	1,005.86	1,063.85
- Lease Liabilities	33.53	180.53
- Other financial liabilities	745.17	862.61
Other current liabilities	31,365.35	28,537.84
Provisions	333.27	367.32
Current tax liabilities (net)	466.20	96.35
Total current liabilities	36,368.38	33,876.41
Total liabilities	39,527.18	36,585.95
Total equity and liabilities	51,792.70	47,475.70



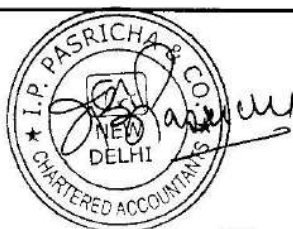

(INR in lakhs)

	Year ended 31.3.2024	Year ended 31.3.2023
A. CASH FLOW FROM OPERATING ACTIVITIES		
Profit before tax	1527.11	122.15
Adjustments for:		
Depreciation and amortisation expenses	228.75	85.86
Interest income from:		
- Debts, deposits, loans and advances, etc.	(77.66)	(90.00)
Interest expenses		
- On borrowings	527.91	396.52
- Others	27.60	18.96
Loss/ (Gain) on sale of property, plant and equipment	(7.83)	(1.15)
	698.77	410.19
Operating profit before working capital changes	2,225.88	532.34
Adjustments for:		
(Increase)/decrease in inventories	(3618.58)	(804.09)
(Increase)/decrease in trade receivables	386.89	880.80
(Increase)/decrease in other assets	753.23	(834.51)
Increase/(decrease) in trade payables	(65.05)	249.85
Increase/(decrease) in other financial liabilities	(116.62)	1041.27
Increase/(decrease) in provisions	(122.19)	5.02
Increase/(decrease) in other liabilities	2827.17	(742.77)
	44.85	(204.43)
Cash generated by operating activities	2,270.73	327.91
Income taxes paid (net of tax deducted at source)	(153.35)	(266.74)
	(153.35)	(266.74)
Net cash generated by operating activities	2,117.38	61.17
B. CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(67.64)	(94.69)
Proceeds from sale of property, plant and equipment	11.90	3.26
Purchase of current and non-current investments		-
Interest received	77.66	90.00
Bank balances not considered as cash and cash equivalents		
- Placed during the year	(20.13)	(29.22)
Net cash (used) in investing activities	1.79	(30.65)
C. CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from borrowings	249.72	413.33
Repayment of borrowings		-
Interest paid	(555.51)	(415.48)
Lease liability paid	(179.07)	(161.99)
Dividend paid	-	-
Net cash used in financing activities	(484.86)	(164.14)
NET(DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS (A + B + C)	1,634.31	(133.62)
Cash and cash equivalents at the beginning of the year	(1619.38)	(1485.76)
Cash and cash equivalents at the end of the year	14.93	(1,619.38)

Reconciliation of Cash & Cash equivalents as per the Consolidated Statement of Cash Flows:

Cash and cash equivalents as per the above comprise of the followings:

Cash and cash equivalents	1719.50	215.60
Less: Bank Overdraft repayable on demand	(1704.57)	(1834.98)
Cash and cash equivalents as per Standalone Statement of Cash Flow	14.93	(1,619.38)



Independent Auditors' Report on the Quarterly and Year to Date Consolidated Audited Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors of
Ansal Buildwell Limited

Report on the audit of the Consolidated Financial Results

Opinion

We have audited the accompanying statement of Quarterly and Year to date Consolidated financial results of Ansal Buildwell Limited ("the Holding Company") and its subsidiaries (the holding Company and its subsidiaries together referred to as "the Group"), its associates and joint controlled entities, as listed in Annexure 1, for the quarter and year ended March 31, 2024 ("the statement"), attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, and based on the consideration of the reports of the other auditors on separate financial statements/ financial results/ financial information of the subsidiaries, associates and jointly controlled entities, the aforesaid consolidated financial results:

- i. includes the results of the entities listed in Annexure 1
- ii. are presented in accordance with the requirements of Regulation 33 of the Listing Regulations in this regard; and
- iii. give a true and fair view in conformity with the applicable Accounting Standards and other accounting principles generally accepted in India, of the consolidated net profit and other comprehensive income and other financial information of the Group for the quarter and year ended March 31, 2024.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing ("SAs") specified under Section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those SAs are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Results section of our report. We are independent of the Group, its associates and its joint ventures in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act, and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us and other auditors in terms of their reports referred to in "Other Matter" paragraph below, is sufficient and appropriate to provide a basis for our opinion.



Emphasis of Matters

1. We draw attention to Note No. 5 of audited Quarterly and year to date Consolidated Financial Results, as at 31st March, 2024 The Ansal Buildwell Limited had Invested Rs. 34.01 Crores in the form of equity shares and given the business advances amounting to Rs. 24.89 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.

2. We draw attention that one of the Subsidiary of the Company i.e., Ansal Crown Infrabuild Private Limited entered into a sales agreement with one company JB Scan pvt ltd on 14.09.2019 to sell 2850 Square Feet of area on 18th floor in its projects Ansal crown Heights sector-80 Faridabad at the rate of Rs.3200 per Square feet for a total cost of Rs.91.2 Lakhs. A dispute arose between the company and the Investor. And the Investor Cases against the company relating to 2 Flats (1801 and 1802) were filed before permanent LOK ADALAT on 20.02.2020. A settlement was made between company and JB Scan Pvt Ltd on 26.05.2022 as a result of which cost of total space allotted comprising Flat No- 1801 and 1802 was agreed at Rs.1,97,12,400. However, at the time of preparation of Balance Sheet for FY 2022-23 the amount was wrongly transferred to Trade Payables for which there appears to be no reason. The mistake was discovered in FY 2023-24 when the Investor approached the company for its claim. As per paper and documents referred above and produced for our verification this amount of Rs.1,50,00,000 prima facie appears to be Investment to be reflected as Advance from Customers. This statement is given on the basis of documents produced and without any prejudice to any other documents or papers not produced before us at the time of audit and refrain from any liability Incurred on behalf of the statement.

The above mistake was pointed out by the suspended directors of the Company.

As per Notification dated 24th March, 2021, the company is required to give the ageing schedule for Trade Payables and Trade Receivables, no such schedule have been given.

As per the transaction audit conducted by M/s VMRS & Associates, it has been mentioned that there is misappropriation of funds to the extent of Rs 238.21 Crores. This appears prima facie incorrect as company has spent Rs 269.80 Crores on the project. The total amount received as advance from customers is Rs 246.15 Crores. Another Rs 2.3 Crores and Rs 1.55 Crores have been raised by way of equity and accumulated profits. So this statement apparently appears to be false. Our observation is based on audited financials and assets raised and existing with the company.

Total CIRP Cost has not been included in the Expenses booked in Statement of Profit and Loss. Since the accounts of the company are to be maintained on mercantile basis, in our opinion, these expenses should have been debited to Profit and Loss A/c.

Our Conclusion is not modified in respect of this matter



Management's Responsibilities for the Consolidated Financial Results

These Quarterly financial results as well as the year to date consolidated financial results have been prepared on the basis of Consolidated annual financial statements.

The Holding Company's Board of Directors are responsible for the preparation and presentation of these consolidated financial results that give a true and fair view of the consolidated net profit and other comprehensive income and other financial information of the Group including its associates and joint ventures in accordance with the recognition and measurement principles laid down in Indian Accounting Standard prescribed under Section 133 of the Act and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The respective Management and Board of Directors of the companies included in the Group and of its associates and joint ventures are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group and its associates and joint ventures and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial results by the Directors of the Holding Company, as aforesaid.

In preparing the consolidated financial results, the respective Board of Directors of the companies included in the Group and of its associates and joint ventures are responsible for assessing the ability of the Group and its associates and joint ventures to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the respective Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group and of its associates and joint ventures are responsible for overseeing the financial reporting process of their respective Companies.

Auditor's Responsibilities for the Audit of the Consolidated Financial Results

Our objectives are to obtain reasonable assurance about whether the financial results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Consolidated financial results.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for



one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion through a separate report on the complete set of financial statements on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures in the financial results made by the Management and Board of Directors.
- Conclude on the appropriateness of the Management and Board of Directors use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the appropriateness of this assumption. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial results, including the disclosures, and whether the financial results represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial results/financial information of the entities within the Group and its associate and joint ventures to express an opinion on the consolidated financial results. We are responsible for the direction, supervision and performance of the audit of financial information of such entities included in the consolidated financial results, which have been audited by other auditors, such other auditors remain responsible for the directions, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company and such other entities included in the consolidated financial results of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

We also performed procedures in accordance with the circular issued by the Securities Exchange Board of India under Regulation 33(8) of the Listing Regulations, as amended, to the extent applicable.



Other Matters

We have not audited the financial statement of one subsidiary (Ansal Crown Infrabuild Private Limited) included in the consolidated Financial Results which reflect Total Assets of 12,905.36 Lakhs, the Total Revenue of 13.09 Lakhs for the Quarter and the year ended March 31, 2024.

In respect of 1(one) Associate and 4 (four) Joint Venture, which has not been audited by us for the year ended on that date as considered in the Consolidated Financial Statement. The audit report of that subsidiary company (Ansal Crown Infrabuild Private Limited), 1 (one) Associate Company) and 4 (four) Joint Venture has 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 subsidiaries, associate and joint ventures is based solely on the reports of the other auditors. The consolidated audited financial statement also include the group share of Net profit of Rs. 467.21 Lakhs.

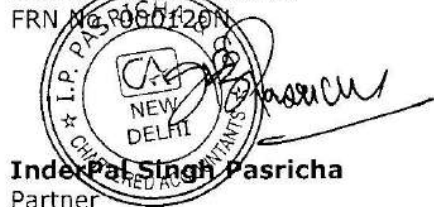
Our opinion on the consolidated Financial Results is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and the Financial Results/financial information certified by the Board of Directors.

The Statement includes the consolidated financial results for the quarter ended March 31, 2024 being the balancing figure between the audited figures in respect of the full financial year ended 31 March, 2024 and the published unaudited year to date figures up to the end of third quarter of the current financial year which were subjected to a Limited review by us, as required under the Listing Regulations.

For I.P. Pasricha & Co.

Chartered Accountants

FRN No. 080529



Inderpal Singh Pasricha

Partner

Membership No: 080529

UDIN: 24080529BKASAP2875

Place: New Delhi

Date: 30-05-2024

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> • 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





Extract of Standalone and Consolidated Audited Financial Results for the Quarter & Year Ended March 31, 2024

(INR in lakhs except EPS)

S. No.	Particulars	Standalone					Consolidated				
		Quarter ended			Year ended		Quarter ended			Year ended	
		March 31, 2024 (Audited)	December 31, 2023 (Unaudited)	March 31, 2023 (Audited)	March 31, 2024 (Audited)	March 31, 2023 (Audited)	March 31, 2024 (Audited)	December 31, 2023 (Unaudited)	March 31, 2023 (Audited)	March 31, 2024 (Audited)	March 31, 2023 (Audited)
1	Total Income from Operations	360.09	2,381.00	548.57	4,297.07	2,706.75	367.14	2,489.32	553.75	4,416.24	3,560.74
2	Net Profit / (Loss) For the period before tax and exceptional Items	(320.86)	1,536.50	267.69	1,449.39	133.36	(292.07)	1,625.53	265.34	1,527.11	122.15
3	Net Profit / (Loss) For the period before tax and after exceptional Items	(320.86)	1,536.50	267.69	1,449.39	133.36	(292.07)	1,625.53	265.34	1,527.11	122.15
4	Net Profit / (Loss) For the period after tax and after exceptional Items	(256.03)	1,021.11	39.16	911.36	(104.87)	(772.17)	1,622.19	36.59	962.88	(116.76)
5	Total Comprehensive Income for the period (after tax)	(283.67)	983.08	38.34	836.42	(77.03)	(604.88)	1,646.59	(110.82)	1,375.78	(254.15)
6	Equity Share Capital	738.38	738.38	738.38	738.38	738.38	738.38	738.38	738.38	738.38	738.38
7	Earnings Per Share (Equity share of Rs. 10/- each)										
	Basic :	(3.47)	13.83	0.53	12.34	(1.42)	(6.80)	21.80	(1.49)	19.65	(3.82)
	Diluted:	(3.47)	13.83	0.53	12.34	(1.42)	(6.80)	21.80	(1.49)	19.65	(3.82)

Notes to the Audited Financial Results:

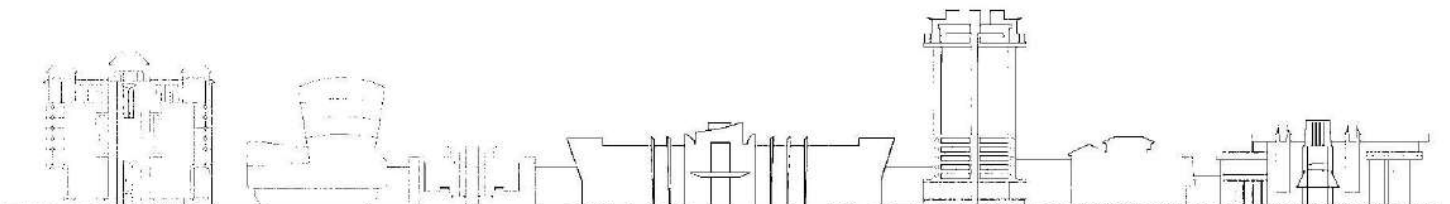
- The audited standalone and consolidated financial results have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on May 30, 2024.
- The above is an extract of the detailed format of Financial Results for the quarter and year ended March 31, 2024 filed with the Stock Exchange under Regulation 33 of the SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015. The full format of the above Financial Results are available on the Stock Exchange websites (www.bseindia.com) and Company's website (www.ansalabi.com)
- The Board of Directors have recommended a final dividend of Rs. 1/- per equity share of Rs. 10/- each for the Financial Year 2023-24 subject to approval of member in the ensuing Annual General Meeting of the company.
- The company has made provision of interest on principal refund amount payable to customers related to Jaipur project of Rs. 535.50 Lakhs up to the period ended March 31, 2024.

**For and on Behalf of the Board
Ansal Buildwell Limited**



**Shobhit Charla
Whole-time Director
DIN: 00056364**

Place : New Delhi
Date : May 30, 2024



30th May, 2024

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

Company Code: 523007

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, 2024

Dear Sir,

Pursuant to Regulation 33(3) (d) of the Securities Exchange Board of India (Listing obligations and Disclosure Requirements) Regulation, 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 1st 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, 2024.

Kindly take the above information on your records.

Thanking you,

Yours faithfully,
For ANSAL BUILDWELL LIMITED



(Shobhit Charla)
Wholetime Director
DIN: 00056364



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 and the cash flow statement for the year ended 31st March, 2024 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 year;
 - (ii) There is no significant change in accounting policies during the year; 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: 30/05/2024
Place: New Delhi

