

Ref. No.: SECY/S-16/2020

10<sup>th</sup> February, 2020

BSE Ltd. Corporate Relationship Department Phiroze Jeejeebhoy Towers, Dalal Street, <b>Mumbai - 400 001</b>	The Manager (Listing) National Stock Exchange of India Ltd. "Exchange Plaza", Bandra-Kurla Complex, Bandra (E), Mumbai - 400 051
COMPANY NO. 507828	SYMBOL : ANSALHSG, SERIES : EQ

- Sub: a) Unaudited Financial Results (Standalone & Consolidated) for the Quarter and Nine Months ended 31<sup>st</sup> December, 2019.**  
**b) Outcome of the Board Meeting dated 10<sup>th</sup> February, 2020.**

**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 its meeting held today i.e. on 10<sup>th</sup> February, 2020 has considered and approved the Unaudited Financial Results (Consolidated and Standalone) for the Quarter and Nine Months ended 31<sup>st</sup> December, 2019 together with Limited Review Report of the Statutory Auditors. In this connection, please find enclosed herewith the following:

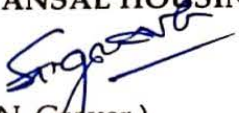
- Unaudited Financial Results (Consolidated and Standalone) for the Quarter and Nine Months ended 31<sup>st</sup> December, 2019.
- Copies of Limited Review Report (Standalone and Consolidated) submitted by the Statutory Auditors of the Company, M/s Dewan P.N. Chopra & Co., Chartered Accountants, for the Quarter and Nine Months ended 31<sup>st</sup> December, 2019.

The Board meeting was commenced at 14.30 Hrs and concluded at 17.25 Hrs.

This is for your information and records please.

Thanking you.

Yours faithfully,  
For ANSAL HOUSING LIMITED

  
( S.N. Grover )  
Addl. V.P. & Company Secretary  
M. No. FCS 4055



Encl: As above

---

**Ansal Housing Limited**

— An ISO 9001:2015 Company —

(Formerly known as Ansal Housing & Construction Ltd.)

Regd. Office : 606, 6<sup>th</sup> Floor, Indra Prakash, 21, Barakhamba Road, New Delhi - 110001, Ph. : 91-11-23317466, 23315108  
Head Office : 2F-AHCL, 2<sup>nd</sup> Floor, Ansal Plaza, Sector-1, Vaishali, Ghaziabad, U.P. - 201010, Ph. : 91-120-3854000, 4195100  
E-mail : ahl@ansals.com Website : www.ansals.com  www.facebook.com/AnsalsHousing CIN : L45201DL1983PLC016821

# *Dewan P.N. Chopra & Co.*

**Chartered Accountants**

C-109, Defence Colony, New Delhi - 110 024, India  
Phones : +91-11-24645895/96 E-mail : audit@dpncindia.com

## **Independent Auditors Review Report on Review of Standalone Financial Results**

**To the Board of Directors of  
Ansal Housing Limited**

1. We have reviewed the accompanying statement of unaudited standalone financial results of Ansal Housing Limited ("the Company") for the quarter ended 31<sup>st</sup> December, 2019 and year to date from April 1, 2019 to December 31, 2019. 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 standalone financial statements based on our review.
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 financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and an analytical procedure 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.
3. Based on our review conducted as stated above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with the applicable Indian Accounting Standards (Ind AS) and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of the Regulation 33 of the SEBI (Listing Obligations and Disclosure requirements) Regulations, 2015 as amended, including the manner in which it is to be disclosed, or that it contains any material misstatements.
4. The status of various ongoing projects, recognition of expense and income and the realisable value of the costs incurred are as per the judgment of



**Head Office:** 57-H, Connaught Circus, New Delhi - 110 001, India Phones : +91-11-23322359/1418 Email : dpnccp@dpncindia.com

**Branch Office:** D-295, Defence Colony, New Delhi - 110 024, India Phones : +91-11-24645891/92/93 E-mail : dpnc@dpncindia.com



Management of the Company and certified by their technical personnel and being of technical nature, have been relied upon by us.

5. We draw attention to:

- a. Note 5 to the unaudited financial results regarding company's investment of Rs. 491.67 Lakh in a wholly owned subsidiary company in Sri Lanka by way of equity shares. The management is of the opinion that they will be able to redeem the said investment through the settlement and write down of Investment is not required at this stage.

Our report is not modified in respect of these matters.

**For Dewan P.N. Chopra & Co.**

Chartered Accountants

Firm Registration No: 000472N



**Sandeep Dahiya**

Partner

Membership No. 505371

UDIN: 20505371AAAACV6102

Date: 10<sup>th</sup> February 2020

**ANSAL HOUSING LIMITED**

CIN: L45201DL1983PLC016821

REGD.OFFICE : 606, 6th FLOOR, INDRA PRAKASH BUILDING, 21 BARAKHAMBHA ROAD, NEW DELHI - 110 001

(Rs. in Lacs)

**STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER / NINE MONTHS ENDED 31ST DECEMBER, 2019**

Sr. No.	PARTICULARS	Quarter Ended			Nine Month Ended		Year Ended
		31.12.2019 (Unaudited)	30.09.2019 (Unaudited)	31.12.2018 (Unaudited)	31.12.2019 (Unaudited)	31.12.2018 (Unaudited)	31.03.2019 (Audited)
1	<b>Income</b>						
	a) Revenue from operations	2,874.35	1,827.58	4,648.96	9,710.44	12,436.56	14,845.77
	b) Other Income	626.32	1,911.12	512.42	3,101.25	1,587.32	2,891.55
	<b>Total Income</b>	<b>3,500.67</b>	<b>3,738.70</b>	<b>5,161.38</b>	<b>12,811.69</b>	<b>14,023.88</b>	<b>17,737.32</b>
2	<b>Expenses</b>						
	a) (Increase)/decrease in stock in trade and work in progress	5.16	(97.55)	(38.64)	(86.82)	(3.20)	(7.52)
	b) Cost of Construction, Raw Materials & Constructed Properties	2,439.34	2,867.80	2,897.92	8,993.07	7,053.94	8,254.67
	c) Employees benefits expense	251.49	297.44	345.27	840.94	1,107.61	1,322.82
	d) Depreciation	39.48	40.42	38.39	120.80	117.88	169.10
	e) Other expenditure	441.78	476.14	454.64	1,415.81	1,620.45	2,180.29
	f) Finance Costs	1,751.93	940.22	2,266.66	4,602.29	6,026.65	7,754.61
	<b>Total Expenses</b>	<b>4,929.18</b>	<b>4,524.47</b>	<b>5,964.24</b>	<b>15,886.09</b>	<b>15,923.33</b>	<b>19,673.97</b>
3	<b>Profit (+) Loss (-) before Exceptional Items and Tax(1-2)</b>	<b>(1,428.51)</b>	<b>(785.77)</b>	<b>(802.86)</b>	<b>(3,074.40)</b>	<b>(1,899.45)</b>	<b>(1,936.65)</b>
4	Exceptional Items- (Income)/(Expense))	-	-	-	-	-	-
5	<b>Profit (+) Loss (-) before tax (3+4)</b>	<b>(1,428.51)</b>	<b>(785.77)</b>	<b>(802.86)</b>	<b>(3,074.40)</b>	<b>(1,899.45)</b>	<b>(1,936.65)</b>
6	Tax Expense	(404.37)	160.37	(239.96)	(515.95)	(1,098.70)	(1,133.34)
7	<b>Profit (+) Loss (-) from Ordinary Activities after tax (5-6)</b>	<b>(1,024.14)</b>	<b>(946.14)</b>	<b>(562.90)</b>	<b>(2,558.45)</b>	<b>(800.75)</b>	<b>(803.31)</b>
8	Other Comprehensive Income (net of tax expense)	4.19	(26.31)	13.84	12.56	41.52	25.47
9	<b>Total Comprehensive Income for the period (7+8)</b>	<b>(1,019.95)</b>	<b>(972.45)</b>	<b>(549.05)</b>	<b>(2,545.89)</b>	<b>(759.23)</b>	<b>(777.83)</b>
10	Paid-up Equity share capital (Face value of Rs.10/- each)	5,938.58	5,938.58	5,938.58	5,938.58	5,938.58	5,938.58
11	<b>Earning Per Share (EPS) (Not Annualized)</b>						
	a) Basic and diluted EPS (In Rs.)	(1.72)	(1.59)	(0.92)	(4.31)	(1.28)	(1.35)


*Kushagra Ansal*




# *Dewan P.N. Chopra & Co.*

## **Chartered Accountants**

C-109, Defence Colony, New Delhi - 110 024, India  
Phones : +91-11-24645895/96 E-mail : audit@dpncindia.com

**Independent Auditor's Review Report on consolidated unaudited quarterly and year to date financial results of the Company Pursuant to Regulation 33 of the SEBI ( Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended**

**To the Board of Directors of  
Ansal Housing Limited**

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of Ansal Housing Limited("the Parent") and its subsidiaries(The Parent and its subsidiaries together referred to as a "The Group") and its share of the net profit/(loss) after tax and total comprehensive income/(loss) of its associate for the quarter ended 31<sup>st</sup> December, 2019 and for the period from April 1, 2019 to December 31, 2019 ("the Statement"), being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure requirements) Regulations, 2015 as amended. Attention is drawn to the fact that the consolidated figures for the corresponding quarter ended 31<sup>st</sup> December, 2018 and the corresponding period from April 1, 2018 to December 31, 2018, as reported in these financial results have been approved by the Parent's Board of Directors, but have not been subjected to review.
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 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, and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review 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 as audit conducted in accordance with the Standards on Auditing 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.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, to the extent applicable.

4. The Statement includes the results of the following entities:

**Subsidiaries of Ansal Housing Limited:**

- a) Housing and Construction Lanka (Private Limited),
- b) Geo Connect Limited
- c) Wrangler Builders Private Limited
- d) Maestro Promoters Private Limited
- e) Anjuman Buildcon Private Limited
- f) AR Paradise Private Limited





- g) Fenny Real Estate Private Limited
- h) AR Infrastructure Private Limited
- i) Third Eye Media Private Limited
- j) Aeeve Iron and Steel Works Private Limited
- k) Sunrise Facility Management Private Limited
- l) Enchant Constructions Private Limited ( Till 05<sup>th</sup> Dec. 2019)
- m) Andri Builders And Developers Private Limited
- n) V S Infratown Private Limited
- o) Identity Buildtech Private Limited
- p) Cross Bridge Developers Private Limited
- q) Rishu Buildtech Private Limited (Till 5<sup>th</sup> Dec 2018)
- r) Sonu Buildwell Private Limited (Till 28<sup>th</sup> Jan 2019)
- s) Shamia Automobiles Private Limited
- t) Oriane Developers Private Limited

**Associate of Ansal Housing Limited:**

- a) Optus Corona Developers Private Limited

5. Based on our review conducted and procedures performed as stated under paragraph 3 above and based upon consideration of the review reports of other auditor referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the applicable Indian Accounting Standards (Ind AS) and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.
  
6. We did not review the interim financial results of one subsidiary included in the consolidated unaudited financial results, whose interim financial results reflects total revenue of Rs 1714.15 Lakh and Rs 3875.06 Lakh, total net Profit after tax of Rs 179.78 Lakh and Rs 199.47 Lakh and total comprehensive income of Rs 179.78 Lakh and Rs 199.47 Lakh for the quarter ended 31<sup>st</sup>December 2019 and for the period from April 1, 2019 to December 31, 2019 respectively as considered in the consolidated unaudited financial results. These interim financial results have been reviewed by other auditor whose review report 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 the one subsidiary is based solely on the review report of such other auditor and the procedure performed by us as stated above. Our Conclusion on the Statement is not modified in respect of the above matter.
  
7. The Consolidated unaudited financial results includes the interim financial information of 17 subsidiaries, which have not been reviewed by their auditors, whose interim financial information reflects total revenues of Rs. 0.28 Lakh and Rs. 11.13 Lakh, total net loss after tax of Rs 76.50 Lakh and Rs 122.57 Lakh and total comprehensive loss of Rs 76.50 Lakh and Rs 122.57 Lakh for the quarter ended 31<sup>st</sup> December, 2019 and for the period from April 1, 2019 to December 31, 2019 respectively, as considered in the consolidated unaudited financial results. The consolidated unaudited financial results also includes Group's share of net loss after tax of Rs. 0.02 Lakh and Rs. 0.07 Lakh and total comprehensive loss of Rs. 0.02 Lakh and Rs. 0.07 Lakh for the quarter ended 31<sup>st</sup> December, 2019 and for the period from April 1, 2019 to December 31, 2019 respectively, as considered in the consolidated unaudited financial results, in respect of one Associate, based on its interim financial information which have not been reviewed by its auditor. According to the information and explanations given to us by the Management, these interim financial results are not material to the group. Our conclusion on the Statement is not modified in respect of the above matter.



8. We draw attention to:

- a. Note 5 to the financial statements regarding parent company's investment of Rs. 491.67 Lakh in a wholly owned subsidiary company in Sri Lanka by way of equity shares. The management is of the opinion that they will be able to redeem the said investment through the settlement and write down of Investment is not required at this stage.
- b. The status of various ongoing projects, recognition of expense and income and the realizable value of the costs incurred are as per the judgment of Management of the Company and certified by their technical personnel and being of technical nature, have been relied upon by us.

Our report is not modified in respect of these matters.

For Dewan P. N. Chopra & Co.  
Chartered Accountants  
Firm Registration No: 000472N



Sandeep Dahiya  
Partner

Membership No. 505371  
UDIN: 20505371AAAACW9168  
Date: 10<sup>th</sup> February, 2020



Ansal Housing Limited  
CIN: L45201DL1983PLC016821

REGD.OFFICE : 606, 6th FLOOR, INDRA PRAKASH BUILDING, 21 BARAKHAMBHA ROAD, NEW DELHI - 110 001

(Rs. in Lakh)

STATEMENT OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 31ST DECEMBER, 2019

Sr. No.	PARTICULARS	Quarter Ended			Nine Month Ended		Year Ended
		31.12.2019 (Unaudited)	30.09.2019 (Unaudited)	31.12.2018 (Unaudited)	31.12.2019 (Unaudited)	31.12.2018 (Unaudited)	31.03.2019 (Audited)
1	<b>Income</b>						
	a) Revenue from operations	4,479.41	2,920.81	5,604.64	13,423.50	15,523.91	19,484.96
	b) Other Income	736.80	2,022.77	310.45	3,364.02	1,623.26	3,104.16
	<b>Total Income</b>	<b>5,216.21</b>	<b>4,943.58</b>	<b>5,915.09</b>	<b>16,787.52</b>	<b>17,147.17</b>	<b>22,589.12</b>
2	<b>Expenses</b>						
	a) (Increase)/decrease in stock in trade and work in progress	612.62	(97.55)	(38.64)	520.63	(3.20)	289.71
	b) Cost of Construction, Raw Materials & Constructed Properties	2,411.71	2,898.02	2,886.35	8,993.07	7,053.94	8,373.46
	c) Employees benefits expense	447.14	495.75	547.97	1,423.43	1,681.64	2,123.79
	d) Depreciation	41.50	43.11	39.76	126.89	122.03	174.64
	e) Other expenditure	1,135.83	1,430.40	697.84	3,839.50	3,838.02	5,185.98
	f) Finance Costs	1,804.27	1,086.83	2,054.39	4,802.17	5,958.12	7,789.95
	<b>Total Expenses</b>	<b>6,453.07</b>	<b>5,856.56</b>	<b>6,187.67</b>	<b>19,705.69</b>	<b>18,650.55</b>	<b>23,937.53</b>
3	<b>Profit (+) Loss (-) before Exceptional Items and Tax(1-2)</b>	<b>(1,236.86)</b>	<b>(912.98)</b>	<b>(272.58)</b>	<b>(2,918.16)</b>	<b>(1,503.38)</b>	<b>(1,348.41)</b>
4	Exceptional Items- (Income/(Expense))	-	-	-	-	-	-
5	<b>Profit (+) Loss (-) before tax (3+4)</b>	<b>(1,236.86)</b>	<b>(912.98)</b>	<b>(272.58)</b>	<b>(2,918.16)</b>	<b>(1,503.38)</b>	<b>(1,348.41)</b>
6	Tax Expense	(332.72)	147.81	(195.56)	(437.73)	(968.15)	(953.51)
7	<b>Profit (+) Loss (-) from Ordinary Activities after tax (5-6)</b>	<b>(904.14)</b>	<b>(1,060.79)</b>	<b>(77.02)</b>	<b>(2,480.43)</b>	<b>(535.23)</b>	<b>(394.90)</b>
8	Other Comprehensive Income (net of tax expense)	4.19	(26.31)	13.84	12.56	44.28	30.99
9	<b>Total Comprehensive Income for the period (7+8)</b>	<b>(899.96)</b>	<b>(1,087.10)</b>	<b>(63.18)</b>	<b>(2,467.87)</b>	<b>(490.95)</b>	<b>(363.92)</b>
10	Paid-up Equity share capital (Face value of Rs. 10/- each)	5,938.58	5,938.58	5,938.58	5,938.58	5,938.58	5,938.58
11	<b>Earning Per Share (EPS) (Not Annualized)</b>						
	a) Basic and diluted EPS (In Rs)	(1.52)	(1.79)	(0.13)	(4.18)	(0.90)	(0.66)



*Kushag Ansal*





- 1 The above financial results which are published in accordance with Regulation 33 of the SEBI (Listing Obligation & Disclosure Requirements) Regulations, 2015 have been reviewed by the audit committee and approved by the Board of Directors at their respective meetings held on February 10, 2020. The financial results are in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act 2013, read with rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) (Amendment Rules), 2016.
- 2 India Bulls Commercial credit limited ("the Lender") has recalled the entire outstanding principal of Rs. 14,985 Lakh along with accrued interest, penal interest and other charges vide recall notice dated 13.03.2019. Further on 05.04.2019 notice under Sec 13(2) of the Securitisation and Reconstructions of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 was issued by India Bulls ARC under which full repayment of Rs. 17,508 Lakh (including interest till 05.04.2019) within 60 days of receipt of this notice has been demanded. The company has received notice u/s 13(4) of the SARFAESI Act, 2002 where by Indiabulls Assets Reconstruction Company Limited has taken over the symbolic possession on 5th August, 2019 of certain mortgaged properties. The company is in discussion with the lender to resolve the matter in best possible manner. The outstanding liability as on 31.12.2019 is Rs. 16814.21 Lakh (including interest) pending confirmation/reconciliation with lender.
- 3 HDFC Ltd has issued the demand notice u/s 13(2) of the SARFAESI Act, 2002 for enforcement of Secured Assets against the entire outstanding loans/dues of Rs. 15,019 Lakh (including interest till 30.04.2019). The company has received notice u/s 13(4) of the SARFAESI Act, 2002 where by HDFC Limited has taken over the symbolic possession on 5th August, 2019 of certain mortgaged properties. The outstanding liability as on 31.12.2019 is Rs. 15710.58 Lakh (including interest) pending confirmation/reconciliation with lender.  
  
Further, the company has received an assignment letter dated 3rd January 2020 from Suraksha Assets Construction Limited regarding assignment of financial Assistance to by Housing Development Financial Corporation Limited(HDFC Ltd.) to Suraksha Assets Construction Limited (Trustee of Suraksha ARC - 034 trust).
- 4 Based on the guiding principles given in Ind AS -108 "Operating Segment", the Company is mainly engaged in the business of real estate development viz construction of residential / commercial properties. As the Company's business actually falls within a single segment, the disclosure requirement of Ind AS - 108 in this regard are not applicable.
- 5 The Company has done investment of Rs. 491.67 lacs in a wholly-owned subsidiary company in Sri Lanka by way of equity shares. The subsidiary company had filed an arbitration claim against the Board of Investment of Sri Lanka (BOI) which has been withdrawn during the financial year 2017-18 and company has gone for settlement. The BOI has terminated the agreements for development of integrated township in Sri Lanka between the subsidiary and the BOI. During the F.Y.2017-18, the management of the subsidiary company has written off all assets. Now the subsidiary company does not have enough assets to redeem the said investment but management of the company is of the opinion that they will be able to redeem the said investment through the settlement and write down of Investment is not required at this stage.
- 6 The company has disposed off all the shares held by it in its wholly owned subsidiary viz. Enchant Construction Private Limited on 5th December 2019.
- 7 The company has adopted Ind AS 116 "Leases", effective from April 1, 2019, and considered all material lease contracts existing on April 1, 2019. The adoption of the standard does not have any material impact on the financial results of the company.
- 8 The Comparative figure for consolidated statement of profit and loss for the quarter ended 31 December, 2018 and for the period from 01st April, 2018 to 31 December, 2018 have been prepared by management, reviewed by the Audit Committee of the Company and approved by the Company's Board of Director at their respective meeting held on February 10, 2020. That have not been subjected to review by the Statutory auditors as the mandatory requirement for limited review of consolidated financial statements has been made applicable for the period beginning 1 April 2019 pursuant to Regulation 33(8) of SEBI (Listing obligation and disclosure requirements) Regulations, 2015 as amended.
- 9 Previous quarter figures have been regrouped/ reclassified wherever considered necessary to conform to the current period classification.
- 10 The above results are available on the website of the Company i.e. [www.ansals.com](http://www.ansals.com) and on websites of BSE & NSE.

This is the statement of unaudited results referred to in our review report of even date.

For Dewan P.N. Chopra & Co.  
Chartered Accountants  
FRN : 000472N

(SANDEEP DAHIYA)  
PARTNER  
MEMBERSHIP NO.505371

Place : Vaishali, Ghaziabad  
Dated : 10th February, 2020



For and on behalf of the Board

*Kushagr Ansal*

(KUSHAGR ANSAL)  
WHOLETIME DIRECTOR  
DIN: 01216563

