

Ref. No.: SECY/S-16/2021

11th February, 2021

BSE Ltd. Corporate Relationship Department Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai - 400 001	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 31st December, 2020.
b) Outcome of the Board Meeting dated 11th February, 2021.

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 11th February, 2021 has considered and approved the Unaudited Financial Results (Standalone and Consolidated) for the Quarter and Nine Months ended 31st December, 2020 together with Limited Review Report of the Statutory Auditors. In this connection, please find enclosed herewith the following:

- Unaudited Financial Results (Standalone and Consolidated) for the Quarter and Nine Months ended 31st December, 2020.
- 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 31st December, 2020.

The Board meeting was commenced at 16.45 Hrs and concluded at 18.00 Hrs.

This is for your information and records please.

Yours faithfully,
For Ansal Housing Limited

(S.N. Grover)
Addl V.P. & Company Secretary
M.No.: F4055



Ansal Housing Limited

— An ISO 9001:2015 Company —

(Formerly known as Ansal Housing & Construction Ltd.)

Regd. Office : 606, 6th Floor, Indra Prakash, 21, Barakhamba Road, New Delhi - 110001, Ph. : 91-11-23317466, 23315108
Head Office : 2F-AHCL, 2nd 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
(Earlier known as Ansal Housing and Construction Limited)

1. We have reviewed the accompanying statement of unaudited standalone financial results of **Ansal Housing Limited** ("the Company") for the Quarter ended 31st December, 2020 and year to date from April 1, 2020 to December 31, 2020. ("the Statement"). 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 Management of the Company and certified by their technical personnel and being of technical nature, have been relied upon by us.
5. **Emphasis of Matter**
 - a. We draw attention to Note 3 of the Statement which describes the management's assessment of the impact of the outbreak of Covid-19 on revenue, trade receivables, investments and other assets. The management believes that no adjustments are required in the financial statements as there is no impact in the current financial year. However, in view of highly uncertain economic environment and its likely effect on future revenues due to Covid-19, a definitive assessment of the impact on the subsequent periods is dependent upon circumstances as they evolve.
 - b. We draw attention to Note 4 to the Statement regarding collaboration with Samyak Projects Private Limited ("Samyak") for developing a project at Ansal Hub 83-II, Gurugram. Samyak took an Inter Corporate Deposit of Rs.2,500.00 Lakh from the company for making the payment related to project under collaboration and failed to discharge its obligations for the repayment. The company approached the NCLT for initiation of the Corporate Insolvency Resolution Process and the management is of the view that the full amount of Rs. 5,795.20 Lakhs (including accrued interest till 31.03.2020) is recoverable from the party and hence no provision for the same has been made in the books of accounts.



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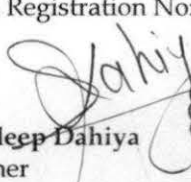
- c. We draw attention to Note 6 to the Statement regarding company's investment of Rs. 491.67 Lakh in a wholly owned subsidiary company in Sri Lanka by way of equity shares. The BOI has terminated the agreements for development of integrated township in Sri Lanka between the subsidiary and the BOI. The subsidiary company had filed an arbitration claim against the Board of Investment of Sri Lanka (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 and write down of Investment is not required at this stage.
- d. There are certain matters pending in litigation with Courts/Appellate Authorities, the final outcome of which is presently unascertainable. The management is of the opinion that the company will succeed in the appeal and there will not be any material impact on the standalone financial statements hence no adjustments have been made in these standalone financial statements regarding the same.

Our report is not modified in respect of these matters.

For Dewan P.N. Chopra & Co.

Chartered Accountants

Firm Registration No: 000472N

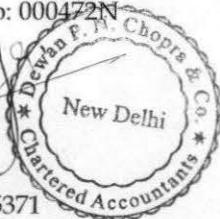

Sandeep Dahiya

Partner

Membership No. 505371

UDIN: 21505371AAAACZ3091

Date: 11th February 2021



ANSAL HOUSING LIMITED
(FORMERLY KNOWN AS ANSAL HOUSING & CONSTRUCTION LIMITED)

CIN: L45201DL1983PLC016821

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

(Rs. In Lakh)

STATEMENT OF STANDALONE FINANCIAL RESULTS FOR THE QUARTER / NINE MONTHS ENDED 31ST DECEMBER, 2020

Sr. No.	PARTICULARS	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2020 (Unaudited)	30.09.2020 (Unaudited)	31.12.2019 (Unaudited)	31.12.2020 (Unaudited)	31.12.2019 (Unaudited)	31.03.2020 (Audited)
1	Income						
	a) Revenue from operations	3,222.43	2,087.38	2,874.35	7,174.21	9,710.44	11,693.49
	b) Other Income	71.72	56.09	626.32	144.75	3,101.25	5,477.23
	Total Income	3,294.15	2,143.47	3,500.67	7,318.96	12,811.69	17,170.72
2	Expenses						
	a) (Increase)/decrease in stock in trade and work in progress	14.95	(0.00)	5.16	18.12	(86.82)	(107.13)
	b) Cost of Construction, Raw Materials & Constructed Properties	2,016.97	1,550.73	2,439.34	4,492.23	8,993.07	14,627.46
	c) Purchase of Flats	-	-	-	-	-	(125.00)
	d) Employees benefits expense	221.83	199.60	251.49	556.24	840.94	1,156.09
	e) Depreciation	28.19	30.01	39.48	89.47	120.80	158.55
	f) Other expenditure	340.43	318.03	441.78	836.22	1,415.81	2,804.96
	g) Finance Costs	1,496.34	1,320.41	1,751.93	4,030.29	4,602.29	6,479.73
	Total Expenses	4,118.72	3,418.78	4,929.18	10,022.57	15,886.09	24,994.66
3	Profit (+) Loss (-) before Exceptional Items and Tax(1-2)	(824.57)	(1,275.30)	(1,428.51)	(2,703.61)	(3,074.40)	(7,823.94)
4	Exceptional Items- (Income)/(Expense)	-	-	-	-	-	-
5	Profit (+) Loss (-) before tax (3+4)	(824.57)	(1,275.30)	(1,428.51)	(2,703.61)	(3,074.40)	(7,823.94)
6	Tax Expense	(220.61)	(317.83)	(404.37)	(680.72)	(515.95)	(1,842.96)
7	Profit (+) Loss (-) from Ordinary Activities after tax (5-6)	(603.97)	(957.47)	(1,024.14)	(2,022.89)	(2,558.45)	(5,980.98)
8	Other Comprehensive Income (net of tax expense)	(1.33)	(1.33)	4.19	(4.00)	12.56	(5.33)
9	Total Comprehensive Income for the period (7+8)	(605.30)	(958.80)	(1,019.95)	(2,026.89)	(2,545.89)	(5,986.31)
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	Earning Per Share (EPS) (Not Annualized)						
	a) Basic and diluted EPS (In Rs.)	(1.02)	(1.61)	(1.72)	(3.41)	(4.31)	(10.07)



Kushagra Ansal



Dewan P.N. Chopra & Co.
Chartered Accountants

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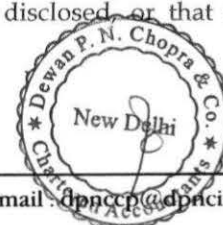
Independent Auditor's Review Report on consolidated unaudited quarterly and year to date financial results of the Company Pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

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 Loss after Tax and Total Comprehensive Loss of its associate for the quarter and nine month period ended 31st December, 2020 ("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.
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 entities referred in Annexure 1.
5. Based on our review conducted and procedures performed as stated in paragraph 3 above and other auditor referred to in paragraph 8 & 9 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the 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.



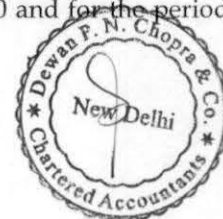
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6. The status of various ongoing projects, recognition of expense and income and the realizable value of the costs incurred are as per the judgement of Management of the company and certified by their technical personnel and being of technical nature, have been relied upon by us.
7. Emphasis of Matter
- a. We draw attention to Note 3 of the Statement which describes the management's assessment of the impact of the outbreak of Covid-19 on revenue, trade receivables, investments and other assets. The management believes that no adjustments are required in the financial statements as there is no impact in the current financial year. However, in view of highly uncertain economic environment and its likely effect on future revenues due to Covid-19, a definitive assessment of the impact on the subsequent periods is dependent upon circumstances as they evolve.
- b. We draw attention to Note 4 to the Statement regarding collaboration with Samyak Projects Private Limited ("SAMYAK") for developing a project at Ansal Hub 83-II, Gurugram. SAMYAK took an Inter Corporate Deposit of Rs 2,500 Lakh from the group for making the payment related to project under collaboration and failed to discharge its obligations for the repayment. The parent company has approached the NCLT for initiation of the Corporate Insolvency Resolution Process and the management is of the view that the full amount of Rs. 5,795.20 Lakhs (including accrued interest till 31.03.2020) is recoverable from the party and hence no provision for the same has been made in the books of accounts.
- c. The uncertainty relating to the outcome of certain matters pending in litigation with Courts/Appellate Authorities, pending the final come of the aforesaid matters, which is presently unascertainable, no adjustments have been made in these statements regarding the same.

Our conclusion is not modified in respect of the above matters.

8. 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.729.86 Lakh and Rs.2,108.18 Lakh, Total Net Profit after tax of Rs.18.00 Lakh and Rs.59.06 Lakh and Total Comprehensive Income of Rs.18.00 Lakh and Rs.59.06 Lakh for the quarter ended 31st December 2020 and for the period from April 1, 2020 to December 31, 2020 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 this matter.
9. The Consolidated unaudited financial results include the interim financial information of sixteen subsidiaries, which have not been reviewed by their auditors, whose interim financial information reflects Total Revenues of Rs. Nil, Total Net Loss after tax of Rs 1.50 Lakh and Rs 7.27 Lakh and Total Comprehensive Loss of Rs 1.50 Lakh and Rs 7.27 Lakh for the quarter ended 31st December, 2020 and for the period from April 1, 2020 to December 31, 2020, respectively, as considered in the consolidated unaudited financial results. The consolidated unaudited financial results also include Group's share of 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 31st December, 2020 and for the period from



April 1, 2020 to December 31, 2020, 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 their auditors. 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 this matter.

For Dewan P.N. Chopra & Co.

Chartered Accountants

Firm Registration No: 000472N

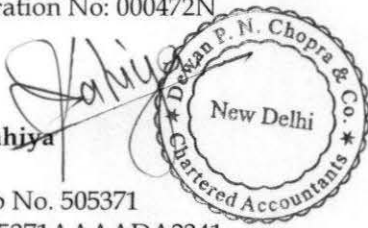
Sandeep Dahija

Partner

Membership No. 505371

UDIN: 21505371AAAADA2341

Date: 11th February 2021



Annexure - 1

List of entities included in the Statement

Holding Company

1. Ansal Housing Limited

Subsidiaries:

2. Housing and Construction Lanka (Private Limited),
3. Geo Connect Limited,
4. Wrangler Builders Private Limited,
5. Maestro Promoters Private Limited,
6. AnjumanBuildcon Private Limited,
7. AR Paradise Private Limited,
8. Fenny Real Estate Private Limited,
9. AR Infrastructure Private Limited,
10. Third Eye Media Private Limited,
11. Aevee Iron and Steel Works Private Limited,
12. Sunrise Facility Management Private Limited,
13. Enchant Constructions Private Limited (Till - 05th December. 2019),
14. Andri Builders and Developers Private Limited,
15. V S Infratown Private Limited,
16. Identity Buildtech Private Limited,
17. Cross Bridge Developers Private Limited,
18. Shamia Automobiles Private Limited,
19. Oriane Developers Private Limited,

Associate:

20. Optus Corona Developers Private Limited



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(Rs. in Lakh)

STATEMENT OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER / NINE MONTHS ENDED 31ST DECEMBER, 2020

Sr. No.	PARTICULARS	Quarter Ended			Nine Month Ended		Year Ended
		31.12.2020 (Unaudited)	30.09.2020 (Unaudited)	31.12.2019 (Unaudited)	31.12.2020 (Unaudited)	31.12.2019 (Unaudited)	31.03.2020 (Audited)
1	Income						
	a) Revenue from operations	3,967.66	2,852.87	4,479.41	9,282.39	13,423.50	16,390.09
	b) Other Income	90.48	105.64	736.80	228.53	3,364.02	5,731.35
	Total Income	4,058.14	2,958.51	5,216.21	9,510.92	16,787.52	22,121.45
2	Expenses						
	a) (Increase)/decrease in stock in trade and work in progress	14.95	(0.00)	612.62	18.12	520.63	657.70
	b) Cost of Construction, Raw Materials & Constructed Properties	2,104.51	1,550.74	2,411.71	4,579.77	8,993.07	14,593.11
	c) Purchase of Flats	-	-	-	-	-	(125.00)
	c) Employees benefits expense	303.36	353.55	447.14	908.46	1,423.43	1,909.88
	d) Depreciation	31.76	30.84	41.50	99.97	126.89	170.04
	e) Other expenditure	838.44	917.54	1,135.83	2,305.00	3,839.50	5,639.83
	f) Finance Costs	1,562.27	1,389.43	1,804.27	4,221.29	4,802.17	6,750.93
	Total Expenses	4,855.31	4,242.10	6,453.07	12,132.60	19,705.69	29,596.49
3	Profit (+) Loss (-) before Exceptional Items and Tax(1-2)	(797.17)	(1,283.59)	(1,236.86)	(2,621.68)	(2,918.16)	(7,475.03)
4	Exceptional Items- (Income/(Expense))	-	-	-	-	-	-
5	Profit (+) Loss (-) before tax (3+4)	(797.17)	(1,283.59)	(1,236.86)	(2,621.68)	(2,918.16)	(7,475.03)
6	Tax Expense	(209.83)	(315.99)	(332.72)	(650.51)	(437.73)	(1,684.84)
7	Profit (+) Loss (-) from Ordinary Activities after tax (5-6)	(587.33)	(967.59)	(904.14)	(1,971.17)	(2,480.43)	(5,790.19)
8	Other Comprehensive Income (net of tax expense)	(1.33)	(1.33)	4.19	(4.00)	12.56	6.16
9	Total Comprehensive Income for the period (7+8)	(588.66)	(968.93)	(899.96)	(1,975.17)	(2,467.87)	(5,784.03)
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	Earning Per Share (EPS) (Not Annualized)						
	a) Basic and diluted EPS (In Rs.)	(0.99)	(1.63)	(1.52)	(3.32)	(4.18)	(9.75)



Kushagra Ansal



Ansal Housing Limited
(FORMERLY KNOWN AS ANSAL HOUSING & CONSTRUCTION LIMITED)
CIN: L45201DL1983PLC016821
REGD.OFFICE : 606, INDRA PRAKASH, 21 BARAKHAMBHA ROAD, NEW DELHI - 110 001

NOTES:

- 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 11, 2021. 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 The Company received notice under Sec 13(2) of the Securitisation and Reconstructions of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 from India bulls Asset Reconstruction Company Limited demanding full repayment of Rs. 17,508 Lakh (including interest till 05.04.2019). Further, the company has received notice u/s 13(4) of the SARFASAI Act, 2002 where by India bulls Asset 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 per books of accounts on 31.12.2020 is Rs. 18,482.41 Lakh (including interest) pending confirmation/reconciliation with lender.
- 3 The Company has assessed the possible effects that may result from the pandemic relating to COVID-19 on the carrying amounts of Receivables, Inventories, Investments and other assets. In developing the assumptions relating to the possible future uncertainties in the global economic conditions because of this pandemic, the Company, as at the date of approval of these financial results has used internal and external sources of information. The management does not see any risks in the company's ability to continue as a going concern. The company has used the principles of prudence in applying judgements, estimates and assumptions and based on the current estimates, the company expects to recover the carrying amount of trade receivables including unbilled receivables, investments, inventories and other assets. The eventual outcome of impact of the global health pandemic may be different from those estimated as on the date of approval of these financial statements. Due to the nature of the pandemic, the Company will continue to monitor developments to identify significant uncertainties in future periods, if any.

Additionally, the company is running a restaurant under hospitality division which has been temporary shut down due to COVID-19 pandemic and not having any significant impact on the financial statements. Also NCLT order dated 11th July, 2019 is not complied with for February, 2020 to December, 2020 relating to repayment of Public Deposit accepted by the Company.

- 4 The Company is in collaboration with Samyak Projects Private Limited ("SAMYAK") for developing a project at Ansal Hub 83-II, Gurugram. Samyak took an Inter Corporate Deposit of Rs 2,500 Lakh from the company for making the payment related to project under collaboration and failed to discharge its obligations for the repayment. The company has approached the NCLT for initiation of the Corporate Insolvency Resolution Process and the management is of the view that the full amount of Rs. 5,795.20 Lakhs (including accrued interest till 31.03.2020) is recoverable from the party and hence no provision for the same has been made in the books of accounts.



Kushagra Ansal

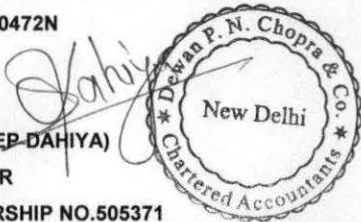


- 5 Based on the guiding principles given in Ind AS -108 "Operating Segment", the Company is mainly engaged in the business of real estate development viz. construction of residential / commercial properties. As the Company's business actually falls within a single segment, the disclosure requirement of Ind AS – 108 in this regard are not applicable.
- 6 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 BOI has terminated the agreements for development of integrated township in Sri Lanka between the subsidiary and the BOI. The subsidiary company had filed an arbitration claim against the Board of Investment of Sri Lanka (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 and write down of Investment is not required at this stage.
- 7 Previous quarter figures have been regrouped / reclassified wherever considered necessary to conform to the current period classification.
- 8 The above results are available on the website of the Company i.e. www.ansals.com and on websites of BSE & NSE.

For Dewan P.N. Chopra & Co.

Chartered Accountants

FRN : 000472N



(SANDEEP DAHIYA)

PARTNER

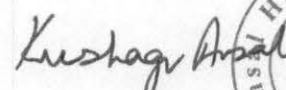

MEMBERSHIP NO.505371

UDIN: 21505371AAAACZ3091 / 21505371AAAADA2341

Place : Vaishali, Ghaziabad

Dated : 11th February, 2021

For and on behalf of the Board

(KUSHAGR ANSAL)

WHOLETIME DIRECTOR

DIN: 01216563