

Ref No.: SECY/S-16/2022

09th August, 2022

BSE Ltd. Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai - 400 001 Ph. No.: 022-22723121 COMPANY NO. 507828	National Stock Exchange of India Limited (NSE) "Exchange Plaza", Bandra-Kurla Complex, Bandra (E), Mumbai - 400 051 Ph. No.: 022-26598237 SYMBOL : ANSALHSG SERIES : EQ
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Sub: a) Unaudited Financial Results (Standalone & Consolidated) for the Quarter ended 30th June, 2022.
b) Outcome of the Board Meeting dated the 9th August, 2022.

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

Dear Sir/Madam,

This is to inform you that the Board of Directors in its meeting held on today i.e. 9th August, 2022 has considered and approved the following:

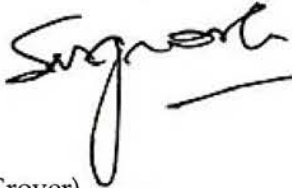
- Unaudited Financial Results (Consolidated and Standalone) for the Quarter ended 30th June, 2022 together with Limited Review Report of the Statutory Auditors. In this connection, please find enclosed herewith the Copies of Limited Review Report (Standalone and Consolidated) submitted by the Statutory Auditors of the Company, M/s Dewan P.N. Chopra & Co., Chartered Accountants along with the Unaudited Financial Results (Consolidated and Standalone) for the quarter ended on the 30th June, 2022.
- Voluntary delisting of equity shares of the Company from the National Stock Exchange Limited without giving exit option to the shareholders pursuant to Regulation 5 and 6 of the Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021 and amendments made thereto.

The Board meeting commenced at 16.30 Hrs and concluded at 19.00 Hrs.

This is for your information and record please.

Thanking you.

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 Standalone Unaudited Quarterly 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 unaudited standalone financial results of Ansal Housing Limited ("the Company") for the quarter ended 30th June 2022 ("the Statement"), being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended). This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.
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 analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
3. Based on our review conducted as above and subject to the possible effects of the matters described in paragraph 4 & 5 below, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited standalone financial results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.
4. We draw attention to Note 4 to the statements which describe that IFCI Limited has revoked the restructuring and recalled repayment of outstanding dues amounting Rs.11,952.46 Lakh (including default interest) which is subject to confirmation as on 30th June, 2022. Adjustments, if any will be accounted for on confirmation/reconciliation. The company has not recognized the default interest cost amounting Rs.207.44 Lakh, Rs.164.41 Lakh and Rs.90.52 Lakh for the quarter ended 30th June, 2022, 31st March, 2022 and 30th June, 2021 respectively and Rs.500.58 Lakh for the year ended 31st March, 2022 considering covid-19 and other factors. The company is in discussion with the lender to resolve the matter in best possible manner. The Company's records indicate that, had management

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recognized the default interest, an amount of Rs.207.44 Lakh, Rs.164.41 Lakh & Rs.90.52 Lakh for the quarter ended 30th June, 2022, 31st March, 2022 & 30th June, 2021 respectively and Rs.500.58 Lakh for the year ended 31st March, 2022 would have been required to provide for as finance cost. Accordingly, Finance Cost, Deferred tax assets and Loss after tax would have been increased by "Rs.207.44 Lakh, Rs. Nil, Rs.207.44 Lakh", "Rs.164.41 Lakh, Rs.45.74 Lakh, Rs.118.67 Lakh", "Rs.90.52 Lakh, Rs.25.18 Lakh & Rs.65.34 Lakh" for the quarter ended 30th June, 2022, 31st March, 2022 & 30th June, 2021 respectively and "Rs.500.58 Lakh, Rs.139.26 Lakh, Rs.361.32 Lakh" for the year ending 31st March, 2022 respectively and shareholder's fund would have been reduced by Rs.207.44 Lakh, Rs.118.67 Lakh, Rs.65.34 Lakh & Rs.361.32 Lakh for the quarter ended 30th June, 2022, 31st March, 2022 & 30th June, 2021 respectively and for the year ended 31st March, 2022.

Matter stated above have also been qualified in our report in quarter ended 30th June, 2021 and quarter/year ended 31st March, 2022.

5. We draw attention to Note 6 to the Statement regarding the Company's investment of Rs. 491.67 lakh in Housing and Construction Lanka Private Limited (a wholly-owned subsidiary company located in Sri Lanka) by way of equity shares. The Board of Investment ("BOI") has terminated the agreements for the development of an integrated township in Sri Lanka between the subsidiary and the BOI. The subsidiary company had filed an arbitration claim against the BOI of Sri Lanka. 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. The Company's records indicate that had management recognized the impairment, an amount of Rs.491.67 Lakh would have been required to provide for as Impairment Loss on Investment. Accordingly, Impairment Loss on Investment, Deferred tax assets and Loss after tax would have been increased by Rs. 491.67 Lakh, Rs. Nil and Rs. 491.67 Lakh respectively and shareholder's fund and Investment in Subsidiary would have been reduced by Rs. 491.67 Lakh for the quarter ending 30th June 2022.

6. Emphasis of Matter

1. We draw attention to Note 5 of the Statement which describes the management's assessment of the impact of the outbreak of Covid-19 on property plant & equipment, revenue, trade receivables, unbilled revenue, advances, 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 the highly uncertain economic environment and its likely effect on future revenues due to Covid-19, a definitive assessment of the impact on the subsequent years is dependent upon circumstances as they evolve.
2. We draw attention to Note 7 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 company for making the payment related to the project under the 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 Lakh (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.
3. We draw attention to Note 3 of the statement regarding a loan from a financial institution aggregating Rs.20,920.91 Lakh (including overdue interest thereon) which is subject to



confirmation as on June 30, 2022. Adjustments, if any will be accounted for on confirmation/reconciliation of the same, which in the opinion of the management will not have a material impact.

4. We draw attention to Note 8 To the statement regarding pending litigation matters with Court/Appellate Authorities. Due to the significance of the balance to the financial statements as a whole and the involvement of estimates and judgement in the assessment which is being technical in nature, the management is of the opinion that the company will succeed in the appeal and there will not be any material impact on the statements on account of probable liability vis-à-vis the provisions already created in the books.
5. We draw attention to Note 10 of the statement regarding the net recoverable value of advances/security deposits paid by the company for the acquisition of land/project development is based on the management's estimates and internal documentation, which include, among other things, the likelihood when the land acquisition would be completed, the expected date of plan approvals for commencement of the project, expected date of completion of the project and the estimation of sale prices and construction costs. Due to the significance of the balance to the financial statements as a whole and the involvement of estimates and judgement in the assessment which is being technical in nature, the management is of the opinion that the entire amount is recoverable/adjustable against the land procurement/amount payable to collaborator under collaboration agreement and hence no provision is required at this stage.

Our conclusion is not modified in respect of above matters.

7. Other Matter

- a. 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.
- b. The Statement includes the results for the quarter ended 31st March, 2022 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 respective year which were subject to limited review by us.

Our conclusion is not modified in respect of above matters.

For **Dewan P. N. Chopra & Co.**
Chartered Accountants
Firm Regn. No. 000472N


Sandeep Dahiya
Partner

Membership No. 505371

UDIN: 22505371AOQLBR7255

Place of Signature: New Delhi

Date: 09th August, 2022

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 Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

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 "the Group"), and its share of the net loss after tax and total comprehensive loss of its associate for the quarter ended June 30, 2022 ("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 the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, 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 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. 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 an audit conducted in accordance with 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:

1. A.R. Infrastructure Private Limited
2. A.R. Paradise Private Limited
3. Aevee Iron & Steel Works Private Limited
4. Andri Builders & Developers Private Limited
5. Anjuman Buildcon Private Limited
6. Cross Bridge Developers Private Limited

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7. Fenny Real Estate Private Limited
8. Geo Connect Limited
9. Housing and Construction Lanka Private Limited
10. Identity Buildtech Private Limited
11. Maestro Promoters Private Limited
12. Oriane Developers Private Limited
13. Shamia Automobiles Private Limited
14. Sunrise Facility Management Private Limited
15. Third Eye Media Private Limited
16. V.S. Infratown Private Limited
17. Wrangler Builders Private Limited

Associate:

18. Optus Corona Developers Private Limited
5. Based on our review conducted and procedures performed as stated in paragraph 3 above and other auditor referred to in paragraphs 9 & 10 below and subject to the possible effects of the matters described in paragraph 6 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.
6. We draw attention to Note 4 to the statements which describe that IFCI Limited has revoked the restructuring and recalled repayment of outstanding dues amounting Rs.11,952.46 Lakh (including default interest) which is subject to confirmation as on June 30, 2022. Adjustments, if any will be accounted for on confirmation/reconciliation. The group has not recognized the default interest cost amounting Rs.207.44 Lakh, Rs.164.41 Lakh and Rs.90.52 Lakh for the quarter ended June 30, 2022, March 31, 2022 and June 30, 2021 respectively and Rs.500.58 Lakh for the year ended March 31, 2022 considering covid-19 and other factors. The group is in discussion with the lender to resolve the matter in the best possible manner. The Group's records indicate that had management recognized the default interest, an amount of Rs.207.44 Lakh, Rs.164.41 Lakh & Rs.90.52 Lakh for the quarter ended June 30, 2022, March 31, 2022 and June 30, 2021 respectively and Rs.500.58 Lakh for the year ended March 31, 2022 would have been required to provide for as finance cost. Accordingly, Finance Costs, Deferred tax assets and Loss after tax would have been increased by "Rs.207.44 Lakh, Rs. Nil, Rs.207.44 Lakh", "Rs.164.41 Lakh, Rs.45.74 Lakh, Rs.118.67 Lakh", "Rs.90.52 Lakh, Rs.25.18 Lakh & Rs.65.34 Lakh" for the quarter ended June 30, 2022, March 31, 2022 and June 30, 2021 respectively and "Rs.500.58 Lakh, Rs.139.26 Lakh, Rs.361.32 Lakh" for the year ending March 31, 2022 respectively and shareholder's fund would have been reduced by Rs.207.44 Lakh, Rs.118.67 Lakh, Rs.65.34 Lakh & Rs.361.32 Lakh for the quarter ended June 30, 2022, March 31, 2022 and June 30, 2021 respectively and for the year ended March 31, 2022.

The matter stated above has also been qualified in our report in the quarter ended June 30, 2021 and quarter/year ended March 31, 2022.



7. Emphasis of Matter

- a. We draw attention to Note 5 of the Statement which describes the management's assessment of the impact of the outbreak of Covid-19 on property plant & equipment, revenue, trade receivables, unbilled revenue, advances, 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 the highly uncertain economic environment and its likely effect on future revenues due to Covid-19, a definitive assessment of the impact on the subsequent years is dependent upon circumstances as they evolve.
- b. We draw attention to Note 7 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 the project under the collaboration and failed to discharge its obligations for the repayment. The holding 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. We draw attention to Note 3 of the statement regarding a loan from a financial institution aggregating Rs.20,920.91 Lakh (including overdue interest thereon) which is subject to confirmation as on June 30, 2022. Adjustments, if any will be accounted for on confirmation/reconciliation of the same, which in the opinion of the management will not have a material impact.
- d. We draw attention to Note 8 To the statement regarding pending litigation matters with Court/Appellate Authorities. Due to the significance of the balance to the financial statements as a whole and the involvement of estimates and judgement in the assessment which is being technical in nature, the management is of the opinion that the group will succeed in the appeal and there will not be any material impact on the statements on account of probable liability vis-à-vis the provisions already created in the books.
- e. We draw attention to Note 10 of the statement regarding the net recoverable value of advances/security deposits paid by the group for the acquisition of land/project development is based on the management's estimates and internal documentation, which include, among other things, the likelihood when the land acquisition would be completed, the expected date of plan approvals for commencement of the project, expected date of completion of the project and the estimation of sale prices and construction costs. Due to the significance of the balance to the financial statements as a whole and the involvement of estimates and judgement in the assessment which is being technical in nature, the management is of the opinion that the entire amount is recoverable/adjustable against the land procurement/amount payable to collaborator under collaboration agreement and hence no provision is required at this stage.

Our conclusion is not modified in respect of these matters.

8. Other Matter

- a. 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 the Management of the group and certified by their technical personnel and being of technical nature, have been relied upon by us.
- b. The Statement includes the results for the quarter ended March 31, 2022 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 respective financial year which were subject to limited review by us.

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



9. We did not review the interim financial results of one subsidiary included in the statement, whose interim financial results reflect total revenues of Rs. 828.99 Lakh, total net profit after tax of Rs. 3.86 Lakh and total comprehensive income of Rs. 3.86 Lakh for the quarter ended June 30, 2022, as considered in the statement. These interim financial results have been reviewed by other auditor whose reports have 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 this subsidiary, is based solely on the reports of the other auditor and the procedures performed by us as stated in paragraph 3 above.

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

10. The statement includes the interim financial results of sixteen subsidiaries which have not been audited by their auditors, whose interim financial results reflect total revenue of Rs. 853.59 Lakh, total net profit after tax of Rs.39.81 Lakh and total comprehensive loss of Rs.39.81 Lakh for the quarter ended June 30, 2022. The statement also includes the Group's share of net loss after tax of Rs. 0.02 Lakh and total comprehensive loss of Rs. 0.02 Lakh for the quarter ended June 30, 2022, in respect of one associate. These interim financial statements have not been reviewed by their auditors. According to the information and explanations given to us by the Management, these interim financial statements are not material to the Group.

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

For **Dewan P. N. Chopra & Co.**
Chartered Accountants
Firm Regn. No. 000472N


Sandeep Dahiya
Partner

Membership No. 505371
UDIN: 22505371AOQLKF2200

Place of Signature: New Delhi

Date: 09th August, 2022

ANSAL HOUSING LIMITED

CIN: L45201DL1983PLC016821

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

(Rs. in Lakh)

STATEMENT OF STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED 30th June, 2022

Sr. No.	PARTICULARS	Quarter Ended			Year Ended
		30.06.2022 (Unaudited)	31.03.2022 (Unaudited)	30.06.2021 (Unaudited)	31.03.2022 (Audited)
1	Income				
	a) Revenue from operations	3,468.47	6,195.03	2,791.28	20,440.33
	b) Other Income	31.14	696.33	69.15	812.42
	Total Income	3,499.61	6,891.36	2,860.43	21,252.75
2	Expenses				
	a) (Increase)/decrease in stock in trade and work in progress	20.24	143.81	35.95	216.45
	b) Cost of Construction, Raw Materials & Constructed Properties	1,848.79	4,961.58	1,620.15	15,116.01
	c) Employees benefits expense	203.51	190.65	168.91	725.15
	d) Depreciation	34.82	73.71	25.97	150.35
	e) Other expenditure	388.19	359.38	291.75	1,654.41
	f) Finance Costs	1,854.63	1,561.61	1,784.61	7,067.18
	Total Expenses	4,350.17	7,290.74	3,927.34	24,929.55
3	Profit (+)/ Loss (-) before Exceptional Items and Tax(1-2)	(850.56)	(399.38)	(1,066.91)	(3,676.79)
4	Exceptional Items- (Income)/(Expense)	-	-	-	-
5	Profit (+)/ Loss (-) before tax (3+4)	(850.56)	(399.38)	(1,066.91)	(3,676.79)
6	Tax Expense	-	(188.06)	(417.76)	(1,281.51)
7	Profit (+)/ Loss (-) from Ordinary Activities after tax (5-6)	(850.56)	(211.32)	(649.15)	(2,395.28)
8	Other Comprehensive Income (net of tax expense)	5.96	10.74	2.15	17.20
9	Total Comprehensive Income for the period (7+8)	(844.60)	(200.59)	(647.00)	(2,378.08)
10	Paid-up Equity share capital (Face value of Rs.10/- each)	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.)	(1.43)	(0.36)	(1.09)	(4.03)



Kushagra Ansal





Ansal Housing Limited

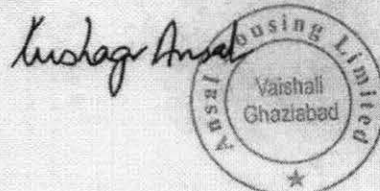
CIN: L45201DL1983PLC016821

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(Rs. in Lakh)

STATEMENT OF CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED 30th June, 2022

Sr. No.	PARTICULARS	Quarter Ended			Year Ended
		30.06.2022 (Unaudited)	31.03.2022 (Unaudited)	30.06.2021 (Unaudited)	31.03.2022 (Audited)
1	Income				
	a) Revenue from operations	4,277.39	7,369.65	3,443.13	23,943.85
	b) Other Income	72.44	800.95	98.64	990.68
	Total Income	4,349.84	8,170.60	3,541.77	24,934.52
2	Expenses				
	a) (Increase)/decrease in stock in trade and work in progress	20.24	286.74	35.95	359.38
	b) Cost of Construction, Raw Materials & Constructed Properties	1,848.79	5,016.60	1,620.15	15,171.03
	c) Purchase of Flats	-	155.51	-	155.51
	d) Employees benefits expense	328.58	378.29	278.09	1,267.06
	e) Depreciation	38.01	77.41	29.11	163.46
	f) Other expenditure	1,077.76	952.80	768.44	4,135.16
	g) Finance Costs	1,888.20	1,628.54	1,803.71	7,230.22
	Total Expenses	5,201.58	8,495.89	4,535.45	28,481.82
3	Profit (+)/ Loss (-) before Exceptional Items and Tax(1-2)	(851.75)	(325.29)	(993.68)	(3,547.30)
4	Exceptional Items- (Income)/(Expense))	-	-	-	-
5	Profit (+)/ Loss (-) before tax (3+4)	(851.75)	(325.29)	(993.68)	(3,547.30)
6	Tax Expense	(17.81)	(98.58)	(438.80)	(1,213.74)
7	Profit (+)/ Loss (-) from Ordinary Activities after tax (5-6)	(833.93)	(226.71)	(554.87)	(2,333.56)
8	Other Comprehensive Income (net of tax expense)	5.96	14.29	2.15	20.75
9	Total Comprehensive Income for the period (7+8)	(827.97)	(212.42)	(552.72)	(2,312.81)
10	Paid-up Equity share capital (Face value of Rs.10/- each)	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.)	(1.40)	(0.38)	(0.93)	(3.93)



Ansal Housing Limited

CIN: L45201DL1983PLC016821

REGD.OFFICE : 15 UGF, INDRA PRAKASH, 21 BARAKHAMBA 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 August 9, 2022. 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 Figures for the quarter ended March 31, 2022 represent the difference between the audited figures in respect of full financial year and the published unaudited figures for nine months ended December 31, 2021.

3 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 ("Lender") 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 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 the best possible manner.

The Company has suspended the mortgaged project (Ansal Amantra) after the symbolic possession. The suspended project is having book value (net of provisions) as on June 30, 2022 amounting to Rs 25,648.76 Lakh.

The outstanding liability as per books of accounts on June30, 2022 is Rs 20,920.91 Lakh (including interest) (as on March 31,2022 Rs. 20,510.70 Lakh) pending confirmation/reconciliation with the lender.

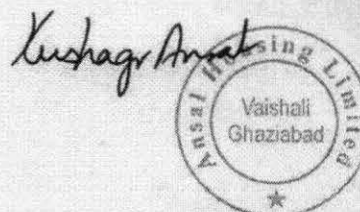
4 The company had received a letter dated 28/01/2021 on "Revocation of settlement of outstanding dues approved vide letter dated 17/11/2017" from IFCI Limited("Lender") and consequently received "Notice for payment of Dues" showing an outstanding balance of Rs. 5,757.45 Lakh & Rs 7,226.68 Lakh as principal and interest respectively till 08.04.2022. Due to the revocation of restructuring, interest liability has been enhanced due to default interest.

During the year, the company has received notice dated 08.04.2022 under Sec 13(2) of the Securitisation and Reconstructions of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 from IFCI Ltd. ("Lender") demanding full repayment of Rs. 12,984.13 Lakh (including interest till 08.04.2022).

The company has also received summon under sub-section (4) of section 19 of the Recovery of Debts and Bankruptcy Act, 1993, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) rules, 1993 from Debts Recovery Tribunal Delhi (DRT-1) dated 01/04/2022. The company submitted the written statement cum Counter claim dated 17th May, 2022 before the Debts Recovery Tribunal Delhi (DRT-1) and the matter is pending before DRT -1. The company is in appeal before the Hon'ble Debts Recovery Appellate Tribunal, Delhi against the Interim Order of DRT-1.

The company is in discussion with the lender to resolve the matter in the best possible manner. The outstanding liability as per books of accounts as on 30th June 2022 is Rs. 11,952.46 Lakh (including interest) and default interest is shown under Contingent liability amounting to Rs. 1,513.35 Lakh. The outstanding balance is pending confirmation from the lender.

5 Due to the outbreak of COVID-19 globally and in India, the Company's management has made an initial assessment of the impact on business and financial risks on account of COVID-19. Considering that the company is in the business of real estate, the management believes that the impact of this outbreak on the business and financial position of the company will not be significant as at the date of approval of these financial results. The management does not see any risks in the company's ability to continue as a going concern and meet its liabilities. 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 advances, investments, inventories and other assets. The eventual outcome of the impact of the global health pandemic may be different from those estimated 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.



- 6 The Company has done an investment of Rs. 491.67 lakh in Housing Construction & Lanka Private Limited (a wholly-owned subsidiary company in Sri Lanka) by way of equity shares. The BOI has terminated the agreements for the development of an 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 the management of the company is of the opinion that they will be able to redeem the said investment and a write-down of the investment is not required at this stage.
- 7 The Company is in collaboration with Samyak Projects Private Limited ("Samyak") for developing a project at Ansal Hub 83-II (Ansal Boulevard), Gurugram. Samyak took an Inter Corporate Deposit of Rs 2,500 Lakh from the company to make the payment related to the project under a collaboration and failed to discharge its obligations for the repayment. The company has approached the NCLT for initiation of the Corporate Insolvency Resolution Process (CIRP) 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. Further company has not recognised the interest income amounting to Rs 677.59 Lakh, Rs. 519.18 Lakh, Rs. 627.38 Lakh for the quarter ended June 30, 2022, June 30, 2021, March 31, 2022 and Rs. 2,307.62Lakh for the year ended March 31, 2022 respectively due to uncertainty of the realisation of income as per Ind AS 115, "Revenue from Contract with Customer".
- 8 Due to unascertainable outcomes for pending litigation matters with Court/Appellate Authorities, the company's management expects no material adjustments on the standalone financial statements. Further, the company may be liable to pay damages/ interest for specific non-performance of certain real estate agreements, and civil cases preferred against the Company for specific performance of the land agreement. The actual liability on account of these may differ from the provisions already created in the books of accounts and disclose as a contingent liability.
- 9 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 falls within a single segment, the disclosure requirement of Ind AS - 108 in this regard is not applicable.
- 10 The net recoverable value of advances/security deposits paid by company for acquisition of land/project development is based on the management's estimates and internal documentation, which include, among other things, the likelihood when the land acquisition would be completed, the expected date of plan approvals for commencement of project, expected date of completion of project and the estimation of sale prices and construction costs. Due to the significance of the balance to the financial statements as a whole and the involvement of estimates and judgement in the assessment which is being technical in nature, the management is of the opinion that entire amount is recoverable/adjustable against the land procurement/amount payable to collaborator under collaboration agreement and hence no provision is required at this stage.
- 11 The Company has recognised deferred tax assets on its unabsorbed depreciation and business losses carried forward to the extent that the Company has reasonable certainty that there will be sufficient taxable income available to realize such assets in the near future.
- 12 Previous quarter figures have been regrouped/ reclassified wherever considered necessary to conform to the current period classification.
- 13 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: 22505371AOQLBR7255/22505371AOQLKF2200

Place : Vaishali, Ghaziabad

Dated : 9th August, 2022

For and on behalf of the Board

Kushagr Ansal

(KUSHAGR ANSAL)

WHOLETIME DIRECTOR

DIN: 01216563

