

Ref. No.: SECY/S-16/2019

13th February, 2019

Department of Corporate Services BSE Ltd. Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai - 400001	National Stock Exchange of India Limited (NSE) "Exchange Plaza", Bandra-Kurla Complex, Bandra (E), Mumbai - 400051
COMPANY NO. 507828	SYMBOL : ANSALHSG SERIES : EQ

Sub: a) Submission of Unaudited Financial Results for the Quarter and nine months ended 31st December, 2018, prepared as per Indian Accounting Standard (Ind-AS) pursuant to Regulation 33(3) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

b) Outcome of the Board Meeting dated 13th February, 2019 concluded at 04:30P.M.

Ref: Regulation 30 and 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016.

Dear Sir,

In reference to the captioned matter, we would like to inform you that the Board of Directors of the Company at its meeting held today i.e. 13th February, 2019 has considered and approved the Unaudited Financial Results of the Company, prepared as per IND-AS, for the quarter and nine months ended 31st December, 2018, duly reviewed by M/s. Dewan P N Chopra & Co., Chartered Accountants, the Statutory Auditors of the Company together with Limited Review Report thereon.

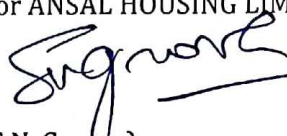
The copy of the said results along with the Limited Review Report submitted by the Statutory Auditors of the Company is enclosed herewith.

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. FCS 4055



Encl: As above

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

LIMITED REVIEW REPORT

TO THE BOARD OF DIRECTORS

Ansal Housing Limited (Formerly known as Ansal Housing and Construction limited)

1. We have reviewed the accompanying Statement of Unaudited Standalone Financial Results and Notes to the Statement of Unaudited Standalone Financial Results of Ansal Housing Limited, formerly known as Ansal Housing and Construction Limited ("the company") for the quarter and Nine months ended 31st December, 2018 ("the statement") attached herewith, being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure requirements) Regulations, 2015, as modified by SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016 ("the Regulations").
2. This Statement is the responsibility of the Company's Management and has been approved by the Board of Directors at its meeting held on 13th February 2019. Our responsibility is to issue a report on these standalone financial statements 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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free from 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.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement prepared in accordance with recognition and measurement principles laid down in the applicable Indian Accounting Standards (Ind AS) prescribed under section 133 of the companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and other recognised practices and policies has not disclosed the information required to be disclosed in terms of the Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatements.
5. 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.





6. We draw attention to:

Note 5 to the standalone Ind AS financial statements 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 this matter.

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



Sandeep Dahiya
Partner
Membership No. 505371

Place: New Delhi

Date: February 13, 2019

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

CIN: L45201DL1983PLC016821

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

(Rs. in Lacs)

EXTRACT OF STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER / NINE MONTHS ENDED 31ST DECEMBER, 2018

Sr. No.	PARTICULARS	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2018 (Unaudited)	30.09.2018 (Unaudited)	31.12.2017 (Unaudited)	31.12.2018 (Unaudited)	31.12.2017 (Unaudited)	31.03.2018 (Audited)
1	Income						
	a) Revenue from operations	4,648.96	4,112.44	4,668.92	12,436.56	15,198.05	20,272.78
	b) Other Income	512.42	631.52	381.62	1,587.32	1,304.35	2,223.97
	Total Income	5,161.39	4,743.95	5,050.53	14,023.88	16,502.40	22,496.75
2	Expenses						
	a) (Increase)/decrease in stock in trade and work in progress	(38.64)	19.29	(2.24)	(3.20)	(1.21)	27.39
	b) Cost of Construction, Raw Materials & Constructed Properties	2,897.92	2,409.86	2,932.06	7,053.94	9,709.28	13,140.31
	c) Employees benefits expense	345.27	387.62	406.81	1,107.61	1,301.37	1,580.56
	d) Depreciation	38.39	39.68	43.59	117.88	133.17	157.44
	e) Other expenditure	454.64	619.89	570.13	1,620.45	1,771.67	2,585.50
	f) Finance Costs	2,266.66	2,000.62	2,288.24	6,026.65	6,038.06	8,111.50
	Total Expenses	5,964.24	5,476.95	6,238.59	15,923.34	18,952.35	25,602.69
3	Profit (+) Loss (-) before Exceptional Items and Tax(1-2)	(802.85)	(733.00)	(1,188.06)	(1,899.46)	(2,449.95)	(3,105.94)
4	Exceptional Items- (Income/(Expense))	-	-	-	-	-	-
5	Profit (+) Loss (-) before tax (3+4)	(802.85)	(733.00)	(1,188.06)	(1,899.46)	(2,449.95)	(3,105.94)
6	Tax Expense	(239.96)	(764.06)	(407.20)	(1,098.70)	(879.38)	(973.56)
7	Profit (+) Loss (-) from Ordinary Activities after tax (5-6)	(562.89)	31.06	(780.85)	(800.76)	(1,570.57)	(2,132.38)
8	Other Comprehensive Income (net of tax expense)	13.84	15.19	9.23	41.52	27.68	49.97
9	Total Comprehensive Income for the period (7+8)	(549.05)	46.25	(771.63)	(759.23)	(1,542.89)	(2,082.41)
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.)	(0.92)	0.08	(1.30)	(1.28)	(2.60)	(3.51)



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 13, 2019. 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 Ind AS 115 "Revenue from contracts with customers", mandatory for reporting period beginning on or after April 1, 2018, which replaces the existing revenue recognition policy. The application of Ind AS 115 has impacted the Company's accounting for recognition of revenue from real estate projects. The company has applied the modified retrospective approach, and in respect of the contracts not completed as of April 1, 2018 (being the transition date), the figure for the previous year has been restated / reclassified as per the requirement of Ind AS 115. Due to the application of Ind AS 115 for the quarter and nine months ended December 31, 2018, revenue from operations is lower by Rs. 1004.04 lakh and Rs 1455.20 lakh respectively and Net profit after tax is lower by Rs 80.19 lakh and Rs 95.44 lakh respectively, vis-à-vis the amounts if the standards replaced continued to be applicable. Accordingly, the basic and diluted EPS for the quarter and nine months ended December 31, 2018 is lower by Rs. 0.14 and Rs. 0.16 per share respectively. Under the modified retrospective approach, the comparatives figures for the previous period are not required to be restated and hence are not comparable.
- 3 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 requirements of Ind AS - 108 in this regard are not applicable.
- 4 The company has disposed off all the shares held by it in its wholly owned subsidiary viz. Sonu Buildwell Private Limited on 25th January 2019.
- 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 W.e.f. 18th December 2018, the name of the company was changed from "Ansal Housing and Construction Limited" to "Ansal Housing Limited"
- 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.ansal.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. 506371

Place : New Delhi
Dated : 13th February, 2019

For and on behalf of the Board

(DEEPAK ANSAL)
CHAIRMAN AND MANAGING DIRECTOR
DIN: 00047971

