

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

12<sup>th</sup> August, 2019

BSE Ltd. Corporate Relationship Department Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai - 400 001 COMPANY NO. 507828	The Manager (Listing) National Stock Exchange of India Ltd. "Exchange Plaza", Bandra-Kurla Complex, Bandra (E), Mumbai - 400 051 SYMBOL : ANSALHSG SERIES. : EQ
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Sub: a) Unaudited Financial Results (Standalone & Consolidated) for the Quarter ended 30<sup>th</sup> June, 2019.  
b) Outcome of the Board Meeting dated the 12<sup>th</sup> August, 2019.

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

Dear Sirs,

1. This is to inform you that the Board of Directors in its meeting held on today i.e. 12<sup>th</sup> August, 2019 has considered and approved the Unaudited Financial Results (Consolidated and Standalone) for the Quarter ended 30<sup>th</sup> June, 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 ended on the 30<sup>th</sup> June, 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 ended on 30<sup>th</sup> June, 2019.

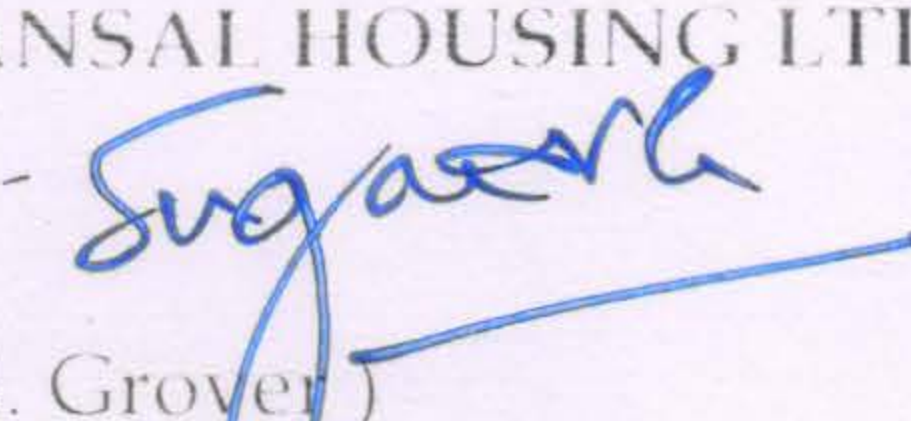
2. It is also informed that the Board of Directors has considered and approved of issuance of 55,00,000 (Fifty Five Lakhs) Equity Shares on preferential basis to the Promoter/ Promoter Group of the Company.

The Board meeting commenced at 17.00 Hrs and concluded at 18.35 Hrs.

This is for your information and record please.

Thanking you.

Yours faithfully,  
For ANSAL HOUSING LTD.

  
( 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

**Ansal Housing Limited**  
(Formerly known as Ansal Housing and Construction Limited)  
CIN: L45201DL1983PLC016821

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

(Rs. in Lakh)

**STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2019**

Sr. No.	PARTICULARS	Quarter Ended			Year Ended
		30.06.2019 (Unaudited)	31.03.2019 (Audited)	30.06.2018 (Unaudited)	31.03.2019 (Audited)
1	<b>Income</b>				
	a) Revenue from operations	5,008.51	2,409.21	3,675.16	14,845.77
	b) Other Income	563.81	1,304.23	443.38	2,891.55
	<b>Total Income</b>	<b>5,572.32</b>	<b>3,713.44</b>	<b>4,118.54</b>	<b>17,737.32</b>
2	<b>Expenses</b>				
	a) Cost of Construction, Raw Materials & Constructed Properties	3,685.94	1,200.73	1,746.16	8,254.67
	b) (Increase)/decrease in stock in trade and work in progress	5.57	(4.32)	16.15	(7.52)
	c) Employees benefits expense	292.01	215.21	374.72	1,322.82
	d) Depreciation	40.90	51.22	39.82	169.10
	e) Other expenditure	497.89	559.83	545.93	2,180.29
	f) Finance Costs	1,910.15	1,727.96	1,759.37	7,754.61
	<b>Total Expenses</b>	<b>6,432.45</b>	<b>3,750.63</b>	<b>4,482.14</b>	<b>19,673.97</b>
3	Profit (+)/ Loss (-) before Exceptional Items and Tax(1-2)	(860.14)	(37.19)	(363.61)	(1,936.65)
4	Exceptional Items- (Income)/(Expense))	-	-	-	-
5	Profit (+)/ Loss (-) before tax (3+4)	(860.14)	(37.19)	(363.61)	(1,936.65)
6	Tax Expense	(271.95)	(34.64)	(94.68)	(1,133.34)
7	Profit (+)/ Loss (-) from Ordinary Activities after tax (5-6)	(588.19)	(2.55)	(268.92)	(803.31)
8	Other Comprehensive Income (net of tax expense)	34.68	(16.05)	12.49	25.47
9	<b>Total Comprehensive Income for the period (7+8)</b>	<b>(553.51)</b>	<b>(18.60)</b>	<b>(256.43)</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
11	<b>Earning Per Share (EPS) (Not Annualized)</b>				
	a) Basic and diluted EPS (In Rs.)	(0.99)	(0.03)	(0.43)	(1.35)



*Kushagra Ansal*



**Ansal Housing Limited**  
(Formerly known as Ansal Housing and Construction Limited)  
CIN: L45201DL1983PLC016821

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

(Rs. in Lakh)

**STATEMENT OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE, 2019**


Sr. No.	PARTICULARS	Quarter Ended			Year Ended
		30.06.2019 (Unaudited)	31.03.2019 (Unaudited)	30.06.2018 (Unaudited)	31.03.2019 (Audited)
<b>1</b>	<b>Income</b>				
	a) Revenue from operations	6,023.28	3,813.26	4,682.92	19,484.96
	b) Other Income	604.45	1,387.18	469.81	3,104.16
	<b>Total Income</b>	<b>6,627.73</b>	<b>5,200.44</b>	<b>5,152.73</b>	<b>22,589.12</b>
<b>2</b>	<b>Expenses</b>				
	a) Cost of Construction, Raw Materials & Constructed Properties	3,683.35	1,192.11	1,737.53	8,373.46
	b) (Increase)/decrease in stock in trade and work in progress	5.57	292.91	16.15	289.71
	c) Employees benefits expense	480.54	442.09	546.06	2,123.79
	d) Depreciation	42.28	52.60	41.20	174.64
	e) Other expenditure	1,273.27	1,348.30	1,259.53	5,185.98
	f) Finance Costs	1,911.07	1,742.94	1,764.51	7,789.95
	<b>Total Expenses</b>	<b>7,396.08</b>	<b>5,070.96</b>	<b>5,364.97</b>	<b>23,937.53</b>
<b>3</b>	<b>Profit (+)/ Loss (-) before Exceptional Items and Tax(1-2)</b>	<b>(768.35)</b>	<b>129.48</b>	<b>(212.24)</b>	<b>(1,348.41)</b>
<b>4</b>	<b>Exceptional Items- (Income)/(Expense))</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>5</b>	<b>Profit (+)/ Loss (-) before tax (3+4)</b>	<b>(768.35)</b>	<b>129.48</b>	<b>(212.24)</b>	<b>(1,348.41)</b>
<b>6</b>	<b>Tax Expense</b>	<b>(252.83)</b>	<b>14.50</b>	<b>(50.78)</b>	<b>(953.51)</b>
<b>7</b>	<b>Profit (+)/ Loss (-) from Ordinary Activities after tax (5-6)</b>	<b>(515.52)</b>	<b>114.98</b>	<b>(161.46)</b>	<b>(394.90)</b>
<b>8</b>	<b>Other Comprehensive Income (net of tax expense)</b>	<b>34.68</b>	<b>(14.67)</b>	<b>13.87</b>	<b>30.99</b>
<b>9</b>	<b>Total Comprehensive Income for the period (7+8)</b>	<b>(480.84)</b>	<b>100.31</b>	<b>(147.59)</b>	<b>(363.92)</b>
<b>10</b>	<b>Paid-up Equity share capital (Face value of Rs. 10/- each)</b>	<b>5,938.58</b>	<b>5,938.58</b>	<b>5,938.58</b>	<b>5,938.58</b>
<b>11</b>	<b>Earning Per Share (EPS) (Not Annualized)</b>				
	a) Basic and diluted EPS (In Rs.)	(0.87)	0.19	(0.27)	(0.66)

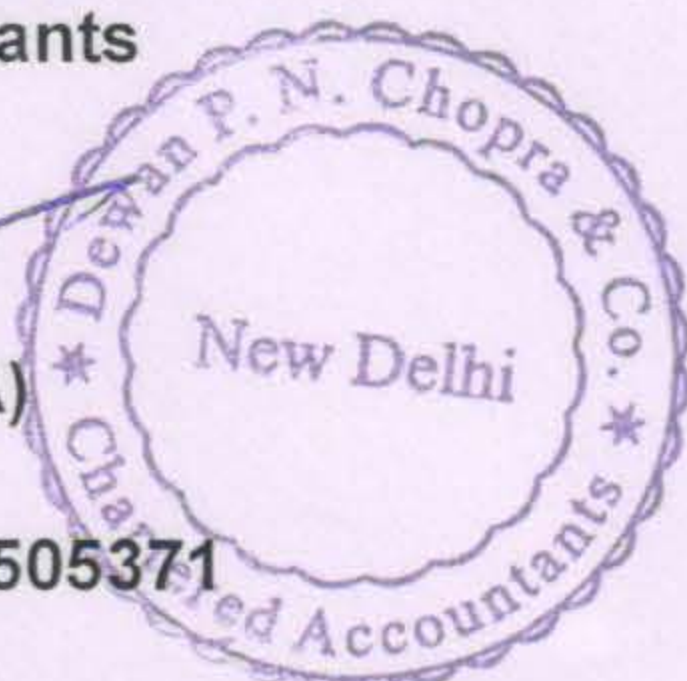


- 1 The above financial results which are published in accordance with Regulation 33 of the SEBI (Listing Obligation & Disclosure Requirements) Regulations, 2015 have been reviewed by the audit committee and approved by the Board of Directors at their respective meetings held on August 12, 2019. The 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 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 Indiabulls Asset Reconstruction Company Limited 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 outstanding liability as per books of accounts on 30.06.2019 is Rs. 15863.79 Lakh (including interest) pending confirmation/reconciliation with lender. The company has received notice u/s 13(4) of the SARFASAI Act, 2002 where by Indiabulls 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.
- 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 outstanding liability as per books of accounts on 30.06.2019 is Rs. 14831.87 Lakh (including interest) pending confirmation/reconciliation with lender. The company has received notice u/s 13(4) of the SARFASAI Act, 2002 where by HDFC Ltd has taken over the symbolic possession on 8th August, 2019 of certain mortgaged properties.  
Further, HDFC Ld has invoked 36 Lakh shares out of total pledged 279.03 Lakh shares. Out of 36 Lakh invoked shares, 20.72 Lakh shares has been sold by HDFC Ltd and adjusted against outstanding principal till the quarter ended 30th June, 2019. The company is in discussion with the lender to resolve the matter in best possible manner.
- 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 Srilanka 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 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.
- 7 W.e.f. 18th December 2018, the name of the company was changed from "Ansal Housing and Construction Limited" to "Ansal Housing Limited"
- 8 Previous quarter figures have been regrouped/ reclassified wherever considered necessary to conform to the current period classification.
- 9 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.

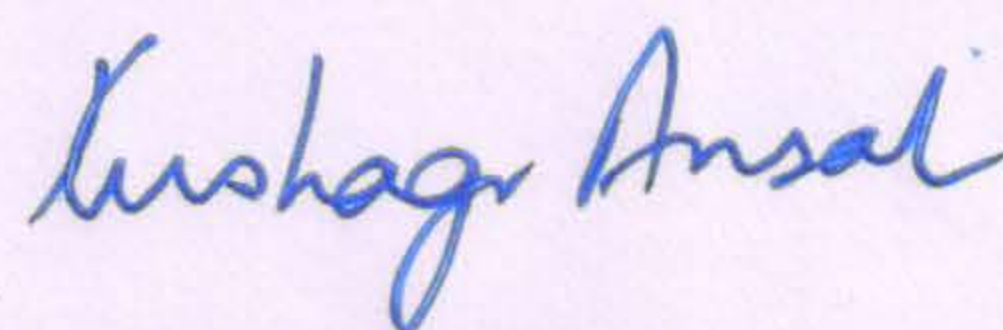
This is the statement of unaudited results referred to in our review report of even date.

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

  
(SANDEEP DAHIYA)  
PARTNER  
MEMBERSHIP NO.505371



For and on behalf of the Board



(KUSHAGR ANSAL)  
WHOLETIME DIRECTOR & CEO  
DIN: 01216563



Place : Vaishali, Ghaziabad  
Dated : 12th August, 2019

# 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 (Formerly known as Ansal Housing and construction limited)

1. We have reviewed the accompanying Statement of Unaudited Standalone financial results of **Ansal Housing Limited** (formerly known as Ansal Housing and construction Limited) ("the Company") for the quarter ended 30<sup>th</sup> June, 2019 ("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, which 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 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 consist 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 specified under section 143 (10) of the Act, 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.
3. Based on our review conducted as stated above, 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) prescribed under section 133 of the companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and other recognised accounting practices and policies, and 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 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.
5. The figures for the quarter ended March 31, 2019 are the balancing figures between audited figures in respect of full financial year and unaudited published year to date figures up to the third quarter of the respective financial year.



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

6. We draw attention to:

- a. 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 impairment of Investment is not required at this stage.
- b. The uncertainty relating to the outcome of certain matters pending in litigation with Courts/Appellate Authorities, pending the final outcome of the aforesaid matters, which is presently unascertainable, no adjustments have been made in this financial statements.

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:19505371AAAAFG9702

Place: Vaishali, Ghaziabad

Date: 12<sup>th</sup> August 2019



# 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 Review of Consolidated Financial Results

#### 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 associates for the quarter ended 30<sup>th</sup> June, 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 June 30, 2018 and quarter ended March 31, 2019, as reported in the accompanying Statement have been approved by the Company'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 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 of Ansal Housing Limited:

- i. Housing and Construction Lanka (Private Limited),
- ii. Geo Connect Limited,
- iii. Wrangler Builders Private Limited,
- iv. Maestro Promoters Private Limited,
- v. Anjuman Buildcon Private Limited,



- vi. AR Paradise Private Limited,
- vii. Fenny Real Estate Private Limited,
- viii. AR Infrastructure Private Limited,
- ix. Third Eye Media Private Limited,
- x. Aevee Iron and Steel Works Private Limited,
- xi. Sunrise Facility Management Private Limited,
- xii. Enchant Constructions Private Limited,
- xiii. Sonu Buildwell Private Limited (Till- 25.01.2019),
- xiv. Rishu Buildtech Private Limited (Till-12.11.18) ,
- xv. Andri Builders And Developers Private Limited,
- xvi. V S Infratown Private Limited,
- xvii. Identity Buildtech Private Limited,
- xviii. Cross Bridge Developers Private Limited,
- xix. Shamia Automobiles Private Limited,
- xx. Oriane Developers Private Limited,

**Associate of Ansal Housing Limited:**

- i. Optus Corona Developers Private Limited
5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of the branch auditors and other auditors referred to in paragraph 8 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. **Emphasis of Matter**  
The uncertainty relating to the outcome of certain matters pending in litigation with Courts/Appellate Authorities, pending the final outcome of the aforesaid matters, which is presently unascertainable, no adjustments have been made in this financial statements.
  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 judgment of Management of the Company and certified by their technical personnel and being of technical nature, have been relied upon by us.
    - b. The figures for the quarter ended March 31, 2019 are the balancing figures between audited figures in respect of full financial year and unaudited year to date figures up to the third quarter of the respective financial year.
  8. We did not review the interim financial results of one subsidiary included in the consolidated unaudited financial results, whose interim financial results reflect total revenues of Rs. 1054.44 lakh,





total net profit after tax of Rs.69.74 lakh and total comprehensive income of Rs. 69.74 lakh, for the quarter ended 30<sup>th</sup> June 2019, as considered in the consolidated unaudited financial results. 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 auditors and the procedures performed by us as stated in paragraph 3 above.

9. The consolidated unaudited financial results includes the interim financial results of 17 subsidiaries which have not been reviewed/audited by their auditors, whose interim financial results reflect total revenue of Rs. Nil lakh , total net (loss) after tax of Rs.(4.30) lakh and total comprehensive loss of Rs. (4.30) lakh for the quarter ended 30<sup>th</sup> June, 2019 as considered in the consolidated unaudited financial results. The consolidated unaudited financial results also includes the Group's share of net loss after tax of Rs. Nil lakh and total comprehensive loss of Rs. Nil lakh for the quarter ended 30<sup>th</sup> June 2019, as considered in the consolidated unaudited financial results, in respect of one associate, based on their interim financial results which have not been reviewed/audited by their 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.

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

**Sandeep Dahiya**  
**Partner**

Membership No. 505371

UDIN : 19505371AAAAFH8521

Place: Vaishali, Ghaziabad

Date: August 12, 2019

