

Anant Raj Limited

CIN : L45400HR1985PLC021622

Head Off : H-65, Connaught Circus, New Delhi-110 001

Tel : 011-43034400, 23324127, 23323880 Fax : 011-43582879

E-mail : info@anantrajlimited.com Website : www.anantrajlimited.com

Regd. Office : CP-1, Sector-8, IMT Manesar, Haryana-122051

Telefax : (0124) 4265817



ARL/CS/13238

January 19, 2023

<p>The Manager Listing Department BSE Limited, Phiroze Jee Jee Bhoy Towers, Dalal Street, Mumbai – 400001</p> <p>Scrip code: 515055</p>	<p>The Secretary, The National Stock Exchange of India Limited, "Exchange Plaza", 5th Floor, Plot No. C/1, G-Block, Bandra – Kurla Complex, Bandra (E), Mumbai-400051</p> <p>Scrip code: ANANTRAJ</p>
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Subject: Outcome of the Board Meeting held on Thursday, January 19, 2023

Dear Sir/Madam,

Pursuant to Regulation 33 read with Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform that the Board of Directors of the Company at its meeting held today i.e. January 19, 2023, has, *inter – alia*, considered and approved the Unaudited Financial Results (Standalone & Consolidated) of the Company for the quarter and nine months ended December 31, 2022.

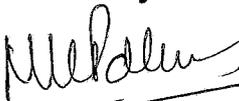
A copy of such Unaudited Financial Results (Standalone & Consolidated) along with Limited Review Reports is enclosed. The Results are also available on the website of the Company at www.anantrajlimited.com (URL: <https://www.anantrajlimited.com/investors.php>) & web sites of Stock Exchanges i.e. BSE Limited at www.bseindia.com and National Stock exchange of India Limited at www.nseindia.com

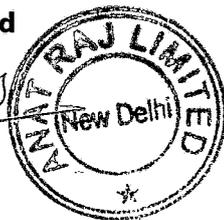
The Company through its wholly owned subsidiary, Anant Raj Cloud Pvt. Ltd., is commencing its Data Centre. The Data Centre is rated Tier-III Compliant and IGBC (Green Building). S. R. Batliboi & Associates LLP, Chartered Accountants, New Delhi, has been appointed as Statutory Auditors of Anant Raj Cloud Pvt. Ltd.

The Board Meeting commenced at 3:30 P.M and concluded at 6:20 P.M.

This is for your kind information and records.

Thanking You,
For **Anant Raj Limited**


Manoj Pahwa
Company Secretary
A7812



Encl: As above



Registered Office: Plot No. CP-1, Sector-8, IMT Manesar, Haryana-122051. Telefax: (0124) 4265817

Head Office: H-65, Connaught Circus, New Delhi -110001; Website: www.anantrajlimited.com

Statement of Unaudited Standalone Financial Results for the Quarter and Nine months ended December 31, 2022

(Rs., Crores)

Sl.No.	Particulars	Quarter ended			Nine months ended		Year ended
		31.12.2022	30.09.2022	31.12.2021	31.12.2022	31.12.2021	31.03.2022
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income						
	(a) Revenue from operations	191.71	173.35	95.01	507.80	238.92	353.08
	(b) Other income	14.14	12.37	6.07	34.55	21.93	48.70
	Total income	205.85	185.72	101.08	542.35	260.85	401.78
2	Expenses						
	(a) Cost of sales	146.80	130.76	65.22	379.75	169.39	263.50
	(b) Employee benefits expense	2.41	3.43	2.71	8.78	8.36	12.00
	(c) Finance costs	4.39	4.14	4.26	15.55	13.75	20.83
	(d) Depreciation and amortisation	3.68	3.56	3.63	10.69	10.89	14.56
	(e) Others	4.71	7.10	4.99	19.02	11.56	21.55
	Total expenses	161.99	148.99	80.81	433.79	213.95	332.44
3	Profit before exceptional items and tax (1-2)	43.86	36.73	20.27	108.56	46.90	69.34
4	Exceptional items	-	-	-	-	-	-
5	Profit before tax (3+4)	43.86	36.73	20.27	108.56	46.90	69.34
6	Tax expense						
	- Current tax	10.26	8.11	7.31	23.36	11.57	8.56
	- Deferred tax	1.49	2.95	1.21	6.33	3.95	4.89
7	Profit for the period/year (5-6)	32.11	25.67	11.75	78.87	31.38	55.89
8	Other comprehensive income						
	(a) Items that will not be reclassified to profit and loss (net of tax)	-	-	-	-	-	0.16
	(b) Items that will be reclassified to profit and loss (net of tax)	-	-	-	-	-	-
	Total other comprehensive income	-	-	-	-	-	0.16
9	Total comprehensive income for the period/year (7+8)	32.11	25.67	11.75	78.87	31.38	56.05
10	Paid-up Equity Share Capital (Face Value of Rs. 2/- per share)	64.82	64.82	59.02	64.82	59.02	59.02
11	Other equity						2,552.41
12	Earnings per equity share (face value of Rs. 2/- per share)(not annualised)						
	- Basic (Rs.)	0.99	0.79	0.40	2.43	1.06	1.90
	- Diluted (Rs.)	1.03	0.84	0.36	2.54	0.97	1.73



For Anant Raj Limited

Managing Director

Notes to Unaudited Standalone Financial Results

1. The above unaudited standalone financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on January 19, 2023.
2. The Statutory Auditors of the Company have carried out a limited review of the unaudited standalone financial results for the quarter and nine months ended December 31, 2022, in accordance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
3. These unaudited standalone financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards (Ind AS – 34) 'Interim financial reporting' as notified under Section 133 of the Companies Act, 2013, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time.
4. The Company's business activities, primarily real estate development and related activities falls within a single reportable segment as the management of the Company views the entire business activities as real estate development. Accordingly, there are no additional disclosures to be furnished in accordance with the requirement of Ind AS 108-'Operating Segments' with respect to single reportable segment. Further, the business activities of the Company are domiciled in India and therefore, there is no reportable geographical segment.
5. In terms of the accounting policy for revenue recognition, estimates of revenues and costs are reviewed periodically by the management and the impact of any changes in such estimates are recognized in the period in which such changes are determined.
6. The figures for the previous quarter(s) have been regrouped/rearranged, wherever necessary, to confirm to the current quarter classifications.
7. The unaudited standalone and consolidated financial results are also available on the Company's website at www.anantrajlimited.com (URL: <https://www.anantrajlimited.com/investors.php>) and on the websites of the Stock Exchanges viz, BSE Limited at www.bseindia.com and the National Stock Exchange of India Limited at www.nseindia.com

**On behalf of Board of Directors
For Anant Raj Limited**

**Amit Sarin
Managing Director
DIN: 00015837**

**Date: January 19, 2023
Place: New Delhi.**





Independent Auditor's Review Report on Unaudited Standalone 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,
Anant Raj Limited,
H-65, Connaught Circus,
New Delhi-110001

1. We have reviewed the accompanying statement of unaudited standalone financial results of Anant Raj Limited ("the Company"), having its registered office at Plot No. CP.1, Sector-8, IMT Manesar, Haryana-122051, for the quarter ended December 31, 2022, and year-to-date results for the period April 1, 2022, to December 31, 2022 ("the statement"), attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including relevant circulars issued by the SEBI from time to time.
2. This Statement, which is the responsibility of the Company's management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under section 133 of the Companies Act, 2013, read with relevant rules issued thereunder and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including relevant circulars issued by the SEBI from time to time. Our responsibility is to issue a report on these financial statements based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagement (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 the 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.



- 4. Based on our review conducted as above, 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, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

- 5. The comparative financial information presented in the accompanying unaudited standalone financial results for the quarter and nine months ended December 31, 2021, and for the year ended March 31, 2022, prepared in accordance with Ind AS included in this unaudited standalone financial results had been reviewed/audited by the previous auditors vide their review reports/audit reports dated February 14, 2022, and May 14, 2022, respectively and which have been furnished to us by the management and have been relied upon by us for the abovementioned purpose.

Our conclusion is not modified in respect of the matter referred to above.

Ranjana Vandana & Co.
Chartered Accountants
ICAI Firm Registration No. 008961C



By the hand of

Vandana Rani

Vandana Rani
Partner
Membership no. 077984
UDIN:

23077984 BGVTCR2179

Place: New Delhi
Date: January 19, 2023

ANANT RAJ LIMITED

CIN : L45400HR1985PLC021622

Registered Office: Plot No. CP-1, Sector-8, IMT Manesar, Haryana-122051. Telefax: (0124) 4265817

Head Office: H-65, Connaught Circus, New Delhi -110001; Website: www.anantrajlimited.com

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Statement of Unaudited Consolidated Financial Results for the Quarter and Nine months ended December 31, 2022

(Rs., Crores)

Sl.No.	Particulars	Quarter ended			Nine months ended		Year ended
		31.12.2022	30.09.2022	31.12.2021	31.12.2022	31.12.2021	31.03.2022
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income						
	(a) Revenue from operations	265.78	251.62	97.37	676.79	245.94	461.86
	(b) Other income	14.38	14.25	6.09	38.18	24.65	39.38
	Total income	280.16	265.87	103.46	714.97	270.59	501.24
2	Expenses						
	(a) Cost of sales	203.24	200.54	65.90	519.56	171.42	346.98
	(b) Employee benefits expense	3.31	4.11	3.24	11.17	9.95	14.18
	(c) Finance costs	6.38	6.66	5.85	21.28	18.88	27.07
	(d) Depreciation and amortisation	4.23	4.09	4.16	12.30	12.47	16.67
	(e) Others	6.45	8.44	5.69	22.67	13.70	24.82
	Total expenses	223.61	223.84	84.84	586.98	226.42	429.72
3	Profit before exceptional items, tax, share of profit in associates and jointly controlled entities (1-2)	56.55	42.03	18.62	127.99	44.17	71.52
4	Exceptional items	-	-	-	-	-	-
5	Profit before tax, share of profit in associates and jointly controlled entities (3+4)	56.55	42.03	18.62	127.99	44.17	71.52
6	Tax expenses						
	- Current tax	10.84	9.58	7.44	26.66	12.39	17.07
	- Deferred tax	1.49	(0.17)	1.17	3.21	4.35	5.98
7	Profit after tax and before share of profit in associates and jointly controlled entities (5-6)	44.22	32.62	10.01	98.12	27.43	48.47
8	Share of profit in associates and jointly controlled entities (net)	0.94	1.12	1.06	4.56	4.88	6.42
9	Profit for the period /year (7+8)	45.16	33.74	11.07	102.68	32.31	54.89
10	Other comprehensive income						
	(a) Items that will not be reclassified to profit and loss (net of tax)	-	-	-	-	-	0.32
	(b) Items that will be reclassified to profit and loss (net of tax)	-	-	-	-	-	-
	Total other comprehensive income	-	-	-	-	-	0.32
11	Total comprehensive income for the period/year (9+10)	45.16	33.74	11.07	102.68	32.31	55.21
12	Net profit for the period/year attributable to:						
	- Owners of the company	45.63	33.54	11.82	103.83	33.86	56.52
	- Non-controlling interests	(0.47)	0.20	(0.75)	(1.15)	(1.55)	(1.63)
		45.16	33.74	11.07	102.68	32.31	54.89
13	Other comprehensive income attributable to:						
	- Owners of the company	-	-	-	-	-	0.32
	- Non-controlling interests	-	-	-	-	-	-
		-	-	-	-	-	0.32
14	Total comprehensive income attributable to:						
	- Owners of the company	45.63	33.54	11.82	103.83	33.86	56.84
	- Non-controlling interests	(0.47)	0.20	(0.75)	(1.15)	(1.55)	(1.63)
		45.16	33.74	11.07	102.68	32.31	55.21
15	Paid-up Equity Share Capital (Face Value of Rs. 2/- per share)	64.82	64.82	59.02	64.82	59.02	59.02
16	Other equity						2,580.08
	Earnings per equity share (face value of Rs. 2/- per share) (not annualised)						
	- Basic (Rs.)	1.41	1.03	0.40	3.20	1.15	1.92
	- Diluted (Rs.)	1.47	1.10	0.36	3.34	1.04	1.74



For Anant Raj Limited

Managing Director

Notes to Unaudited Consolidated Financial Results

1. The above unaudited consolidated financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on January 19, 2023.
2. The Statutory Auditors of the Company have carried out a Limited Review of the unaudited consolidated financial results for the quarter and nine months ended December 31, 2022, in accordance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
3. These unaudited consolidated financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards (Ind AS – 34) 'Interim financial reporting' as notified under Section 133 of the Companies Act, 2013, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. The said financial results represent the results of the Company, its subsidiaries (together referred as 'Group') and its share in results of associates and jointly controlled entities which have been prepared in accordance with Ind AS-110 'Consolidated Financial Statements' and Ind AS – 28 'Investment in Associates and Joint Ventures'.
4. The Group's business activities, primarily real estate development and related activities falls within a single reportable segment as the management of the Company view the entire business activities as real estate development. Accordingly, there are no additional disclosures to be furnished in accordance with the requirement of Ind AS 108-'Operating Segments' with respect to single reportable segment. Further, the business activities of the Group are domiciled in India and therefore, there is no reportable geographical segment.
5. In terms of the accounting policy for revenue recognition, estimates of revenues and costs are reviewed periodically by the management and the impact of any changes in such estimates are recognized in the period in which such changes are determined.
6. The unaudited consolidated financial results include the results of subsidiaries, associates and joint ventures, the names of which are provided in the Limited Review Report.



For Anant Raj Limited

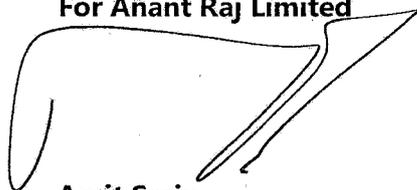
Managing Director

7. The key standalone financial results for the quarter and nine months ended December 31, 2022 are summarized below:

Particulars	Quarter ended			Nine months ended		Year ended
	31/12/2022 (Unaudited)	30/09/2022 (Unaudited)	31/12/2021 (Unaudited)	31/12/2022 (Unaudited)	31/12/2021 (Unaudited)	31/03/2022 (Audited)
Total income	205.85	185.72	101.08	542.35	260.85	401.78
Profit before tax	43.86	36.73	20.27	108.56	46.90	69.34
Profit after tax	32.11	25.67	11.75	78.87	31.38	55.89
Other comprehensive income	-	-	-	-	-	0.16
Total comprehensive income	32.11	25.67	11.75	78.87	31.38	56.05

8. The figures for the previous year/quarter have been regrouped/rearranged, wherever necessary, to confirm to the current period's classification.
9. The unaudited consolidated and standalone financial results are also available on the Company's website at www.anantrajlimited.com (URL: <https://www.anantrajlimited.com/investors.php>) and on the websites of the Stock Exchanges viz, BSE Limited at www.bseindia.com and the National Stock Exchange of India Limited at www.nseindia.com.

**On behalf of Board of Directors
For Anant Raj Limited**



**Amit Sarin
Managing Director
DIN: 00015837**

Date: January 19, 2023

Place: New Delhi.





Independent Auditor's Review Report on Unaudited Consolidated 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,
Anant Raj Limited,
H-65, Connaught Circus
New Delhi-110001

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of Anant Raj Limited ("the Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), and its share of the net profit/(loss) after tax and total comprehensive income/loss of its associates and jointly controlled entity for the quarter ended December 31, 2022, and consolidated year-to-date results for the period April 1, 2022, to December 31, 2022 ("the Statement"), attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including relevant circulars issued by the SEBI from time to time.
2. This Statement, which is the responsibility of the Holding Company's management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34, "Interim Financial Reporting" ("Ind AS 34"), prescribed under section 133 of the Companies Act, 2013, read with relevant rules issued there under and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including relevant circulars issued by the SEBI from time to time. 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 Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountant of India (ICAI). A review of interim financial information consists of making inquiries, primarily of the 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 specified under Section 143(10) of the Companies Act, 2013, 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.

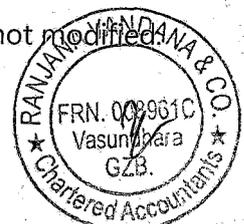


We also performed procedures in accordance with the Circular issued by SEBI under Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

4. This Statement includes the results of the Holding Company, subsidiaries, associates and jointly controlled entities. The list of subsidiaries, associates and jointly controlled entities is enclosed in Annexure-I.
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 other auditors referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in Ind AS-34, prescribed under section 133 of the Act, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirement 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 did not review the interim financial statements/financial Information/financial results of 38 (thirty-eight) subsidiaries and 1 (one) jointly controlled entity included in the consolidated unaudited financial results, whose interim financial statements/financial Information/financial results reflect total assets of Rs. 1124.42 crores as at December 31, 2022, and total revenues of Rs. 74.31 crores and Rs. 172.62 crores, total net profit after tax (net) of Rs. 12.11 crores and Rs 19.25 crores and total comprehensive income of Rs. 12.11 crores and Rs 19.25 crores, for the quarter ended December 31, 2022, and for the period from April 1, 2022, to December 31, 2022, as considered in the consolidated unaudited financial results.

The consolidated unaudited financial results also include the Group's share of net profit after tax of Rs. 0.47 crores and Rs. 3.41 crores and total comprehensive income of Rs. 0.47 crores and Rs. 3.41 crores for the quarter ended December 31, 2022, and for the period from April 1, 2022, to December 31, 2022, respectively, as considered in the consolidated unaudited financial results in respect of 4 (four) associates, whose interim financial statements/financial Information/financial results have not been reviewed by us. These interim financial statements/financial Information/financial results have been reviewed by other auditors 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 these subsidiaries, associates and jointly controlled entity, is based solely on the reports of the other auditors and the procedures performed by us as stated in paragraph 4 above.

Our conclusion on the statement in respect of matters stated in para 6 is not modified.



7. The comparative financial information presented in the accompanying unaudited consolidated financial results for the quarter and nine months ended December 31, 2021, and for the year ended March 31, 2022, prepared in accordance with Ind AS included in this unaudited consolidated financial results had been reviewed/audited by the previous auditors vide their review reports/audit reports dated February 14, 2022, and May 14, 2022, respectively and which have been furnished to us by the management and have been relied upon by us for the abovementioned purpose.

Our conclusion is not modified in respect of the matter referred to above.

Annexure-1

The Statement includes the results of the following entities:

Subsidiaries

1. Adonai Home Private Limited
2. Advance Buildcon Private Limited
3. Anant Raj Cons. & Development Private Limited
4. Anant Raj Cloud Private Limited
5. Anant Raj Digital Private Limited
6. Anant Raj Green Energy Private Limited*
7. Ashok Cloud Private Limited
8. Anant Raj Estate Management Services Limited
9. Anant Raj Housing Limited
10. AR Login 4 Edu Private Limited
11. Century Promoters Private Limited
12. Echo Properties Private Limited
13. Empire Promoters Private Limited
14. Excellent Inframart Private Limited @
15. Four Construction Private Limited
16. Glaze Properties Private Limited
17. Green Valley Builders Private Limited
18. Green Way Promoters Private Limited
19. ARE Entertainment Limited
20. Grandstar Realty Private Limited
21. Hamara Realty Private Limited
22. Jai Govinda Ghar Nirman Limited @
23. Jasmine Buildwell Private Limited
24. North South Properties Private Limited
25. Pasupati Aluminium Limited
26. Pelikan Estates Private Limited
27. Pioneer Promoters Private Limited
28. Rolling Construction Private Limited



- (12)
29. Romano Estates Private Limited
 30. Romano Estate Management Services Limited
 31. Romano Infrastructure Private Limited
 32. Rose Realty Private Limited
 33. Sartaj Developers & Promoters Private Limited @
 34. Sovereign Buildwell Private Limited
 35. Spring View Developers Private Limited
 36. Springview Properties Private Limited
 37. Tumhare Liye Realty Private Limited
 38. Woodland Promoters Private Limited

@ The Company holds through its subsidiaries more than one-half in nominal value of the equity share capital.

* Incorporated/acquired during the quarter ended December 31, 2022

Associates

1. Rockfield Homes Private Limited (Formerly Anant Raj Property Management Private Limited)
2. Roseland Buildtech Private Limited
3. E2E Solutions Private Limited
4. Romano Projects Private Limited

Jointly Controlled Entity

1. Avarna Projects LLP

Ranjana Vandana & Co.
Chartered Accountants
ICAI Firm Registration No. 008961C

By the hand of



Ranjana

Vandana Rani
Partner

Membership no. 077984

UDIN: 23077984-BGVTCS2413

Place: New Delhi

Date: January 19, 2023