

ANSAL BUILDWELL LTD.

(AN ISO 9001:2008 CERTIFIED COMPANY)

The Bombay Stock Exchange Ltd.
Corporate Relationship Department,
1st Floor, New Trading Ring,
Rotunda Building, P.J. Towers,
Dalal Street, Mumbai – 400 001

12th November, 2021

Company Code: 523007

Sub : **Unaudited Financial Results for the quarter ended 30th September, 2021
Limited Review Report by Independent Auditors.**

Dear Sir,

This is in continuation of our letter dated 26th October, 2021, we are enclosing herewith a copy of Un-audited Financial results of the Company for the quarter and half year ended 30th September, 2021 approved by the Board of Directors of the Company in their meeting held on 12th November, 2021 alongwith Limited Review Report by M/s I.P. Pasricha & Co., Chartered Accountants, (Firm Reg. No. 000120N), the Independent Auditors of the Company.

For Ansal Buildwell Ltd.



(Ashok Babu)
Sr. V.P. & Company Secretary
FCS No. 2328



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CIN : L45201DL1983PLC017225



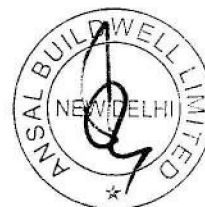
ANSAL BUILDWELL LTD.

(AN ISO 9001:2008 CERTIFIED COMPANY)

Statement of Standalone Unaudited Financial Results for the Quarter & Half Year Ended September 30, 2021

(INR in lakhs except EPS)

	Particulars	Standalone					
		Quarter ended			Half year ended		Year ended
		September 30, 2021 (Unaudited)	June 30, 2021 (Unaudited)	September 30, 2020 (Unaudited)	September 30, 2021 (Unaudited)	September 30, 2020 (Unaudited)	March 31, 2021 (Audited)
I	Revenue from Operations	11,805.64	595.79	2,070.22	12,401.43	2,139.40	7,296.96
II	Other Income	112.95	46.10	44.92	159.05	77.56	220.87
III	Total Income (I+II)	11,918.59	641.89	2,115.14	12,560.48	2,216.96	7,517.83
IV	Expenses						
	Cost of construction	9,803.13	250.57	1,280.47	10,053.70	1,320.38	4,616.87
	Employee benefits expense	179.52	145.09	172.44	324.61	356.19	806.47
	Finance costs	146.36	128.19	330.73	274.55	436.35	848.26
	Depreciation and amortisation expense	117.43	76.67	33.19	194.10	76.33	135.77
	Other expenses	111.38	73.30	111.45	184.68	175.17	381.82
	Total Expenses	10,357.82	673.82	1,928.28	11,031.64	2,364.42	6,789.19
V	Profit/(loss) before tax (III-IV)	1,560.77	(31.93)	186.86	1,528.84	(147.46)	728.64
VI	Tax expense						
	Current tax	85.18			85.18	-	174.70
	Deferred tax	51.46	3.25	16.68	54.71	10.92	(152.81)
		136.64	3.25	16.68	139.89	10.92	21.89
VII	Profit/(loss) for the period (V-VI)	1,424.13	(35.18)	170.18	1,388.95	(158.38)	706.75
VIII	Other Comprehensive Income						
	A(i) Items that will not be reclassified to profit or loss						
	(a) gain/(loss) of defined benefit obligation	(34.61)	17.76	1.41	(16.85)	2.90	(11.81)
	(b) gain/(loss) on change in fair value of equity instruments	(0.09)	0.31	(0.56)	0.22	(0.37)	0.45
	A(ii) Income tax related to items that will not be reclassified to profit or loss	9.00	(4.62)	(0.37)	4.38	(0.75)	3.07
	Total Other Comprehensive Income for the period (A(i+ii))	(25.70)	13.45	0.48	(12.25)	1.78	(8.29)
IX	Total Comprehensive Income for the period (VII+VIII)	1,398.43	(21.73)	170.66	1,376.70	(156.60)	698.46
X	Paid up equity share capital (Face value of Rs. 10 per share)	738.38	738.38	738.38	738.38	738.38	738.38
XI	Basic and diluted earnings per share (not annualised) (Rs.)	19.29	(0.48)	2.30	18.81	(2.14)	9.57



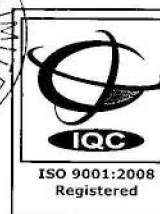
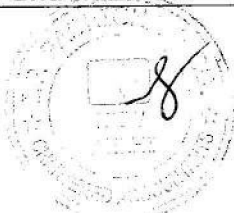
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Ansal Buildwell Limited
Statement of Assets & Liabilities as at September 30, 2021 (Unaudited)

(INR in lakhs)

Particulars	As at September 30, 2021 (Unaudited)	As at March 31, 2021 (Audited)
Non-current assets		
Property, plant and equipment	288.52	294.28
Right of use assets	357.11	27.35
Intangible assets	2.97	3.45
Investment in subsidiaries, associate and joint ventures	4,413.04	1,126.97
Financial assets		
- Investments	2.58	2.36
- Security deposits	149.79	142.43
Deferred tax assets (net)	351.67	402.01
Other non-current assets	402.07	402.07
Total non-current assets	5,967.75	2,400.92
Current assets		
Inventories	21,822.65	21,869.87
Financial assets		
- Trade receivables	1,304.13	1,865.96
- Cash and cash equivalents	1,385.63	1,113.34
- Other bank balances	676.87	639.95
- Security deposits	6.08	6.08
Current tax assets (Net)	97.13	-
Other current assets	5,894.33	7,965.61
Total current assets	31,186.82	33,460.81
Total assets	37,154.57	35,861.73
Equity and liabilities		
Equity		
Share capital	738.38	738.38
Other equity	10,582.92	9,206.22
Total equity	11,321.30	9,944.60
Liabilities		
Non-current liabilities		
Financial liabilities		
- Borrowings	1,510.47	1,785.39
- Lease Liabilities	296.00	3.53
- Other financial liabilities	276.03	275.49
Provisions	352.03	399.21
Other non-current liabilities	454.08	453.59
Total non-current liabilities	2,888.61	2,917.21
Current liabilities		
Financial liabilities		
- Borrowings	2,195.21	2,205.41
- Trade payables	540.97	619.02
- Lease Liabilities	152.59	34.38
- Other financial liabilities	1,831.86	2,093.53
Other current liabilities	17,955.91	17,716.86
Provisions	268.12	299.65
Current tax liabilities (net)	-	31.07
Total current liabilities	22,944.66	22,999.92
Total liabilities	25,833.27	25,917.13
Total equity and liabilities	37,154.57	35,861.73



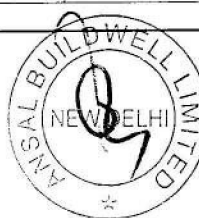
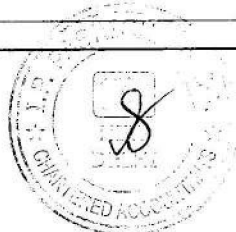
ANSAL BUILDWELL LIMITED
Standalone Statement of Cash Flow as on September 30, 2021 (Unaudited)
(INR in lakhs)

	For the period ended September 30, 2021 (Unaudited)	For the period ended September 30, 2020 (Unaudited)
A. CASH FLOW FROM OPERATING ACTIVITIES		
Profit before tax	1,528.84	(147.46)
Adjustments for:		
Depreciation and amortisation expenses	200.37	81.90
Interest income from:		
- Debts, deposits, loans and advances, etc.	(14.65)	(11.60)
Interest expenses		
- On borrowings	293.74	450.12
- Others	11.77	17.67
Loss/ (Gain) on sale of property, plant and equipment	(4.73)	(0.13)
	486.00	537.96
Operating profit before working capital changes	2,014.84	390.50
Adjustments for:		
(Increase)/decrease in inventories	47.23	(382.25)
(Increase)/decrease in trade receivables	561.83	11.29
(Increase)/decrease in security deposits	(7.36)	0.15
(Increase)/decrease in other assets	2,071.28	(893.23)
Increase/(decrease) in trade payables	(78.05)	11.48
Increase/(decrease) in other financial liabilities	(261.13)	150.78
Increase/(decrease) in provisions	(95.56)	(38.90)
Increase/(decrease) in other liabilities	650.22	1,375.53
	2,888.46	234.85
Cash generated by operating activities	4,903.30	625.35
Income taxes paid (net of tax deducted at source)	(213.38)	(12.32)
	(213.38)	(12.32)
Net cash generated by operating activities	4,689.92	613.03
B. CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(526.65)	(28.75)
Proceeds from sale of property, plant and equipment	7.49	0.30
Purchase of current and non-current investments	(3,286.07)	
Interest received	14.65	11.60
Bank balances not considered as cash and cash equivalents		
- Placed during the year	(36.92)	(1.25)
	(3,827.50)	(18.10)
Net cash (used) in investing activities		
C. CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from borrowings	0.26	(6.24)
Repayment of borrowings	(285.12)	(11.13)
Interest paid	(305.01)	(467.79)
	(589.87)	(485.16)
Net cash used in financing activities		
NET(DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS (A + B + C)	272.55	109.77
Cash and cash equivalents at the beginning of the year	(248.37)	(1,715.58)
Cash and cash equivalents at the end of the year	24.18	(1,605.81)

Reconciliation of Cash & Cash equivalents as per the Standalone Statement of Cash Flows:

Cash and cash equivalents as per the above comprise of the followings:

Cash and cash equivalents	1385.63	331.71
Less: Bank Overdraft repayable on demand	(1361.45)	(1937.52)
Cash and cash equivalents as per Standalone Statement of Cash Flow	24.18	(1,605.81)

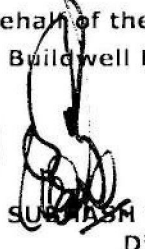



Notes to statement of Standalone Unaudited Financial Results for the Quarter & Half Year ended September 30, 2021

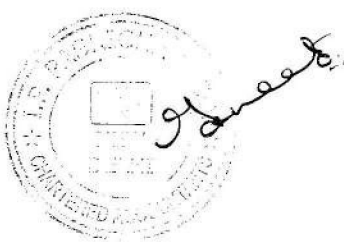
- 1 The unaudited standalone financial results have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on November 12, 2021.
- 2 In line with the provisions of Ind AS 108 - Operating Segments, the operations of the Company fall primarily under Real Estate Development/Construction business, which is considered to be the only reportable segment.
- 3 The company has made provision of interest on principal refund amount payable to customers related to Jaipur project of Rs. 500.85 Lakhs up to the period ended September 30, 2021.
- 4 The figures of previous quarter/ year have been re-grouped, wherever necessary, for the purpose of comparison.
- 5 The Company has considered the possible effects that may result from the pandemic relating to COVID-19 on the carrying amounts of receivables, unbilled revenues, goodwill and intangible assets. In developing the assumptions relating to the possible future uncertainties in the economic conditions because of this pandemic, the Company, as at the date of approval of these financial statements, has used internal and external sources of information on the expected future performance of the Company. The impact of COVID-19 on the Company's financial statements may differ from that estimated as at the date of approval of these financial statements.

Place:- New Delhi
Date:- November 12, 2021

For and on Behalf of the Board
Ansal Buildwell Limited



SURAJASH VERMA
Director
DIN: 00017439





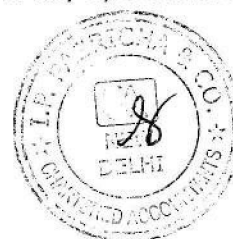
I.P. PASRICHA & CO.
CHARTERED ACCOUNTANTS

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Rajouri Garden, New Delhi-110027
Phones : 25418722, 25111233
Mob : 9811048429, 9810774806
E-mail : ippasricha@capasricha.com
maneet@capasricha.com

Limited Review Report on Unaudited Quarterly and Year-to-Date Standalone Financial Results of Ansal Buildwell Limited under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

TO THE BOARD OF DIRECTORS OF
ANSAL BUILDWELL LIMITED

1. We have reviewed the accompanying statement of standalone unaudited financial results of **ANSAL BUILDWELL LIMITED** ('the company') for the quarter ended 30th September, 2021 and year to date results for the period from 1st April, 2021 to 30th September, 2021 ("the statement").
2. This statement, which is the responsibility of the Company's management and approved by the Board of Directors, which has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder; or by the Institute of Chartered Accountants of India, as applicable and other accounting principles generally accepted in India. 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 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 unaudited financial results are free from material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide 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 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 SEBI (Listing Obligation and Disclosure Requirement) Regulation, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. Further as per the verdict, dated 8th November, 2021 the CMD has been taken into judicial custody. However, as informed to us by the Senior Management, the day to day operations of the company are going smoothly.



Our Conclusion is not modified in respect of this matter.

For I.P. Pasricha & Co.

Chartered Accountants

FRN No. 000120N



Maneet Pal Singh

Partner

Membership No. 516612

UDIN: 21516612AAAAHM9644

Place: New Delhi

Date: 12.11.2021

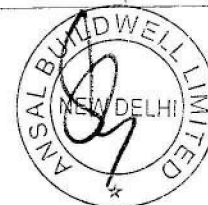
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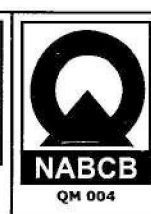
Statement of Consolidated Unaudited Financial Results for the Quarter & Half Year Ended September 30, 2021

(INR in lakhs except EPS)

	Particulars	Consolidated					
		Quarter ended			Half year ended		Year ended
		September 30, 2021 (Unaudited)	June 30, 2021 (Unaudited)	September 30, 2020 (Unaudited)	September 30, 2021 (Unaudited)	September 30, 2020 (Unaudited)	March 31, 2021 (Audited)
I	Revenue from Operations	11,805.64	595.79	2,070.22	12,401.43	2,139.40	7,296.96
II	Other Income	115.61	46.10	44.92	161.71	77.56	220.87
III	Total Income (I+II)	11,921.25	641.89	2,115.14	12,563.14	2,216.96	7,517.83
IV	Expenses						
	Cost of construction	9,803.13	250.57	1,280.47	10,053.70	1,320.38	4,616.87
	Employee benefits expense	179.52	145.09	172.44	324.61	356.19	806.47
	Finance costs	146.36	128.19	330.73	274.55	436.35	848.26
	Depreciation and amortisation expense	118.15	76.67	33.19	194.82	76.33	135.77
	Other expenses	111.64	73.30	111.60	184.94	175.34	385.39
	Total Expenses	10,358.80	673.82	1,928.43	11,032.62	2,364.59	6,792.76
V	Profit/(loss) before tax (III-IV)	1,562.45	(31.93)	186.71	1,530.52	(147.63)	725.07
VI	Tax expense						
	Current tax	85.68			85.68		174.70
	Deferred tax	51.86	3.25	16.68	55.11	10.92	(152.81)
		137.54	3.25	16.68	140.79	10.92	21.89
VII	Profit/(loss) for the period (V-VI)	1,424.91	(35.18)	170.03	1,389.73	(158.55)	703.18
VIII	Share of profit/ (loss) of an Associate and Joint Ventures	(8.25)	(0.95)	(0.67)	(9.20)	(1.36)	(35.09)
IX	Profit/(loss) for the period (VII+VIII)	1,416.66	(36.13)	169.36	1,380.53	(159.91)	668.09
X	Other Comprehensive Income						
	A(i) Items that will not be reclassified to profit or loss						
	(a) gain/(loss) of defined benefit obligation	(34.61)	17.76	1.41	(16.85)	2.90	(11.81)
	(b) gain/(loss) on change in fair value of equity instruments	(0.09)	0.31	(0.56)	0.22	(0.37)	0.45
	A(ii) Income tax related to items that will not be reclassified to profit or loss	9.00	(4.62)	(0.37)	4.38	(0.75)	3.07
	Total Other Comprehensive Income for the period (A(i+ii))	(25.70)	13.45	0.48	(12.25)	1.78	(8.29)
XI	Total Comprehensive Income for the period (IX + X)	1,390.96	(22.68)	169.84	1,368.28	(158.13)	659.80
XII	Paid up equity share capital	738.38	738.38	738.38	738.38	738.38	738.38
	(Face value of Rs. 10 per share)						
XIII	Basic and diluted earnings per share (not annualised) (Rs.)	19.19	(0.49)	2.29	18.70	(2.17)	9.05

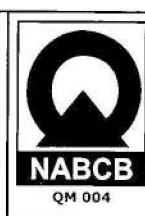
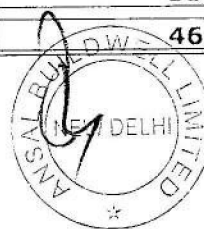


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Ansal Buildwell Limited
Consolidated Statement of Assets & Liabilities as at September 30, 2021 (Unaudited)

Particulars	As at September 30, 2021 (Unaudited)	As at March 31, 2021 (Audited)
Non-current assets		
Property, plant and equipment	294.10	294.28
Right of use assets	357.11	27.35
Intangible assets	2.97	3.45
Investment in subsidiaries, associate and joint ventures	3,906.25	1,039.99
Financial assets		
- Investments	2.58	2.36
- Security deposits	201.38	142.43
Deferred tax assets (net)	341.62	402.55
Other non-current assets	1,196.42	411.82
Total non-current assets	6,302.43	2,324.23
Current assets		
Inventories	31,751.84	23,259.53
Financial assets		
- Trade receivables	1,310.47	1,955.13
- Cash and cash equivalents	1,406.01	1,115.25
- Other bank balances	805.17	639.95
- Security deposits	6.08	6.08
Current tax assets (Net)	94.40	-
Other current assets	4,639.18	6,465.96
Total current assets	40,013.15	33,441.90
Total assets	46,315.58	35,766.13
Equity and liabilities		
Equity		
Share capital	738.38	738.38
Other equity	10,480.89	9,107.32
Total equity	11,219.27	9,845.70
Liabilities		
Non-current liabilities		
Financial liabilities		
- Borrowings	1,510.47	1,785.39
- Lease Liabilities	296.00	3.53
- Other financial liabilities	276.03	275.49
Provisions	352.03	399.21
Other non-current liabilities	454.08	453.59
Total non-current liabilities	2,888.61	2,917.21
Current liabilities		
Financial liabilities		
- Borrowings	2,315.79	2,206.91
- Trade payables	1,141.33	619.02
- Lease Liabilities	152.59	34.38
- Other financial liabilities	1,945.95	2,093.53
Other current liabilities	26,383.92	17,718.66
Provisions	268.12	299.65
Current tax liabilities (net)	-	31.07
Total current liabilities	32,207.70	23,003.22
Total liabilities	35,096.31	25,920.43
Total equity and liabilities	46,315.58	35,766.13



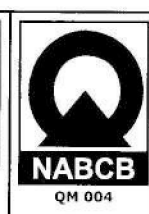
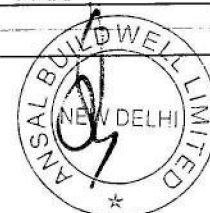
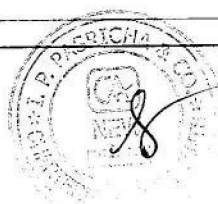
ANSAL BUILDWELL LIMITED
Consolidated Statement of Cash Flow as on September 30, 2021 (Unaudited)
(INR in lakhs)

	For the period ended September 30, 2021 (Unaudited)	For the period ended September 30, 2020 (Unaudited)
A. CASH FLOW FROM OPERATING ACTIVITIES		
Profit before tax	1,530.52	(147.63)
Adjustments for:		
Depreciation and amortisation expenses	201.09	81.90
Interest income from:		
- Debts, deposits, loans and advances, etc.	(16.47)	(11.60)
Interest expenses		
- On borrowings	293.24	457.14
- Others	11.77	17.67
Loss/ (Gain) on sale of property, plant and equipment	(5.57)	(0.13)
	484.06	544.98
Operating profit before working capital changes	2,014.58	397.35
Adjustments for:		
(Increase)/decrease in inventories	(8,492.31)	(382.27)
(Increase)/decrease in trade receivables	644.66	151.12
(Increase)/decrease in security deposits	(58.95)	0.17
(Increase)/decrease in other assets	1,042.18	(1,033.05)
Increase/(decrease) in trade payables	522.31	11.48
Increase/(decrease) in other financial liabilities	(147.04)	150.78
Increase/(decrease) in provisions	(95.56)	(38.90)
Increase/(decrease) in other liabilities	9,076.43	1,375.67
	2,491.72	235.00
Cash generated by operating activities	4,506.30	632.35
Income taxes paid (net of tax deducted at source)	(211.15)	(12.32)
	(211.15)	(12.32)
Net cash generated by operating activities	4,295.15	620.03
B. CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(526.65)	(28.75)
Proceeds from sale of property, plant and equipment	8.33	0.30
Purchase of current and non-current investments	(2,866.27)	
Interest received	16.47	11.60
Bank balances not considered as cash and cash equivalents		
- Placed during the year	(165.22)	(1.25)
Net cash (used) in investing activities	(3,533.34)	(18.10)
C. CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from borrowings	(274.66)	(6.24)
Repayment of borrowings	108.88	(11.13)
Interest paid	(305.01)	(474.81)
Net cash used in financing activities	(470.79)	(492.18)
NET(DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS (A + B + C)	291.02	109.75
Cash and cash equivalents at the beginning of the year	(246.46)	(1,712.90)
Cash and cash equivalents at the end of the year	44.56	(1,603.15)

Reconciliation of Cash & Cash equivalents as per the Consolidated Statement of Cash Flows:

Cash and cash equivalents as per the above comprise of the followings:

Cash and cash equivalents	1,406.01	334.37
Less: Bank Overdraft repayable on demand	(1,361.45)	(1,937.52)
Cash and cash equivalents as per Standalone Statement of Cash Flow	44.56	(1,603.15)



Notes to statement of Consolidated Unaudited Financial Results for the Quarter & Half Year ended September 30, 2021

- 1 The unaudited consolidated financial results have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on November 12, 2021.
- 2 In line with the provisions of Ind AS 108 - Operating Segments, the operations of the Company fall primarily under Real Estate Development/ Construction business, which is considered to be the only reportable segment.
- 3 The 11,50,000 Equity Shares (50% Equity Share Capital) of Ansal Crown Infrabuild Pvt Ltd had been transferred in the name of "Ansal Buildwell Limited" on dated 25th June, 2021. Now the company "Ansal Crown Infrabuild Pvt Ltd" has become wholly owned subsidiary company of Ansal Buildwell Limited with effect from the date of transfer of shares.
- 4 The figures of standalone financial results are as follows:

(INR in Lakhs)

Particulars	Quarter Ended			Half Year Ended		Year Ended
	September 30, 2021 (Unaudited)	June 30, 2021 (Unaudited)	September 30, 2020 (Unaudited)	September 30, 2021 (Unaudited)	September 30, 2020 (Unaudited)	March 31, 2021 (Audited)
Total Income*	11,918.59	641.89	2,115.14	12,560.48	2,216.96	7,517.83
Profit before Tax	1,560.77	(31.93)	186.86	1,528.84	(147.46)	728.64
Profit for the period	1,424.13	(35.18)	170.18	1,388.95	(158.38)	706.75

* Total income includes Revenue from Operations & Other Income

- 5 The company has made provision of interest on principal refund amount payable to customers related to Jaipur project of Rs. 500.85 Lakhs up to the period ended September 30, 2021.
- 6 The figures of previous quarter/ year have been re-grouped, wherever necessary, for the purpose of comparison.
- 7 The Group has considered the possible effects that may result from the pandemic relating to COVID-19 on the carrying amounts of receivables, unbilled revenues, goodwill and intangible assets. In developing the assumptions relating to the possible future uncertainties in the economic conditions because of this pandemic, the Group, as at the date of approval of these financial statements, has used internal and external sources of information on the expected future performance of the Group. The impact of COVID-19 on the Group's financial statements may differ from that estimated as at the date of approval of these financial statements.

Place:- New Delhi
Date:- November 12, 2021

For and on Behalf of the Board
Ansal Buildwell Limited

NEW DELHI
SUBHASH VERMA
Director
DIN: 00017439

Sheet



ansal
BUILDWELL





I.P. PASRICHA & CO.
CHARTERED ACCOUNTANTS

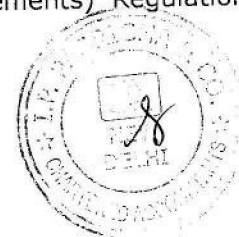
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Limited Review Report on Unaudited Quarterly and Year-to-date Consolidated Financial Results of Ansal Buildwell Limited Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

TO THE BOARD OF DIRECTORS OF
ANSAL BUILDWELL LIMITED

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of **ANSAL BUILDWELL LIMITED** ("the Parent") and its subsidiaries (the Parent 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 joint ventures for the quarter ended 30th September, 2021 and year to date results for the period from 1st April, 2021 to 30th September 2021 ("the statement"), being submitted by the Parent pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations').
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 and in compliance with Regulation 33 of the Listing Regulations. 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 SEBI under Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.



4. The Statement includes the results of the entities as stated in Annexure 1.
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 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 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, 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 information of 1(one) Associate, 4 (Four) Joint Venture & 1(one) Subsidiary included in the Statement, whose interim financial information reflects total net loss after tax of Rs. 0.63 Lakh, Rs. 16.04 Lakh and net profit after tax of Rs. 1.04 Lakh for the quarter ended 30th September, 2021 and for the period from 1st April, 2021 to 30th September, 2021 respectively as considered in the consolidated unaudited financial results. These interim financial information 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 associates and joint ventures is based solely on the report of other auditors and the procedures performed by us as stated in paragraph 3 above.

Further as per the verdict, dated 8th November, 2021 the CMD has been taken into judicial custody. However, as informed to us by the Senior Management, the day to day operations of the company are going smoothly.

Our Conclusion is not modified in respect of this matter.

For I.P. Pasricha & Co.
Chartered Accountants
FRN No. 000120N



Maneet Pal Singh
Partner
Membership No. 516612
UDIN: 21516612AAAAHN1887

Place: New Delhi
Date: 12.11.2021

Annexure I

List of Subsidiaries, Associates and Joint Venture included in the results:

S.No	Name of Companies	Relationship
1.	Ansal Real Estate Developers Private Limited	Subsidiary
2.	Lancers Resorts & Tours Private Limited	Subsidiary
3.	Potent Housing & Constructions Private Limited	Subsidiary
4.	Sabina Park Resorts & Marketing Private Limited	Subsidiary
5.	Triveni Apartments Private Limited	Subsidiary
6.	Ansal Crown Infrabuild Private Limited	Subsidiary
7.	Aadharshila Towers Private Limited <u>Subsidiaries:-</u> <ul style="list-style-type: none">• Bedi Exports Private Limited• K.C. Towers Private Limited• K.J. Towers Private Limited• M.K. Towers Private Limited• S.J. Towers & Developers Private Limited• S.S Towers Private Limited	Associate
8.	Ansal JKD Pearl Developers Private Limited	Joint Venture
9.	Incredible Real Estate Private Limited	Joint Venture
10.	Southern Buildmart Private Limited	Joint Venture
11.	Sunmoon Buildmart Private Limited	Joint Venture




ANSAL BUILDWELL LTD.

(AN ISO 9001:2008 CERTIFIED COMPANY)

The Board of Directors
Ansal Buildwell Ltd.
118, UFF Prakashdeep Building,
7, Tolstoy Marg,
New Delhi - 110001

This is to certify that:

- (a) We have reviewed financial statement for the quarter and six month ended 30th September, 2021 and that to the best of our knowledge and belief:
- (i) These statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading.
 - (ii) These statements together present a true and fair view of the Company's affairs and are in compliance with existing accounting standards, applicable laws and regulations.
- (b) There are, to the best of our knowledge and belief, no transactions entered into by the Company during the year which are fraudulent, illegal or violative of the company's code of conduct.
- (c) We accept responsibility for establishing and maintaining internal controls for financial reporting and that we have evaluated the effectiveness of the internal control systems of the company pertaining to financial reporting and we have disclosed to the auditors and the audit committee, deficiencies in the design or operation of internal controls, if any, of which we are aware and the steps we have taken or propose to take to rectify these deficiencies.
- (d) We have indicated to the auditors and Audit Committee:
- (i) There is no significant change in internal control over financial reporting during the quarter;
 - (ii) There is no significant change in accounting policies during the quarter; and
 - (iii) There is no instance of any fraud of which we have become aware and the involvement therein of the management or an employee having a significant role in the company's internal control system over financial reporting.


(SUBHASH VERMA)
DIN : 00017439
DIRECTOR


(RAVINDER KUMAR JAIN)
FCA No. 92927
CHIEF FINANCIAL OFFICER

Date: 12/11/2021
Place: New Delhi



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