

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

14th November, 2022

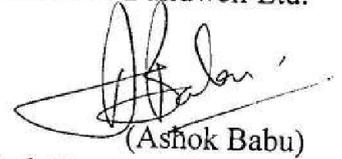
Company Code: 523007

Sub : **Unaudited Financial Results for the quarter ended 30th September, 2022
Limited Review Report by Independent Auditors.**

Dear Sir,

This is in continuation of our letter dated 29th October, 2022, we are enclosing herewith a copy of Un-audited Financial results of the Company for the quarter ended 30th September, 2022 approved by the Board of Directors of the Company in their meeting held on 14th November, 2022 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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E-mail : info@ansalabl.com, Website : www.ansalabl.com
CIN : L45201DL1983PLC017225



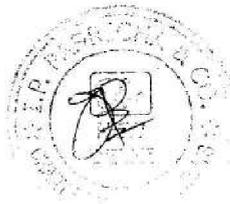
ANSAL BUILDWELL LTD.

(AN ISO 9001:2008 CERTIFIED COMPANY)

Statement of Standalone Unaudited Financial Results for the Quarter & Half Year Ended September 30, 2022

(INR in lakhs except EPS)

Particulars	Standalone					
	Quarter ended			Half year ended		Year ended
	September 30, 2022 (Unaudited)	June 30, 2022 (Unaudited)	September 30, 2021 (Unaudited)	September 30, 2022 (Unaudited)	September 30, 2021 (Unaudited)	March 31, 2022 (Audited)
I Revenue from Operations	568.68	871.89	11,805.64	1,440.57	12,401.43	18,768.65
II Other Income	75.52	68.79	112.95	144.31	159.05	326.55
III Total Income (I+II)	644.20	940.68	11,918.59	1,584.88	12,560.48	19,095.20
IV Expenses						
Cost of construction	133.26	471.55	9,803.13	604.81	10,053.70	15,031.12
Employee benefits expense	193.26	198.23	179.52	391.49	324.61	750.81
Finance costs	98.59	81.20	146.36	179.79	274.55	543.72
Depreciation and amortisation expense	46.53	57.15	117.43	103.68	194.10	364.66
Other expenses	132.43	110.43	111.38	242.86	184.68	692.68
Total Expenses	604.07	918.56	10,357.82	1,522.63	11,031.64	17,382.99
V Profit/(loss) before tax (III-IV)	40.13	22.12	1,560.77	62.25	1,528.84	1,712.21
VI Tax expense						
Current tax	8.32	-	85.18	8.32	85.18	659.98
Deferred tax	(5.63)	10.35	51.46	4.72	54.71	51.29
	2.69	10.35	136.64	13.04	139.89	711.27
VII Profit/(loss) for the period (V-VI)	37.44	11.77	1,424.13	49.21	1,388.95	1,000.94
VIII Other Comprehensive Income						
A(i) Items that will not be reclassified to profit or loss						
(a) gain/(loss) of defined benefit obligation	(20.34)	8.61	(34.61)	(11.73)	(16.85)	12.92
(b) gain/(loss) on change in fair value of equity instruments	0.52	(0.44)	(0.09)	0.08	0.22	0.13
A(ii) Income tax related to items that will not be reclassified to profit or loss	5.29	(2.24)	9.00	3.05	4.38	(3.36)
Total Other Comprehensive Income for the period (A(i+ii))	(14.53)	5.93	(25.70)	(8.60)	(12.25)	9.69
IX Total Comprehensive Income for the period (VII+VIII)	22.91	17.70	1,398.43	40.61	1,376.70	1,010.63
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.)	0.51	0.16	19.29	0.67	18.81	13.56



Signature



ANSAL BUILDWELL

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CIN : L45201DL1983PLC017225



Notes to statement of Standalone Unaudited Financial Results for the Quarter & Half Year ended September 30, 2022

- 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 14, 2022.
- 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. 506.99 Lakhs up to the period ended September 30, 2022.
- 4 The figures of previous quarter/ year have been re-grouped, wherever necessary, for the purpose of comparison.
- 5 The standalone figures of the quarter ended September 30,2022 are the balancing figures between unaudited year to date figures upto the second quarter and figures in respect of the first quarter ended June 30,2022

In terms of our report attached
For I.P. Pasricha & Co.
Chartered Accountants
FRN No. 000120N



InderPal Singh Pasricha
Partner
Membership No. 080529

Place : New Delhi
Date : November 14, 2022

**For and on Behalf of the Board
Ansal Buildwell Limited**

Shobhit Charla
Whole-time Director
DIN: 00056364



ANSAL BUILDWELL LIMITED
Standalone Statement of Cash Flow as on September 30, 2022 (Unaudited)

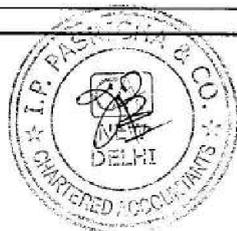
(INR in lakhs)

	Year ended September 30, 2022 (Unaudited)	Year ended 31.3.2022
A. CASH FLOW FROM OPERATING ACTIVITIES		
Profit before tax	62.25	1,712.21
Adjustments for:		
Depreciation and amortisation expenses	108.71	377.20
Interest income from:		
- Debts, deposits, loans and advances, etc.	(31.59)	(66.61)
Interest expenses		
- On borrowings	185.78	610.39
- Others	21.46	17.69
Loss/ (Gain) on sale of property, plant and equipment	(0.19)	(7.71)
	284.17	930.96
Operating profit before working capital changes	346.42	2,643.17
Adjustments for:		
(Increase)/decrease in inventories	(216.45)	(117.39)
(Increase)/decrease in trade receivables	292.07	544.33
(Increase)/decrease in other assets	(710.46)	(28.98)
Increase/(decrease) in trade payables	(22.56)	(21.47)
Increase/(decrease) in other financial liabilities	(6.48)	(59.16)
Increase/(decrease) in provisions	(30.35)	(67.55)
Increase/(decrease) in other liabilities	639.11	3,783.71
	(55.12)	4,033.49
Cash generated by operating activities	291.30	6,676.66
Income taxes paid (net of tax deducted at source)	(21.39)	(390.35)
	(21.39)	(390.35)
Net cash generated by operating activities	269.91	6,286.31
B. CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(2.43)	(530.41)
Proceeds from sale of property, plant and equipment	0.54	12.80
Purchase of current and non-current investments		(3,286.07)
Interest received	31.59	66.61
Bank balances not considered as cash and cash equivalents		
- Placed during the year	(11.09)	(0.36)
Net cash (used) in investing activities	18.61	(3,737.43)
C. CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from borrowings	11.24	-
Repayment of borrowings	(51.75)	(3,290.40)
Interest paid	(207.24)	(628.08)
Net cash used in financing activities	(247.75)	(3,955.40)
NET(DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS (A + B + C)	40.77	(1,406.52)
Cash and cash equivalents at the beginning of the year	(1,654.89)	(248.37)
Cash and cash equivalents at the end of the year	(1,614.12)	(1,654.89)

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	235.93	144.85
Less: Bank Overdraft repayable on demand	(1850.15)	(1799.74)
Cash and cash equivalents as per Standalone Statement of Cash Flow	(1,614.22)	(1,654.89)



Shilpa



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Ansal Buildwell Limited
Statement of Assets & Liabilities as at September 30, 2022 (Unaudited)

(INR in lakhs)

Particulars	As at September 30, 2022 (Unaudited)	As at March 31, 2022 (Audited)
Non-current assets		
Property, plant and equipment	233.03	254.07
Right of use assets	131.57	216.76
Intangible assets	1.97	2.37
Investment in subsidiaries, associate and joint ventures	4,413.04	4,413.04
Financial assets		
- Investments	2.56	2.48
- Trade receivables	899.58	1,229.79
Deferred tax assets (net)	339.62	347.39
Other non-current assets	647.08	641.57
Total non-current assets	6,668.45	7,107.47
Current assets		
Inventories	22,203.72	21,987.27
Financial assets		
- Trade receivables	129.98	91.84
- Cash and cash equivalents	236.03	144.85
- Other bank balances	651.40	640.31
Current tax assets (Net)		
Other current assets	8,614.70	7,903.60
Total current assets	31,835.83	30,767.87
Total assets	38,504.28	37,875.34
Equity and liabilities		
Equity		
Share capital	738.38	738.38
Other equity	10,220.62	10,179.93
Total equity	10,959.00	10,918.31
Liabilities		
Non-current liabilities		
Financial liabilities		
- Borrowings	116.97	168.72
- Lease Liabilities	115.47	212.60
- Trade payables		
(a) Total outstanding dues of micro enterprises and small enterprises		
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	506.00	442.55
- Other financial liabilities	278.04	276.47
Provisions	220.25	237.43
Other non-current liabilities	453.74	453.91
Total non-current liabilities	1,690.47	1,791.68
Current liabilities		
Financial liabilities		
- Borrowings	2,368.22	2,306.57
- Trade payables		
(a) Total outstanding dues of micro enterprises and small enterprises		
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	68.99	155.00
- Lease Liabilities	180.53	161.97
- Other financial liabilities	688.48	696.53
Other current liabilities	21,881.44	21,163.59
Provisions	379.52	380.99
Current tax liabilities (net)	287.63	300.70
Total current liabilities	25,854.81	25,165.35
Total liabilities	27,545.28	26,957.03
Total equity and liabilities	38,504.28	37,875.34



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I. P. PASRICHA & CO
Chartered Accountants

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Rajouri Garden, New Delhi-110027
Phones: 25418722, 25111233
Mob : 9811048429, 9810774806
Email id: ippasrichaca@gmail.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 Requirement) Regulations, 2015

TO THE BOARD OF DIRECTORS OF
ANSAL BUILDWELL LIMITED

We have reviewed the accompanying statement of standalone unaudited financial results of **ANSAL BUILDWELL LIMITED** ('the company') for the quarter ended September 30th, 2022 and year to date results for the period from 1st April, 2022 to 30th September, 2022 ('the statement').

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.

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.

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 i.e. Indian Accounting Standards ('Ind AS') prescribed under Section 133 of the Companies Act, 2013 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.

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

InderPal Singh Pasricha
Partner
Membership No: 080529

Place: New Delhi
Date: 14.11.2022
UDIN: 22080529BDAXRL1774

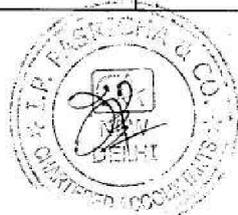
ansal BUILDWELL LTD.

(AN ISO 9001:2008 CERTIFIED COMPANY)

Statement of Consolidated Unaudited Financial Results for the Quarter & Half Year Ended September 30, 2022

(INR in lakhs except EPS)

Particulars	Consolidated					
	Quarter ended			Half year ended		Year ended
	September 30, 2022 (Unaudited)	June 30, 2022 (Unaudited)	September 30, 2021 (Unaudited)	September 30, 2022 (Unaudited)	September 30, 2021 (Unaudited)	March 31, 2022 (Audited)
I Revenue from Operations	1,411.75	871.89	11,805.64	2,283.64	12,401.43	18,768.65
II Other Income	80.12	68.79	115.61	148.91	161.71	335.05
III Total Income (I+II)	1,491.87	940.68	11,921.25	2,432.55	12,563.14	19,103.70
IV Expenses						
Cost of construction	1,090.64	354.17	9,803.13	1,444.81	10,053.70	15,031.12
Employee benefits expense	173.59	217.90	179.52	391.49	324.61	750.81
Finance costs	44.95	134.84	146.36	179.79	274.55	543.72
Depreciation and amortisation expense	52.79	61.55	118.15	114.34	194.82	366.82
Other expenses	88.82	154.64	111.64	243.46	184.94	696.02
Total Expenses	1,450.79	923.10	10,358.80	2,373.89	11,032.62	17,388.49
V Profit/(loss) before tax (III-IV)	41.08	17.58	1,562.45	58.66	1,530.52	1,715.21
VI Tax expense						
Current tax	8.78	-	85.68	8.78	85.68	661.33
Deferred tax	(5.70)	10.42	51.86	4.72	55.11	52.17
	3.08	10.42	137.54	13.50	140.79	713.50
VII Profit/(loss) for the period (V-VI)	38.00	7.16	1,424.91	45.16	1,389.73	1,001.71
VIII Share of profit/ (loss) of an Associate and Joint Ventures	(4.76)	(1.10)	(8.25)	(5.86)	(9.20)	133.27
IX Profit/(loss) for the period (VII+VIII)	33.24	6.06	1,416.66	39.30	1,380.53	1,134.98
X Other Comprehensive Income						
A(i) Items that will not be reclassified to profit or loss						
(a) gain/(loss) of defined benefit obligation	(20.34)	8.61	(34.61)	(11.73)	(16.85)	12.92
(b) gain/(loss) on change in fair value of equity instruments	0.52	(0.44)	(0.09)	0.08	0.22	0.13
A(ii) Income tax related to items that will not be reclassified to profit or loss	5.29	(2.24)	9.00	3.05	4.38	(3.36)
Total Other Comprehensive Income for the period (A(i+ii))	(14.53)	5.93	(25.70)	(8.60)	(12.25)	9.69
XI Total Comprehensive Income for the period (IX + X)	18.71	11.99	1,390.96	30.70	1,368.28	1,144.67
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.)	0.45	0.08	19.19	0.53	18.70	15.37



Signature of P. R. P. S. CHA & CO.



ansal BUILDWELL

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CIN : L45201DL1983PLC017225



Notes to statement of Consolidated Unaudited Financial Results for the Quarter & Half Year ended September 30, 2022

- 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 14, 2022.
- 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 figures of standalone financial results are as follows:

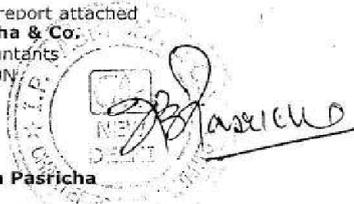
(INR in Lakhs)

Particulars	Quarter Ended			Half Year Ended		Year Ended
	September 30, 2022 (Unaudited)	June 30, 2022 (Unaudited)	September 30, 2021 (Unaudited)	September 30, 2022 (Unaudited)	September 30, 2021 (Unaudited)	March 31, 2022 (Audited)
Total Income*	644.20	940.68	11,918.59	1,584.88	12,560.48	19,095.20
Profit before Tax	40.13	22.12	1,560.77	62.25	1,528.84	1,712.21
Profit for the period	37.44	11.77	1,424.13	49.21	1,388.95	1,000.94

* Total income includes Revenue from Operations & Other Income

- 4 The company has made provision of interest on principal refund amount payable to customers related to Jaipur project of Rs. 506.99 Lakhs up to the period ended September 30, 2022.
- 5 The figures of previous quarter/ year have been re-grouped, wherever necessary, for the purpose of comparison.
- 6 The consolidated figures of the quarter ended September 30, 2022 are the balancing figures between unaudited year to date figures upto the second quarter and figures in respect of the first quarter ended June 30, 2022.

In terms of our report attached
For I.P. Pasricha & Co.
 Chartered Accountants
 FRN No. 000120N



InderPal Singh Pasricha
 Partner
 Membership No. 080529

Place : New Delhi
 Date : November 14, 2022

For and on Behalf of the Board
Ansal Buildwell Limited

Shobhit Charla
 Whole-time Director
 DIN: 00056364



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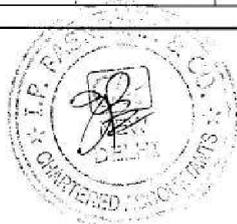


	Year ended September 30, 2022 (Unaudited)	Year ended 31.3.2022	Year ended September 30, 2021 (Unaudited)
A. CASH FLOW FROM OPERATING ACTIVITIES			
Profit before tax	58.66	1,715.21	1,530.52
Adjustments for:			
Depreciation and amortisation expenses	119.37	379.36	201.09
Interest income from:			
- Debts, deposits, loans and advances, etc.	(36.19)	(74.21)	(16.47)
Interest expenses			
- On borrowings	239.94	610.39	293.24
- Others	21.46	17.69	11.77
Loss/ (Gain) on sale of property, plant and equipment	(0.19)	(8.61)	(5.57)
	344.39	924.62	484.06
Operating profit before working capital changes	403.05	2,639.83	2,014.58
Adjustments for:			
(Increase)/decrease in inventories	(317.48)	(9,491.06)	(8,492.31)
(Increase)/decrease in trade receivables	(107.93)	627.16	644.66
(Increase)/decrease in other assets	(1,159.48)	161.37	983.23
Increase/(decrease) in trade payables	67.04	644.56	522.31
Increase/(decrease) in other financial liabilities	7.60	67.33	(147.04)
Increase/(decrease) in provisions	(30.38)	(67.52)	(95.56)
Increase/(decrease) in other liabilities	402.67	11,898.59	9,076.43
	(1,137.96)	3,840.43	2,491.72
Cash generated by operating activities	(734.91)	6,480.26	4,506.30
Income taxes paid (net of tax deducted at source)	(21.39)	(388.13)	(211.15)
	(21.39)	(388.13)	(211.15)
Net cash generated by operating activities	(756.30)	6,092.13	4,295.15
B. CASH FLOW FROM INVESTING ACTIVITIES			
Purchase of property, plant and equipment	(91.70)	(564.26)	(526.65)
Proceeds from sale of property, plant and equipment	0.54	13.70	8.33
Purchase of current and non-current investments	-	(3,194.64)	(2,866.27)
Interest received	36.19	74.21	16.47
Bank balances not considered as cash and cash equivalents			
- Placed during the year	(11.09)	(174.50)	(165.22)
Net cash (used) in investing activities	(66.06)	(3,845.49)	(3,533.34)
C. CASH FLOW FROM FINANCING ACTIVITIES			
Proceeds from borrowings	1,024.50	408.69	(274.66)
Repayment of borrowings	(65.01)	(3,229.63)	108.88
Interest paid	(261.40)	(628.08)	(305.01)
Net cash used in financing activities	698.09	(3,485.94)	(470.79)
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS (A + B + C)	(124.27)	(1,239.30)	291.02
Cash and cash equivalents at the beginning of the year	(1,485.76)	(246.46)	(246.46)
Cash and cash equivalents at the end of the year	(1,610.03)	(1,485.76)	44.56

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	240.12	313.98	1,406.01
Less: Bank Overdraft repayable on demand	(1,850.15)	(1,799.74)	(1,361.45)
Cash and cash equivalents as per Standalone Statement of Cash Flow	(1,610.03)	(1,485.76)	44.56



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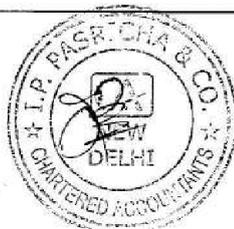
**ANSAL
BUILDWELL**



Ansal Buildwell Limited
Consolidated Statement of Assets & Liabilities as at September 30, 2022 (Unaudited)

(INR in lakhs)

Particulars	As at September 30, 2022 (Unaudited)	As at March 31, 2022 (Audited)
Non-current assets		
Property, plant and equipment	326.85	269.27
Right of use assets	131.57	216.76
Intangible assets	1.97	2.37
Investment in subsidiaries, associate and joint ventures	4,228.77	4,234.63
Financial assets		
- Investments	2.56	2.48
- Trade receivables	899.58	1,229.79
Deferred tax assets (net)	329.09	336.86
Other non-current assets	1,506.44	1,500.93
Total non-current assets	7,426.83	7,793.09
Current assets		
Inventories	33,068.07	32,750.59
Financial assets		
- Trade receivables	536.32	98.18
- Cash and cash equivalents	240.12	313.98
- Other bank balances	825.54	814.45
Current tax assets (Net)		
Other current assets	6,524.14	5,363.99
Total current assets	41,194.19	39,341.19
Total assets	48,621.02	47,134.28
Equity and liabilities		
Equity		
Share capital	738.38	738.38
Other equity	10,436.31	10,405.52
Total equity	11,174.69	11,143.90
Liabilities		
Non-current liabilities		
Financial liabilities		
- Borrowings	1,116.97	168.72
- Lease Liabilities	115.47	212.60
- Trade payables		
(a) Total outstanding dues of micro enterprises and small enterprises	-	-
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	506.00	442.55
- Other financial liabilities	278.04	276.47
Provisions	220.25	237.43
Other non-current liabilities	453.74	453.91
Total non-current liabilities	2,690.47	1,791.68
Current liabilities		
Financial liabilities		
- Borrowings	2,488.80	2,427.15
- Trade payables		
(a) Total outstanding dues of micro enterprises and small enterprises	-	-
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	824.62	821.03
- Lease Liabilities	180.53	161.97
- Other financial liabilities	829.05	823.02
Other current liabilities	29,761.68	29,280.27
Provisions	379.52	380.99
Current tax liabilities (net)	291.66	304.27
Total current liabilities	34,755.86	34,198.70
Total liabilities	37,446.33	35,990.38
Total equity and liabilities	48,621.02	47,134.28



Signature of I.P. Rastogi



ansal
BUILDWELL





I. P. PASRICHA & CO
Chartered Accountants

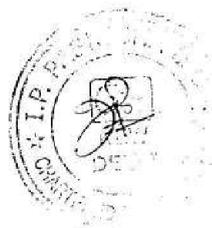
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Limited Review Report on Unaudited Quarterly and Year to date Consolidated Financial results of Ansal Buildwell Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

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 September 30th, 2022 and year to date results for the period from 1st April, 2022 to the 30th September 2022 ('the statement') being submitted by the parent company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligation and Disclosure requirements) Regulations, 2015 ('the Regulation') as amended (the '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 (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 and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to issue a report on these 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. 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 Disclosures Requirements) Regulations, 2015 as amended, to the extent applicable.





I. P. PASRICHA & CO
Chartered Accountants

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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 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 of unaudited financial results, prepared in accordance with applicable accounting standards i.e. Indian Accounting Standards ('Ind AS') prescribed under Section 133 of the Companies Act, 2013 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.
6. We did not review the interim financial information of 1(one) Associate & 4 (Four) Joint Venture and 1 (one) Subsidiary (Ansal Crown Infrabuild Private Limited), whose interim financial information reflects total net loss after tax of Rs. 0.38 Lakh, Rs. 11.43 Lakh and Rs. 6.06 lakh for the period from 01st April, 2022 to 30th September, 2022 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, joint ventures and subsidiary is based solely on the report of other auditors and the procedures performed by us as stated in paragraph 3 above.

Our conclusion is not modified in respect of this matter.

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

InderPal Singh Pasricha
Partner
Membership No: 080529

Place: New Delhi
Date: 14.11.2022
UDIN: 22080529BDAXLP8084



I. P. PASRICHA & CO
Chartered Accountants

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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.	Ansal Crown Infrabuild Private Limited	Subsidiary
6.	Triveni Apartments 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, 2022 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.


(SHOBHIT CHARLA)
DIN : 00056364
WHOLETIME DIRECTOR


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

Date: 14/11/2022
Place: New Delhi



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