

ANSAL BUILDWELL LTD.

(AN ISO 9001:2008 CERTIFIED COMPANY)

13th February, 2023

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

Company Code: 523007

- Sub : a) **Outcome of the Board Meeting dated 13th February, 2023.**
b) **Unaudited Financial Results (Standalone and Consolidated) for the quarter and nine months ended 31st December, 2022.**
c) **Limited Review Report by Independent Auditors.**

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

Dear Sir,

This is to inform you that the Board of Directors in its meeting held on today i.e. 13th February, 2023 has considered and approved the Un-audited Financial results (Standalone and Consolidated) of the Company for the quarter and nine months ended 31st December, 2022 together with Limited Review Report by M/s I.P. Pasricha & Co., Chartered Accountants, (Firm Reg. No. 000120N), the Statutory Auditors of the Company.

- Unaudited Financial Results (Consolidated and Standalone) for the Quarter and Nine Months ended on 31st December, 2022.
- Copies of Limited Review Report (Standalone and Consolidated) submitted by the Statutory Auditors of the Company, M/s I.P. Pasricha & Co., Chartered Accountants, (Firm Reg. No. 000120N).
- The Board meeting commenced at 12.30 P.M hours and concluded at 4.35 P.M. hours.

This is for your information and record please.

Thanking you,

Yours faithfully
For Ansal Buildwell Ltd.


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



REGD. OFF. : 118, Upper First Floor, Prakash Deep Building, 7, Tolstoy Marg, New Delhi-110 001
Ph. : +91-11-23353051, 23353052, Fax : +91-11-23310639, 23359550
E-mail : info@ansalabi.com, Website : www.ansalabi.com
CIN : L45201DL1983PLC017225



ANSAL BUILDWELL LTD.

(AN ISO 9001:2008 CERTIFIED COMPANY)

Statement of Standalone Unaudited Financial Results for the Quarter & Nine Months Ended December 31, 2022

(INR in lakhs except EPS)

Particulars	Standalone					
	Quarter ended			Nine months ended		Year ended
	December 31, 2022 (Unaudited)	September 30, 2022 (Unaudited)	December 31, 2021 (Unaudited)	December 31, 2022 (Unaudited)	December 31, 2021 (Unaudited)	March 31, 2022 (Audited)
I Revenue from Operations	527.81	568.68	5,556.58	1,968.38	17,958.01	18,768.65
II Other Income	45.49	75.52	64.38	189.80	223.43	326.55
III Total Income (I+II)	573.30	644.20	5,620.96	2,158.18	18,181.44	19,095.20
IV Expenses						
Cost of construction	263.40	133.26	4,829.45	868.21	14,883.15	15,031.12
Employee benefits expense	203.00	193.26	229.43	594.49	554.04	750.81
Finance costs	77.99	98.59	152.83	257.78	427.38	543.72
Depreciation and amortisation expense	38.58	46.53	93.75	142.26	287.85	364.66
Other expenses	186.91	132.43	180.56	429.77	365.24	692.68
Total Expenses	769.88	604.07	5,486.02	2,292.51	16,517.66	17,382.99
V Profit/(loss) before tax (III-IV)	(196.58)	40.13	134.94	(134.33)	1,663.78	1,712.21
VI Tax expense						
Current tax	-	8.32	472.66	8.32	557.84	659.98
Deferred tax	(3.34)	(5.63)	3.07	1.38	57.78	51.29
	(3.34)	2.69	475.73	9.70	615.62	711.27
VII Profit/(loss) for the period (V-VI)	(193.24)	37.44	(340.79)	(144.03)	1,048.16	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	48.33	(20.34)	26.19	36.60	9.34	12.92
(b) gain/(loss) on change in fair value of equity instruments	1.42	0.52	(0.06)	1.50	0.16	0.13
A(ii) Income tax related to items that will not be reclassified to profit or loss	(12.57)	5.29	(6.81)	(9.52)	(2.43)	(3.36)
Total Other Comprehensive Income for the period (A(i+ii))	37.18	(14.53)	19.32	28.58	7.07	9.69
IX Total Comprehensive Income for the period (VII+VIII)	(156.06)	22.91	(321.47)	(115.45)	1,055.23	1,010.63
X Paid up equity share capital	738.38	738.38	738.38	738.38	738.38	738.38
(Face value of Rs. 10 per share)						
XI Basic and diluted earnings per share (not annualised) (Rs.)	(2.62)	0.51	(4.62)	(1.95)	14.20	13.56



Signature



REGD. OFF : 118, Upper First Floor, Prakash Deep Building, 7, Tolstoy Marg, New Delhi-110 001
 Ph. : +91-11-23353051, 23353052, Fax : +91-11-23310639, 23359550
 E-mail : info@ansalabi.com, Website : www.ansalabi.com
 CIN : L45201DL1983PLC017225



Notes to statement of Standalone Unaudited Financial Results for the Quarter & Nine Months ended December 31, 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 February 13, 2023.
- 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. 514.40 Lakhs up to the period ended December 31, 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 December 31,2022 are the balancing figures between unaudited year to date figures upto the third quarter and figures in respect of the second quarter ended September 30,2022

In terms of our report attached

For I.P. Pasricha & Co.

Chartered Accountants

FRN No. 00012000



InderPal Singh Pasricha

Partner

Membership No. 080529

Place : New Delhi

Date : February 13, 2023

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

**Shobhit Charla
Whole-time Director
DIN: 00056364**





I.P. PASRICHA & CO

Chartered Accountants

A-31A, First Floor, Ring Road,
Rajouri Garden, New Delhi-110027

Phones : 25418722, 25111233

Ph: +91-9810774806; +91-9811048429

Email.: maneet@capasricha.com

ippasricha@capasricha.com

Limited Review Report on Unaudited Standalone Financial Results of Ansal Buildwell Limited for the quarter ended December 31st, 2022 and Nine months ended December 31st, 2022 pursuant to Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

TO THE BOARD OF DIRECTORS OF
ANSAL BUILDWELL LIMITED

1. We have reviewed the accompanying statement of unaudited standalone financial results of **ANSAL BUILDWELL LIMITED** ('the company') for the quarter ended December 31st, 2022 and Nine months ended December 31st, 2022 ('the statement'). The statement has been prepared by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and disclosure Requirements) Regulations, 2015.
2. This statement, 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 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. 080529



InderPal Singh Pasricha

Partner

Membership No: 080529

Place: New Delhi

Date: February 13th, 2023

UDIN: 23080529BGPYUC 3402

ANSAL BUILDWELL LTD.

(AN ISO 9001:2008 CERTIFIED COMPANY)

Statement of Consolidated Unaudited Financial Results for the Quarter & Nine Months Ended December 31, 2022

(INR in lakhs except EPS)

	Particulars	Consolidated					
		Quarter ended			Nine Months ended		Year ended
		December 31, 2022 (Unaudited)	September 30, 2022 (Unaudited)	December 31, 2021 (Unaudited)	December 31, 2022 (Unaudited)	December 31, 2021 (Unaudited)	March 31, 2022 (Audited)
I	Revenue from Operations	527.81	1,411.75	5,556.58	2,811.45	17,958.01	18,768.65
II	Other Income	46.63	80.12	64.38	195.54	226.09	335.05
III	Total Income (I+II)	574.44	1,491.87	5,620.96	3,006.99	18,184.10	19,103.70
IV	Expenses						
	Cost of construction	263.40	1,090.64	4,829.45	1,708.21	14,883.15	15,031.12
	Employee benefits expense	203.00	173.59	229.43	594.49	554.04	-
	Finance costs	77.99	44.95	152.83	257.78	427.38	543.72
	Depreciation and amortisation expense	43.92	52.79	94.11	158.26	288.93	366.82
	Other expenses	187.98	88.82	181.39	431.44	366.33	696.02
	Total Expenses	776.29	1,450.79	5,487.21	3,150.18	16,519.83	16,637.68
V	Profit/(loss) before tax (III-IV)	(201.85)	41.08	133.75	(143.19)	1,664.27	2,466.02
VI	Tax expense						
	Current tax	-	8.78	472.57	8.78	558.25	661.33
	Deferred tax	(3.34)	(5.70)	3.17	1.38	58.28	52.17
		(3.34)	3.08	475.74	10.16	616.53	713.50
VII	Profit/(loss) for the period (V-VI)	(205.19)	38.00	(341.99)	(153.35)	1,047.74	1,752.52
VIII	Share of profit/ (loss) of an Associate and Joint Ventures	(12.78)	(4.76)	(4.37)	(18.64)	(13.57)	133.27
IX	Profit/(loss) for the period (VII+VIII)	(217.97)	33.24	(346.36)	(171.99)	1,034.17	1,885.79
X	Other Comprehensive Income						
	A(i) Items that will not be reclassified to profit or loss						
	(a) gain/(loss) of defined benefit obligation	48.33	(20.34)	26.19	36.60	9.34	12.92
	(b) gain/(loss) on change in fair value of equity instruments	1.42	0.52	(0.06)	1.50	0.16	0.13
	A(ii) Income tax related to items that will not be reclassified to profit or loss	(12.57)	5.29	(6.81)	(9.52)	(2.43)	(3.36)
	Total Other Comprehensive Income for the period (A(i+ii))	37.18	(14.53)	19.32	28.58	7.07	9.69
XI	Total Comprehensive Income for the period (IX + X)	(180.79)	18.71	(327.04)	(143.41)	1,041.24	1,895.48
XII	Paid up equity share capital (Face value of Rs. 10 per share)	738.38	738.38	738.38	738.38	738.38	738.38
XIII	Basic and diluted earnings per share (not annualised) (Rs.)	(2.95)	0.45	(4.69)	(2.33)	14.01	25.54



Signature



**ansal
BUILDWELL**

REGD. OFF. : 118, Upper First Floor, Prakash Deep Building, 7, Tolstoy Marg, New Delhi-110 001
Ph. : +91-11-23353051, 23353052, Fax : +91-11-23310639, 23359550
E-mail : info@ansalbl.com, Website : www.ansalbl.com
CIN : L45201DL1983PLC017225



Notes to statement of Consolidated Unaudited Financial Results for the Quarter & Nine Months ended December 31, 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 February 13, 2023.
- 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			Nine Months Ended		Year Ended
	December 31, 2022 (Unaudited)	September 30, 2022 (Unaudited)	December 31, 2021 (Unaudited)	December 31, 2022 (Unaudited)	December 31, 2021 (Unaudited)	March 31, 2022 (Audited)
Total Income*	573.30	644.20	5,620.96	2,158.18	18,181.44	19,095.20
Profit before Tax	(196.58)	40.13	134.94	(134.33)	1,663.78	1,712.21
Profit for the period	(193.24)	37.44	(340.79)	(144.03)	1,048.16	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. 514.40 Lakhs up to the period ended December 31, 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 December 31, 2022 are the balancing figures between unaudited year to date figures upto the third quarter and figures in respect of the second quarter ended September 30, 2022

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



InderPal Singh Pasricha
Partner
Membership No. 080579

Place : New Delhi
Date : February 13, 2023

For and on Behalf of the Board
Ansal Buildwell Limited

Shobhit Charla
Whole-time Director
DIN: 00056364





I.P. PASRICHA & CO

Chartered Accountants

A-31A, First Floor, Ring Road,
Rajouri Garden, New Delhi-110027

Phones : 25418722, 25111233

Ph: +91-9810774806; +91-9811048429

Email: maneet@capasricha.com

ippasricha@capasricha.com

Limited Review Report on Unaudited Consolidated Financial Results of Ansal Buildwell Limited for the quarter ended December 31st, 2022 and Nine months ended December 31st, 2022 pursuant to Regulation 33 of the Securities and Exchange Board of India (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 December 31th, 2022 and Nine months ended December 31st, 2022 ('the statement') being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligation and Disclosure requirements) Regulations, 2015 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, as amended, read with relevant rules issued thereunder 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.



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 financial results of one subsidiary (Ansal Crown Infrabuild Private Limited) included in the consolidated unaudited financial results, whose financial results reflect total revenue of Rs.1.14 Lakhs & Rs. 5.75 Lakhs total net loss after tax of Rs.4.20 Lakhs & Rs. 10.26 Lakhs and total comprehensive income/(loss) of Rs. (4.20) Lakhs & Rs. (10.26) Lakhs for quarter ended December 31st, 2022 and for the period from April 01st, 2022 to December 31st, 2022, respectively, as considered in the consolidated unaudited financial results. The consolidated unaudited financial results also include the Group's share of net loss of Rs. 16.98 Lakhs and Rs. 28.90 Lakhs for the quarter ended 31st December, 2022 and for the period from 1st April, 2022 to 31st December, 2022, respectively, as considered in the consolidated unaudited financial results, in respect of 1(one) Associate and 4 (Four) Joint Venture, whose interim financial results have not been reviewed by us. These 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 joint ventures, is based solely on the reports of the 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. 000136N



InderPal Singh Pasricha

Partner

Membership No: 080529

Place: New Delhi

Date: February 13th, 2023

UDIN: 23080529BGPYUD6283 .

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 nine month ended 31st December, 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: 13/02/2023
Place: New Delhi



REGD. OFF. : 118, Upper First Floor, Prakash Deep Building, 7, Tolstoy Marg, New Delhi-110 001
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