

Ref. No.: SECY/S-16/2021

10th November, 2021

BSE Ltd. Corporate Relationship Department Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai - 400 001	The Manager (Listing) National Stock Exchange of India Ltd. "Exchange Plaza", Bandra-Kurla Complex, Bandra (E), Mumbai - 400 051
COMPANY NO. 507828	SYMBOL : ANSALHSG SERIES : EQ

Sub: a) Unaudited Financial Results (Standalone & Consolidated) for the Quarter and Half Year ended 30th September, 2021.
b) Outcome of the Board Meeting dated the 10th November, 2021.

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

Dear Sirs,

This is to inform you that the Board of Directors in its meeting held on today i.e. 10th November, 2021 has considered and approved the Unaudited Financial Results (Consolidated and Standalone) for the Quarter and Half Year ended 30th September, 2021 together with Limited Review Report of the Statutory Auditors. In this connection, please find enclosed herewith the following:

- Copies of Limited Review Report (Standalone and Consolidated) submitted by the Statutory Auditors of the Company, M/s Dewan P.N. Chopra & Co., Chartered Accountants, for the quarter and half year ended on 30th September, 2021.
- Unaudited Financial Results (Consolidated and Standalone) for the quarter and half year ended on 30th September, 2021.

The Board meeting commenced at 17.00 Hrs and concluded at 19.35 Hrs.

This is for your information and record please.

Thanking you.

Yours faithfully,
For ANSAL HOUSING LTD.



(S.N. Grover)
Addl. V.P. & Company Secretary
M. No. FCS 4055



Encl: As above

Dewan P.N. Chopra & Co.

Chartered Accountants

C-109, Defence Colony, New Delhi - 110 024, India

Phones : +91-11-24645895/96 E-mail : audit@dpncindia.com

Independent Auditors Review report on Standalone Unaudited Quarterly Financial Results of the Company pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

TO THE BOARD OF DIRECTORS OF Ansal Housing Limited

1. We have reviewed the accompanying Statement of Unaudited Standalone Financial Results of **Ansal Housing Limited** ("the Company") for the quarter and six months ended 30th September, 2021 ("the Statement"). This Statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on the Statements based on our review.
2. We conducted our review in accordance with the Standard on Review Engagements (SRE) 2410 'Review of Interim Financial Information performed by the Independent auditor of the Entity', issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free from material misstatement. A review is limited primarily to inquiries of company personnel and an analytical procedure 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.
3. Based on our review conducted as above and subject to the possible effects of the matters described in paragraph 4 below, 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 including the manner in which it is to be disclosed, or that it contains any material misstatement.
4. We draw attention to Note 4 to the statements which describe that IFCI Limited has revoked the restructuring and recalled repayment of outstanding dues amounting Rs.12,173.88 Lakh (including default interest) till 14.10.2021. Company has not recognized the default interest cost amounting Rs.100.26 Lakh & Rs.90.52 Lakh for the quarter ended 30th September, 2021 & 30th June, 2021 respectively, Rs.190.78 Lakh for the half year ended 30th September, 2021 and Rs.805.35 Lakh for the year ended 31st March, 2021 considering covid-19 and other factors. The company is in discussion with the lender to resolve the matter in best possible manner. The Company's records indicate that, had management recognized the default interest, an amount of Rs.100.26 Lakh & Rs.90.52 Lakh for the quarter ended 30th September, 2021 & 30th June, 2021 respectively, Rs.190.78 Lakh for the half year ended 30th September, 2021 and Rs.805.35 Lakh for the year ended 31st March, 2021 would have been required to provide for as finance cost. Accordingly, Finance Cost, Deferred tax assets and Loss after tax would have been increased by Rs.100.26 Lakh, Rs.27.89 Lakh, & Rs.72.37 Lakh and Rs.90.52 Lakh, Rs.25.18



Lakh & Rs.65.34 Lakh for the quarter ended 30th September, 2021 and 30th June, 2021 respectively, Rs.190.78 Lakh, Rs.53.08 Lakh & Rs.137.70 Lakh for the half year ended 30th September, 2021 respectively and Rs.805.35 Lakh, Rs.224.05 Lakh & Rs.581.30 Lakh for the year ending 31st March, 2021 respectively and shareholder's fund would have been reduced by Rs.72.37 Lakh & Rs.65.34 Lakh for the quarter ended 30th September, 2021 & 30th June, 2021 respectively, Rs.137.70 Lakh for the half year ended 30th September, 2021 and Rs.581.30 Lakh for the quarter ended 30th June, 2021 and for the quarter & year ended 31st March, 2021.

Matter stated above have also been qualified in our report in quarter ended 30th June, 2021 and quarter/year ended 31st March, 2021.

5. Emphasis of Matter

- a. We draw attention to Note 5 of the Statement which describes the management's assessment of the impact of the outbreak of Covid-19 on property plant & equipment, revenue, trade receivables, unbilled revenue, advances, investments, inventory and other assets. The management believes that no adjustments are required in the financial statements as there is no impact in the current financial period. However, in view of highly uncertain economic environment and its likely effect on future revenues due to Covid-19, a definitive assessment of the impact on the subsequent period is dependent upon circumstances as they evolve.
- b. We draw attention to Note 7 to the Statement regarding collaboration with Samyak Projects Private Limited ("SAMYAK") for developing a project at Ansal Hub 83-II, Gurugram. Samyak took an Inter Corporate Deposit of Rs 2,500 Lakh from the company for making the payment related to project under collaboration and failed to discharge its obligations for the repayment. The company has approached the NCLT for initiation of the Corporate Insolvency Resolution Process and the management is of the view that the full amount of Rs. 5,795.20 Lakh (including accrued interest till 31.03.2020) is recoverable from the party and hence no provision for the same has been made in the books of accounts.
- c. We draw attention to Note 6 of the statements regarding company's investment of Rs. 491.67 Lakh in a wholly owned subsidiary company in Sri Lanka by way of equity shares. The management is of the opinion that they will be able to redeem the said investment and write down of Investment is not required at this stage.
- d. We draw attention to Note 2 of the statement regarding loan from financial institution aggregating Rs.19,690.27 Lakh (including overdue interest thereon) which is subject to confirmation as on September 30, 2021. Adjustments, if any will be accounted for on confirmation/reconciliation of the same, which in the opinion of the management will not have a material impact.
- e. The uncertainty relating to the outcome of certain matters pending in litigation with Courts/Appellate Authorities, pending the final come of the aforesaid matters, which is presently unascertainable, no adjustments have been made in these statements regarding the same.
- f. We draw attention to Note 8 of the statement regarding the net recoverable value of advances/security deposits paid by company for acquisition of land/project development is based on the management's estimates and internal documentation, which include, among other things, the likelihood when the land acquisition would be completed, the



expected date of plan approvals for commencement of project, expected date of completion of project and the estimation of sale prices and construction costs. Due to the significance of the balance to the financial statements as a whole and the involvement of estimates and judgement in the assessment which is being technical in nature, the management is of the opinion that entire amount is recoverable/adjustable against the land procurement/amount payable to collaborator under collaboration agreement and hence no provision is required at this stage.

Our conclusion is not modified in respect of above matters.

For Dewan P. N. Chopra & Co.
Chartered Accountants

(Firm Registration No: 000472N)


Sandeep Dahiya
Partner

Membership No. 505371

UDIN: 21505371AAAAU05363

Place: New Delhi

Date: November 10, 2021



Dewan P.N. Chopra & Co.

Chartered Accountants

C-109, Defence Colony, New Delhi - 110 024, India

Phones : +91-11-24645895/96 E-mail : audit@dpncindia.com

Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

TO THE BOARD OF DIRECTORS OF
Ansal Housing Limited

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of **Ansal Housing Limited** ("the Parent") and its subsidiaries (the parent and its subsidiaries together referred to as "the Group"), and its share of the net loss after tax and total comprehensive loss of its associate for the quarter ended 30th September 2021 and for the period from 01st April 2021 to 30th September 2021 ("the Statement") being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

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

4. The Statement includes the results of the following entities:

Subsidiaries:

1. A.R. Infrastructure Private Limited
2. A.R. Paradise Private Limited
3. Aevee Iron & Steel Works Private Limited
4. Andri Builders & Developers Private Limited
5. Anjuman Buildcon Private Limited
6. Cross Bridge Developers Private Limited
7. Fenny Real Estate Private Limited
8. Geo Connect Limited
9. Housing and Construction Lanka Private Limited
10. Identity Buildtech Private Limited
11. Maestro Promoters Private Limited
12. Oriane Developers Private Limited
13. Shamia Automobiles Private Limited
14. Sunrise Facility Management Private Limited
15. Third Eye Media Private Limited
16. V.S. Infratown Private Limited



Head Office: 57-H, Connaught Circus, New Delhi - 110 001, India Phones : +91-11-23322359/1418 Email : dpncpp@dpncindia.com

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

17. Wrangler Builders Private Limited

Associate:

18. Optus Corona Developers Private Limited

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and other auditor referred to in paragraph 9 & 10 below and subject to the possible effects of the matters described 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, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. We draw attention to Note 4 to the statements which describe that IFCI Limited has revoked the restructuring and recalled repayment of outstanding dues amounting Rs.12,173.88 Lakh (including default interest) till 15.10.2021. The Holding Company has not recognized the default interest cost amounting Rs.100.26 Lakh & Rs.90.52 Lakh for the quarter ended 30th September, 2021 & 30th June, 2021 respectively, Rs.190.78 Lakh for the half year ended 30th September, 2021 and Rs.805.35 Lakh for the year ended 31st March, 2021 considering covid-19 and other factors. The holding company is in discussion with the lender to resolve the matter in best possible manner. The holding Company's records indicate that, had management recognized the default interest, an amount of Rs.100.26 Lakh & Rs.90.52 Lakh for the quarter ended 30th September, 2021 & 30th June, 2021 respectively, Rs.190.78 Lakh for the half year ended 30th September, 2021 and Rs.805.35 Lakh for the year ended 31st March, 2021 would have been required to provide for as finance cost. Accordingly, Finance Cost, Deferred tax assets and Loss after tax would have been increased by Rs.100.26 Lakh, Rs.27.89 Lakh, & Rs.72.37 Lakh and Rs.90.52 Lakh, Rs.25.18 Lakh & Rs.65.34 Lakh for the quarter ended 30th September, 2021 and 30th June, 2021 respectively, Rs.190.78 Lakh, Rs.53.08 Lakh & Rs.137.70 Lakh for the half year ended 30th September, 2021 respectively and Rs.805.35 Lakh, Rs.224.05 Lakh & Rs.581.30 Lakh for the year ending 31st March, 2021 respectively and shareholder's fund would have been reduced by Rs.72.37 Lakh & Rs.65.34 Lakh for the quarter ended 30th September, 2021 & 30th June, 2021 respectively, Rs.137.70 Lakh for the half year ended 30th September, 2021 and Rs.581.30 Lakh for the quarter ended 30th June, 2021 and for the quarter & year ended 31st March, 2021.

Matter stated above have also been qualified in our report in quarter ended 30th June, 2021 and quarter/year ended 31st March, 2021.

7. Emphasis of Matter

- a. We draw attention to Note 5 of the Statement which describes the management's assessment of the impact of the outbreak of Covid-19 on property plant & equipment, revenue, trade receivables, unbilled revenue, advances, investments and other assets. The management believes that no adjustments are required in the financial statements as there is no impact in the current financial year. However, in view of highly uncertain economic environment and its likely effect on future revenues due to Covid-19, a definitive assessment of the impact on the subsequent years is dependent upon circumstances as they evolve.
- b. We draw attention to Note 7 to the Statement regarding collaboration with Samyak Projects Private Limited ("SAMYAK") for developing a project at Ansal Hub 83-II, Gurugram. Samyak took an Inter Corporate Deposit of Rs 2,500 Lakh from the company for making the payment related to project under collaboration and failed to discharge its obligations for the repayment. The company has approached the NCLT for initiation of the Corporate Insolvency Resolution Process and the management is of the view that the full amount of Rs. 5,795.20 Lakhs (including accrued interest till 31.03.2020) is recoverable from the party and hence no provision for the same has been made in the books of accounts.
- c. We draw attention to Note 2 of the statement regarding loan from financial institution aggregating Rs.19,690.27 Lakh (including overdue interest thereon) which is subject to confirmation as on September 30, 2021. Adjustments, if any will be accounted for on confirmation/reconciliation of the same, which in the opinion of the management will not have a material impact.



ANSAL HOUSING LIMITED
(FORMERLY KNOWN AS ANSAL HOUSING & CONSTRUCTION LIMITED)

CIN: L45201DL1983PLC016821

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

(Rs. in Lakh)

STATEMENT OF STANDALONE FINANCIAL RESULTS FOR THE QUARTER / HALF YEAR ENDED 30th September, 2021

Sr. No	PARTICULARS	Quarter Ended			Half Year Ended		Year Ended
		30.09.2021 (Unaudited)	30.06.2021 (Unaudited)	30.09.2020 (Unaudited)	30.09.2021 (Unaudited)	30.09.2020 (Unaudited)	31.03.2021 (Audited)
1	Income						
	a) Revenue from operations	4,892.15	2,791.28	2,087.38	7,683.43	3,951.78	13,903.26
	b) Other Income	25.47	69.15	56.09	94.62	73.04	257.40
	Total Income	4,917.62	2,860.43	2,143.47	7,778.05	4,024.82	14,160.66
2	Expenses						
	a) (Increase)/decrease in stock in trade and work in progress	12.35	35.95	-	48.30	3.17	107.56
	b) Cost of Construction, Raw Materials & Constructed Properties	4,279.44	1,620.15	1,550.73	5,899.59	2,475.26	10,698.12
	c) Purchase of Flats	-	-	-	-	-	-
	d) Employees benefits expense	202.13	168.91	199.60	371.04	334.40	870.68
	e) Depreciation	25.57	25.97	30.01	51.54	61.28	116.99
	f) Other expenditure	470.76	291.75	318.03	762.51	495.79	2,477.53
	g) Finance Costs	1,877.18	1,784.61	1,320.41	3,661.79	2,533.95	6,497.94
	Total Expenses	6,867.43	3,927.34	3,418.78	10,794.77	5,903.86	20,768.81
3	Profit (+)/ Loss (-) before Exceptional Items and Tax(1-2)	(1,949.81)	(1,066.91)	(1,275.30)	(3,016.72)	(1,879.04)	(6,608.14)
4	Exceptional Items- (Income/(Expense))	-	-	-	-	-	-
5	Profit (+)/ Loss (-) before tax (3+4)	(1,949.81)	(1,066.91)	(1,275.30)	(3,016.72)	(1,879.04)	(6,608.14)
6	Tax Expense	(775.73)	(417.76)	(317.83)	(1,193.49)	(460.11)	(2,188.65)
7	Profit (+)/ Loss (-) from Ordinary Activities after tax (5-6)	(1,174.08)	(649.15)	(957.47)	(1,823.23)	(1,418.93)	(4,419.49)
8	Other Comprehensive Income (net of tax expense)	2.15	2.15	(1.33)	4.31	(2.67)	8.62
9	Total Comprehensive Income for the period (7+8)	(1,171.93)	(647.00)	(958.80)	(1,818.93)	(1,421.59)	(4,410.87)
10	Paid-up Equity share capital (Face value of Rs.10/- each)	5,938.58	5,938.58	5,938.58	5,938.58	5,938.58	5,938.58
11	Earning Per Share (EPS) (Not Annualized)						
	a) Basic and diluted EPS (In Rs.)	(1.98)	(1.09)	(1.61)	(3.07)	(2.39)	(7.44)



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Ansal Housing Limited
(Formerly known as Ansal Housing and Construction Limited)
CIN No.- L45201DL1983PLC016821
STANDALONE BALANCE SHEET AS AT 30th September, 2021

(Rs. In Lakh)

	As at 30th Sep, 2021	As at 31st Mar, 2021
I. ASSETS		
1 Non-current assets		
a Property, plant and equipment	2,387.50	2,627.93
b Financial assets		
i Investment in subsidiary and Associates	2,481.10	2,481.10
ii Loans	-	0.65
iii Other financial assets	56.13	206.63
c Deferred tax assets (net)	8,040.38	6,848.55
d Income tax	1,051.65	983.93
e Other Non-Current Assets	3,418.02	3,418.02
Total non-current assets	<u>17,434.78</u>	<u>16,566.82</u>
2 Current Assets		
a Inventories	1,79,645.84	1,80,878.76
b Financial assets		
i Trade receivables	9,126.09	9,039.72
ii Cash and cash equivalents	608.60	1,096.78
iii Bank balances other than (iii) above	887.11	711.81
iv Loans	5,795.96	5,797.24
v Other financial assets	5,350.30	5,350.44
c Other Current Assets	12,844.99	12,705.47
Total current assets	<u>2,14,258.90</u>	<u>2,15,580.23</u>
3 Non Current Assets held for Sale	68.71	52.54
TOTAL ASSETS	<u><u>2,31,762.39</u></u>	<u><u>2,32,199.59</u></u>
II. EQUITY AND LIABILITIES		
1 Equity		
a Equity	5,938.58	5,938.58
b Other Equity	9,243.93	11,062.85
Equity attributable to owners of the Company	<u>15,182.51</u>	<u>17,001.43</u>
2 Non Current Liabilities		
a Financial liabilities		
i Long Term Borrowings	13,064.45	16,842.35
b Long Term Provisions	78.94	76.14
c Other non-current liabilities	5,049.56	5,049.56
Total non-current liabilities	<u>18,192.94</u>	<u>21,968.04</u>
3 Current Liabilities		
a Financial liabilities		
i Short Term Borrowings	43,183.47	41,981.17
ii Trade Payables		
(a) Total outstanding dues of micro enterprises and small enterprises	54.31	69.68
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	24,625.66	23,438.65
iii Other financial liabilities	21,346.16	16,557.44
b Short Term Provisions	268.32	253.94
c Other Current Liabilities	1,08,909.02	1,10,929.23
Total current liabilities	<u>1,98,386.94</u>	<u>1,93,230.12</u>
TOTAL LIABILITIES	<u><u>2,31,762.39</u></u>	<u><u>2,32,199.59</u></u>



Kusaj Ansal

Ansal Housing Limited

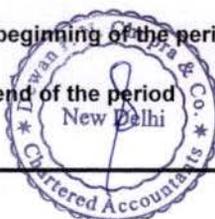
(Formerly known as Ansal Housing and Construction Limited)

(Rs. in Lakh)

CIN No.- L45201DL1983PLC016821

STANDALONE STATEMENT OF CASH FLOW FOR THE PERIOD ENDED 30th September, 2021

		For the period ended 30th Sep, 2021	For the period ended 30th Sep, 2020
A. Cash flow from Operating Activities:			
Profit/(Loss) before Tax (excluding other comprehensive income)		(3,016.72)	(1,879.03)
Other Comprehensive Income		5.97	(3.70)
Adjustment for:			
Loss on Sale of fixed assets		16.37	-
Depreciation and amortization expenses		51.54	61.28
Profit on Sale of fixed assets		(7.30)	(13.36)
Interest & Finance charges		3,661.79	2,533.95
Interest Income		(33.97)	(38.12)
Operating profit/(Loss) before working capital changes		677.69	661.02
Movement in working capital:			
Adjustments for (Increase)/decrease in operating assets:			
Inventories		2,036.33	(613.24)
Trade receivable		(86.37)	(339.13)
Loan-Current		1.28	0.74
Loan-non current		0.65	1.36
Other financial assets - current		0.14	(52.93)
Other assets - current		(139.52)	(731.63)
Non Current Assets held for Sale		16.17	-
Adjustments for Increase/(decrease) in operating liabilities:			
Trade payable		1,171.64	1,427.34
Other financial liabilities - current		1,566.43	1,188.40
Other liabilities - current		(2,009.31)	(71.05)
Provisions - current		14.38	20.42
Provisions - non current		2.80	-
Cash generated from/(used in) operations		3,252.30	1,491.30
Income Taxes paid(net)		(69.32)	164.06
Net cash flow from/(used in) operating activities	A	3,182.98	8,494.94
B. Cash flow from Investing Activities:			
Payments for Property, Plant and equipment, Investment		(1.50)	(0.96)
Properties and intangible assets including under development			
Proceeds from sale of Property, plant and equipment and intangible assets		21.78	22.05
(Increase)/decrease in bank balance not considered as cash and cash equivalents		(24.79)	-
Place During the year			(11.10)
Matured During the year			(8.50)
Redemption/sale of non-current investment			
Others		(16.17)	-
Interest Received		23.07	33.09
Net cash flow from/(used in) investing activities	B	2.38	34.59
C. Cash flow from Financing Activities :			
Interest paid		(1,095.87)	(870.35)
Proceeds from / (repayments of) working capital borrowings		(924.49)	(458.76)
Proceeds from Long-term borrowings		(1,505.86)	(175.81)
Dividend paid (including dividend tax)		-	(0.14)
Repayment of Public Deposit		(147.31)	4.98
Net cash flow from/(used in) financing activities	C	(3,673.53)	(1,500.07)
D. Net increase/(decrease) in cash and cash equivalents	(A+B+C)	(488.17)	5.32
E. Cash and cash equivalents at the beginning of the period		1,096.77	331.68
F. Cash and cash equivalents at the end of the period		608.60	337.00



Kishan Ansal

Ansal Housing Limited
(FORMERLY KNOWN AS ANSAL HOUSING & CONSTRUCTION LIMITED)
 CIN: L45201DL1983PLC016821

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

(Rs. in Lakh)

STATEMENT OF CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER / HALF YEAR ENDED 30TH SEPTEMBER, 2021

Sr. No	PARTICULARS	Quarter Ended			Half Year Ended		Year Ended
		30.09.2021 (Unaudited)	30.06.2021 (Unaudited)	30.09.2020 (Unaudited)	30.09.2021 (Unaudited)	30.09.2020 (Audited)	31.03.2021 (Unaudited)
1	Income						
	a) Revenue from operations	5,711.31	3,443.13	2,852.87	9,154.44	5,314.73	17,055.93
	b) Other Income	58.38	98.64	105.64	157.02	138.05	381.53
	Total Income	5,769.69	3,541.77	2,958.51	9,311.46	5,452.78	17,437.46
2	Expenses						
	a) (Increase)/decrease in stock in trade and work in progress	12.35	35.95	(0.00)	48.30	3.17	105.27
	b) Cost of Construction, Raw Materials & Constructed Properties	4,320.58	1,620.15	1,550.74	5,940.73	2,475.27	10,699.30
	c) Purchase of Flats	-	-	-	-	-	123.46
	d) Employees benefits expense	323.16	278.09	353.55	601.25	605.09	1,340.55
	e) Depreciation	28.71	29.11	30.84	57.82	68.20	129.54
	f) Other expenditure	1,182.99	768.44	917.54	1,951.43	1,466.56	4,601.92
	g) Finance Costs	1,922.64	1,803.71	1,389.43	3,726.35	2,659.02	6,783.16
	Total Expenses	7,790.44	4,535.45	4,242.10	12,325.89	7,277.31	23,783.21
3	Profit (+)/ Loss (-) before Exceptional Items and Tax(1-2)	(2,020.75)	(993.68)	(1,283.59)	(3,014.43)	(1,824.53)	(6,345.75)
4	Exceptional Items- (Income)/(Expense))	-	-	-	-	-	-
5	Profit (+)/ Loss (-) before tax (3+4)	(2,020.75)	(993.68)	(1,283.59)	(3,014.43)	(1,824.53)	(6,345.75)
6	Tax Expense	(742.66)	(438.80)	(315.99)	(1,181.46)	(440.68)	(2,117.23)
7	Profit (+)/ Loss (-) from Ordinary Activities after tax (5-6)	(1,278.11)	(554.87)	(967.59)	(1,832.98)	(1,383.85)	4,228.52
8	Other Comprehensive Income (net of tax expense)	2.16	2.15	(1.33)	4.31	(2.67)	10.33
9	Total Comprehensive Income for the period (7+8)	(1,275.95)	(552.72)	(968.93)	(1,828.67)	(1,386.52)	(4,218.19)
10	Paid-up Equity share capital (Face value of Rs.10/- each)	5,938.58	5,938.58	5,938.58	5,938.58	5,938.58	5,938.58
11	Earning Per Share (EPS) (Not Annualized)						
	a) Basic and diluted EPS (In Rs.)	(2.16)	(0.93)	(1.63)	(3.09)	(2.33)	(7.12)



Kushagra Ansal



Ansal Housing Limited
(Formerly known as Ansal Housing and Construction Limited)
CIN No.- L45201DL1983PLC016821
CONSOLIDATED BALANCE SHEET AS AT 30th Sep,2021

(Rs. in Lakh)

	As at 30th Sep,2021	As at 31st Mar, 2021
I. ASSETS		
1 Non-current Assets		
a Property, plant and equipment	2,490.96	2,736.93
b Other intangible assets	880.77	880.77
c Financial assets		
i Investments	124.21	124.21
ii Loans	-	0.65
iii Other financial assets	78.58	228.59
d Deferred tax assets (net)	8,108.46	6,911.97
e Income tax	1,055.30	987.55
f Other non-current assets	942.81	933.17
Total non-current assets	13,681.08	12,803.84
2 Current Assets		
a Inventories	1,88,815.85	1,89,310.32
b Financial assets		
i Trade receivables	11,746.01	11,331.19
ii Cash and cash equivalents	1,609.13	3,083.93
iii Bank balance other than (iii) above	908.09	732.36
iv Loans	5,795.96	5,797.24
v Other financial assets	5,462.97	5,463.54
c Other Current Assets	11,696.86	11,303.35
Total current assets	2,26,034.87	2,27,021.95
3 Non Current Assets held for sale	67.71	51.54
TOTAL ASSETS	2,39,783.67	2,39,877.32
II. EQUITY AND LIABILITIES		
1 Equity		
a Equity	5,938.58	5,938.58
b Other Equity	11,202.28	12,920.94
Equity attributable to owners of the Company	17,140.86	18,859.52
2 Non Current Liabilities		
a Financial liabilities		
i Long Term Borrowings	16,021.65	19,139.21
ii Other financial liabilities	3,575.61	3,464.49
b Long Term Provisions	172.88	166.21
c Other non-current liabilities	1,432.71	27.47
Total non-current liabilities	21,202.85	22,797.37
3 Current Liabilities		
a Financial liabilities		
i Short Term Borrowings	4,899.91	5,740.12
ii Trade Payables		
(a) Total outstanding dues of micro enterprises and small enterprises	54.31	69.68
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	26,022.26	25,451.19
iii Other financial liabilities	57,803.33	54,510.66
b Short Term Provisions	274.42	260.26
c Current Tax Liabilities (Net)	57.34	48.29
d Other Current Liabilities	1,12,328.40	1,12,140.22
Total current liabilities	2,01,439.96	1,98,220.43
TOTAL LIABILITIES	2,39,783.67	2,39,877.32



Ansal Housing Limited

(Formerly known as Ansal Housing and Construction Limited)

CIN No.- L45201DL1983PLC016821

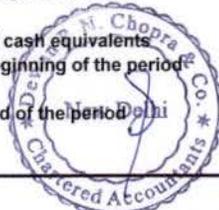
(Rs. in Lakh)

STATEMENT OF Consolidated CASH FLOW FOR THE PERIOD ENDED 30th SEPTEMBER,2021

	For the period ended 30th Sep,2021	For the period ended 30th Sep,2020
A. Cash flow from Operating Activities:		
Profit/(Loss) before Tax (excluding other comprehensive income)	(3014.43)	(1824.53)
Other Comprehensive Income	5.97	(3.70)
Adjustment for:		
Loss on Sale of fixed assets	16.37	0.00
Depreciation and amortisation expenses	57.82	68.20
Profit on Sale of fixed assets	(7.30)	(13.36)
Loss on Sale of Current Investment		0.00
Amounts written off	0.47	3.31
Interest & Finance charges	3726.35	2659.02
Loss due to Written down value of Inventory		0.00
Reversal of External Development Charges		0.04
Liability Relinquished		
Share of loss on Associate	(0.26)	
Interest Income	(34.43)	(38.38)
Exchange Difference on translation of financial statements of a non-integral foreign operation.	(0.01)	1.97
Operating profit/(Loss) before working capital changes	750.56	852.57
Movement in working capital:		
Adjustments for (Increase)/decrease in operating assets:		
Inventories	1297.88	(745.63)
Trade receivable	(414.82)	(561.97)
Loan-Current	1.28	0.74
Loan-non current	0.65	1.36
Other financial assets - current	0.10	(67.68)
Other assets - current	(393.50)	(917.64)
Other non-current assets	(9.64)	-
Other financial assets	150.01	-
Non Current Assets held for sale	(16.17)	-
Adjustments for (decrease)/increase in operating liabilities:		
Trade payable	555.70	1541.30
Other financial liabilities - non current	111.12	115.11
Other financial liabilities - current	(1826.18)	1388.12
Other liabilities - non current	1405.24	0.00
Other liabilities - current	199.08	87.85
Provisions - current	14.17	21.28
Provisions - non current	6.67	13.97
Cash generated from/(used in) operations	1832.16	1729.37
Income Taxes paid(net)	(75.39)	(196.23)
Net cash flow from/(used in) operating activities	A	1756.77
B. Cash flow from Investing Activities:		
Payments for Property, Plant and equipment, Investment Properties and intangible assets including under development	(2.61)	(20.85)
Proceeds from sale of Property, plant and equipment and intangible assets	38.31	22.06
(Increase)/decrease in bank balance not considered as cash and cash equivalents		
Place During the year	(132.85)	(11.10)
Matured During the year	(42.88)	(8.76)
Redemption/(Purchase) of current investments		
Others	0.00	0.00
Interest Received	23.53	33.36
Net cash flow from/(used in) investing activities	B	(116.50)
C. Cash flow from Financing Activities :		
Interest (paid)	(1302.28)	(1143.99)
Proceeds from / (repayments of) working capital borrowings	(924.49)	(458.76)
Proceeds / (repayments of) other short-term borrowings	84.28	78.65
Proceeds from Long-term borrowings	(965.52)	(86.49)
Dividend paid (including dividend tax)	0.00	(0.14)
Repayment of Public Deposit	(7.05)	(1.17)
Net cash flow from/(used in) financing activities	C	(3115.06)
D. Net increase/(decrease) in cash and cash equivalents	(A+B+C)	(1474.78)
E. Cash and cash equivalents at the beginning of the period		3083.92
F. Cash and cash equivalents at the end of the period		511.92

Kushagra Ansal

 Vaishali Ghaziabad


 Chartered Accountants

Ansal Housing Limited
(FORMERLY KNOWN AS ANSAL HOUSING & CONSTRUCTION LIMITED)
CIN: L45201DL1983PLC016821
REGD.OFFICE : 15 UGF, INDRA PRAKASH, 21 BARAKHAMBA ROAD, NEW DELHI - 110 001

NOTES:

- 1 The above financial results which are published in accordance with Regulation 33 of the SEBI (Listing Obligation & Disclosure Requirements) Regulations, 2015 have been reviewed by the audit committee and approved by the Board of Directors at their respective meetings held on November 10, 2021. The financial results are in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act 2013, read with rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) (Amendment Rules), 2016.
- 2 The Company received notice under Sec 13(2) of the Securitisation and Reconstructions of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 from India bulls Asset Reconstruction Company Limited ("IARCL/Lender") demanding full repayment of Rs. 17,508 Lakh (including interest till 05.04.2019). Subsequently, the company has received notice u/s 13(4) of the SARFASAI Act, 2002 where by India bulls Asset Reconstruction Company Limited has taken over the symbolic possession on 5th August, 2019 of certain mortgaged properties. Further, the company has received letter dated 26th May, 2021 from Assets Care and Reconstruction Enterprise Limited ("ACRE/Lender") (Acting in its capacity as Trustee of ACRE-102-Trust) regarding assignment of entire debt / facility from IARCL to ACRE. The matter is in dispute & pending before concerned Tribunal. The outstanding liability as per books of accounts on 30.09.2021 is Rs. 19,690.27 Lakh (including interest) pending confirmation/reconciliation with lender.
- 3 The Company has received notice under Sec 13(2) of the Securitisation and Reconstructions of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 from Hero Fincorp dated 17th May 2021 demanding full repayment of their outstanding dues of Rs. 63.53 Lakh (including interest till 16.04.2021). The outstanding Liability as per books of accounts as on 30th Sep, 2021 is Rs. 36.84 Lakh.
- 4 The company has received letter dated 28/01/2021 on "Revocation of settlement of outstanding dues approved vide letter dated 17/11/2017" from IFCI Limited("Lender") and consequently received " Notice for payment of Dues" showing outstanding balance of Rs. 5,833.33 Lakh & Rs 6,340.55 Lakh as principal and interest respectively till 14.10.2021. Due to the revocation of restructuring, interest liability has been enhanced due to default interest. Management vide its letter dated 24th May 2021 requested for resumption of restructuring considering COVID-19 and other factors. The management accounted for the outstanding principal and interest as current liability without taking impact of enhanced interest. Till the date of approval of the financial statement no further communication has been received from IFCI limited except notice of payment of dues on monthly basis and the company is in discussion with the lender to resolve the matter in best possible manner. The outstanding liability as per books of accounts as on 30th Sep 2021 is Rs. 11097.21 Lakh (including interest).
- 5 Due to outbreak of COVID-19 globally and in India, the Company's management has made initial assessment of impact on business and financial risks on account of COVID-19. Considering that the company is in the business of real estate, the management believes that the impact of this outbreak on the business and financial position of the company will not be significant as at the date of approval of these financial results. The management does not see any risks in the company's ability to continue as a going concern and meeting its liabilities. The company has used the principles of prudence in applying judgements, estimates and assumptions and based on the current estimates, the company expects to recover the carrying amount of trade receivables including advances, investments, inventories and other assets. The eventual outcome of impact of the global health pandemic may be different from those estimated as on the date of approval of these financial statements. Due to the nature of the pandemic, the Company will continue to monitor developments to identify significant uncertainties in future periods, if any.



- 6 The Company has done investment of Rs. 491.67 lakh in a Housing Construction & Lanka Private Limited (a wholly-owned subsidiary company in Sri Lanka) by way of equity shares. The BOI has terminated the agreements for development of integrated township in Sri Lanka between the subsidiary and the BOI. The subsidiary company had filed an arbitration claim against the Board of Investment of Sri Lanka (BOI). During the F.Y.2017-18, the management of the subsidiary company has written off all assets. Now the subsidiary company does not have enough assets to redeem the said investment but management of the company is of the opinion that they will be able to redeem the said investment and write down of Investment is not required at this stage.
- 7 The Company is in collaboration with Samyak Projects Private Limited ("Samyak") for developing a project at Ansal Hub 83-II, Gurugram. Samyak took an Inter Corporate Deposit of Rs 2,500 Lakh from the company for making the payment related to project under collaboration and failed to discharge its obligations for the repayment. The company has approached the NCLT for initiation of the Corporate Insolvency Resolution Process and the management is of the view that the full amount of Rs. 5,795.20 Lakhs (including accrued interest till 31.03.2020) is recoverable from the party and hence no provision for the same has been made in the books of accounts. Further company has not recognised the interest income amounting Rs. 799.26 Lakh, Rs. 739.21 Lakh & Rs. 640.58 Lakh for the quarter ended 30th September, 2021, 30th June 2021 and 30th September, 2020 respectively and Rs. 1,538.47 Lakh & Rs. 1,235.88 Lakh for the half year ended 30th September, 2021 and 30th September 2020 respectively and Rs. 3,060.43 Lakh for the year ended 31st March 2021 due to uncertainty of realisation of income as per Ind AS 115, "Revenue from Contract with Customer".
- 8 The net recoverable value of advances/security deposits paid by company for acquisition of land/project development is based on the management's estimates and internal documentation, which include, among other things, the likelihood when the land acquisition would be completed, the expected date of plan approvals for commencement of project, expected date of completion of project and the estimation of sale prices and construction costs. Due to the significance of the balance to the financial statements as a whole and the involvement of estimates and judgement in the assessment which is being technical in nature, the management is of the opinion that entire amount is recoverable/adjustable against the land procurement/amount payable to collaborator under collaboration agreement and hence no provision is required at this stage.
- 9 Based on the guiding principles given in Ind AS -108 "Operating Segment", the Company is mainly engaged in the business of real estate development viz. construction of residential / commercial properties. As the Company's business actually falls within a single segment, the disclosure requirement of Ind AS – 108 in this regard are not applicable.
- 10 The National Company Law Tribunal (NCLT) vide its order dated 11th July,2019 has permitted to pay Rs.75.00 Lakh per month till the end of March 2020 and Rs.100.00 Lakh per month till the end of March, 2021. The Company has not been able to comply with the said order in respect of repayment for the period February, 2020 to September 2021. Further, company is not able to maintain statutory margin money as liquid assets in the deposit redemption reserve till March, 2021. However, the NCLT vide its order dated 23rd Sep 2021 granted relaxations to the company in respect of application filed for seeking relief from the previous order. The details of the relaxation is given below:
- (a) Company needs to release the monthly payment of Rs. 40.00 Lakh from Sep 2021 to Mar 2022.
- (b) The requirement of maintaining the statutory margin money as liquid assets in their Liquidation redemption reserve is deferred till Mar 2022.



11 Previous quarter figures have been regrouped / reclassified wherever considered necessary to conform to the current period classification.

12 The above results are available on the website of the Company i.e., www.ansals.com and on websites of BSE & NSE.

For and on behalf of the Board

For Dewan P.N. Chopra & Co.

Chartered Accountants

FRN : 000472N

(SANDEEP DAHIYA)

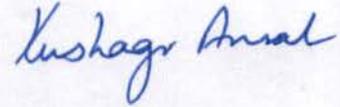
PARTNER

MEMBERSHIP NO.505371

UDIN: 21505371AAA005363/21505371AAAUP4534

Place : Vaishali, Ghaziabad

Dated : 10th November, 2021



(KUSHAGR ANSAL)

WHOLETIME DIRECTOR

DIN: 01216563

