

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, 2020.**
b) Outcome of the Board Meeting dated 11th November, 2020.

Ref: Regulations 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 today i.e. on 11th November, 2020 has considered and approved the Unaudited Financial Results (Standalone and Consolidated) for the Quarter and Half Year ended 30th September, 2020 together with Limited Review Report of the Statutory Auditors. In this connection, please find enclosed herewith the following:

- Unaudited Financial Results (Standalone and Consolidated) for the Quarter and Half Year ended 30th September, 2020.
- 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 30th September, 2020.

The Board meeting was commenced at 13.00 Hrs and concluded at 14.15 Hrs.

This is for your information and records please.

Thanking you.

Yours faithfully,
For **ANSAL HOUSING LIMITED**


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



Encl: As above

Ansal Housing Limited

— An ISO 9001:2015 Company —

(Formerly known as Ansal Housing & Construction Ltd.)

Regd. Office : 606, 6th Floor, Indra Prakash, 21, Barakhamba Road, New Delhi - 110001, Ph. : 91-11-23317466, 23315108
Head Office : 2F-AHCL, 2nd Floor, Ansal Plaza, Sector-1, Vaishali, Ghaziabad, U.P. - 201010, Ph. : 91-120-3854000, 4195100
E-mail : ahl@ansals.com Website : www.ansals.com  www.facebook.com/AnsalsHousing CIN : L45201DL1983PLC016821

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 Review of Standalone Financial Results

To the Board of Directors of Ansal Housing Limited (Earlier known as Ansal Housing and Construction Limited)

1. We have reviewed the accompanying statement of unaudited standalone financial results of **Ansal Housing Limited** ("the Company") for the period and six months ended 30th September, 2020 ("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 these standalone financial statements based on our review.
2. 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 financial statements are free of 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 stated above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with the applicable Indian Accounting Standards (Ind AS) and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of the 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 misstatements.
4. The status of various ongoing projects, recognition of expense and income and the realisable value of the costs incurred are as per the judgment of Management of the Company and certified by their technical personnel and being of technical nature, have been relied upon by us.
5. **Emphasis of Matter**
 - a. We draw attention to Note 3 of the Statement which describes the management's assessment of the impact of the outbreak of Covid-19 on revenue, trade receivables, 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 periods is dependent upon circumstances as they evolve.
 - b. We draw attention to Note 4 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.2,500.00 Lakh from the company for making the payment related to project under collaboration and failed to discharge its obligations for the repayment. The company 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 6 to the Statement regarding company's investment of Rs. 491.67 Lakh in 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.
- d. There are certain matters pending in litigation with Courts/Appellate Authorities, the final outcome of which is presently unascertainable. The management is of the opinion that the company will succeed in the appeal and there will not be any material impact on the standalone financial statements hence no adjustments have been made in these standalone financial statements regarding the same.

Our report is not modified in respect of these matters.

For Dewan P.N. Chopra &Co.
Chartered Accountants
Firm Registration No: 000472N

Sandeep Dahiya
Partner
Membership No. 505371
UDIN: 20505371AAAAQO1078
Date: 11th November 2020

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

CIN: L45201DL1983PLC016821

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

STATEMENT OF STANDALONE FINANCIAL RESULTS FOR THE QUARTER / HALF YEAR ENDED 30TH SEPTEMBER, 2020

(Rs. In Lakh)

Sr. No.	PARTICULARS	STANDALONE					
		Quarter Ended			Half Year Ended		Year Ended
		30.09.2020 (Unaudited)	30.06.2020 (Unaudited)	30.09.2019 (Unaudited)	30.09.2020 (Unaudited)	30.09.2019 (Unaudited)	31.03.2020 (Audited)
1	Income						
	a) Revenue from operations	2,087.38	1,864.40	1,827.58	3,951.78	6,836.09	11,693.49
	b) Other Income	56.09	16.95	1,911.12	73.04	2,474.93	5,477.23
	Total Income	2,143.47	1,881.35	3,738.70	4,024.82	9,311.02	17,170.72
2	Expenses						
	a) (Increase)/decrease in stock in trade and work in progress	(0.00)	3.17	(97.55)	3.17	(91.98)	(107.13)
	b) Cost of Construction, Raw Materials & Constructed Properties	1,550.73	924.53	2,867.80	2,475.26	6,553.74	14,627.46
	c) Purchase of Flats	-	-	-	-	-	(125.00)
	d) Employees benefits expense	199.60	134.80	297.44	334.40	589.45	1,156.09
	e) Depreciation	30.01	31.27	40.42	61.28	81.32	158.55
	f) Other expenditure	318.03	177.77	476.14	495.79	974.03	2,804.96
	g) Finance Costs	1,320.41	1,213.54	940.22	2,533.95	2,850.37	6,479.73
	Total Expenses	3,418.78	2,485.08	4,524.47	5,903.86	10,956.92	24,994.66
3	Profit (+)/ Loss (-) before Exceptional Items and Tax(1-2)	(1,275.30)	(603.73)	(785.76)	(1,879.04)	(1,645.90)	(7,823.94)
4	Exceptional Items- (Income/(Expense))	-	-	-	-	-	-
5	Profit (+)/ Loss (-) before tax (3+4)	(1,275.30)	(603.73)	(785.76)	(1,879.04)	(1,645.90)	(7,823.94)
6	Tax Expense	(317.83)	(142.27)	160.37	(460.11)	(111.58)	(1,842.96)
7	Profit (+)/ Loss (-) from Ordinary Activities after tax (5-6)	(957.47)	(461.46)	(946.14)	(1,418.93)	(1,534.33)	(5,980.98)
8	Other Comprehensive Income (net of tax expense)	(1.33)	(1.33)	(26.31)	(2.67)	8.37	(5.33)
9	Total Comprehensive Income for the period (7+8)	(958.80)	(462.79)	(972.45)	(1,421.59)	(1,525.95)	(5,986.31)
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.)	(1.61)	(0.78)	(1.59)	(2.39)	(2.58)	(10.07)

Ansal Housing Limited
(Formerly known as Ansal Housing and Construction Limited)
CIN No.- L45201DL1983PLC016821
STANDALONE BALANCE SHEET AS AT 30th Sep, 2020

(Rs. In Lakh)

	As at 30th Sep, 2020	As at 31st Mar, 2020
I. ASSETS		
1 Non-current assets		
a Property, plant and equipment	2,936.20	3,150.90
b Financial assets		
i Investment in subsidiary and Associates	2,481.10	2,481.10
ii Loans	1.83	3.19
c Deferred tax assets (net)	5,124.36	4,663.22
d Income tax	942.01	923.12
e Other Non-Current Assets	3,418.02	3,418.02
Total non-current assets	<u>14,903.51</u>	<u>14,639.55</u>
2 Current Assets		
a Inventories	1,86,113.66	1,84,164.13
b Financial assets		
i Trade receivables	9,276.71	8,937.58
iii Cash and cash equivalents	337.00	331.68
iii Bank balances other than (iii) above	1,155.87	1,136.28
iv Loans	5,797.28	5,798.02
v Other financial assets	5,318.15	5,265.21
c Other Current Assets	14,508.74	13,777.11
Total current assets	<u>2,22,507.41</u>	<u>2,19,410.00</u>
3 Non Current Assets held for Sale	5.11	5.11
TOTAL ASSETS	<u><u>2,37,416.04</u></u>	<u><u>2,34,054.66</u></u>
II. EQUITY AND LIABILITIES		
1 Equity		
a Equity	5,938.58	5,938.58
b Other Equity	14,052.13	15,473.71
Equity attributable to owners of the Company	<u>19,990.71</u>	<u>21,412.29</u>
2 Non Current Liabilities		
a Financial liabilities		
i Long Term Borrowings	33,599.40	28,703.21
b Long Term Provisions	85.06	85.06
c Other non-current liabilities	5,059.72	5,059.72
Total non-current liabilities	<u>38,744.19</u>	<u>33,847.99</u>
3 Current Liabilities		
a Financial liabilities		
i Short Term Borrowings	6,008.88	6,467.64
ii Trade Payables	23,379.97	21,952.64
iii Other financial liabilities	35,741.46	36,767.62
b Short Term Provisions	243.50	223.08
c Other Current Liabilities	1,13,307.32	1,13,383.39
Total current liabilities	<u>1,78,681.14</u>	<u>1,78,794.37</u>
TOTAL LIABILITIES	<u><u>2,37,416.04</u></u>	<u><u>2,34,054.66</u></u>

Ansal Housing Limited

(Formerly known as Ansal Housing and Construction Limited)

CIN No.- L45201DL1983PLC016821

(Rs. in Lakh)

STANDALONE STATEMENT OF CASH FLOW FOR THE PERIOD ENDED 30th Sep, 2020

		For the period ended 30th Sep, 2020	For the period ended 30th Sep, 2019
A. Cash flow from Operating Activities:			
Profit/(Loss) before Tax (including OCI)		(1,882.73)	(1,634.31)
Adjustment for:			
Loss on Sale of fixed assets		-	50.65
Depreciation and amortization expenses		61.28	81.32
Profit on Sale of fixed assets		(13.36)	(2.81)
Interest & Finance charges		2,533.95	2,850.37
Profit on Sale of Non Current Investment		-	(0.01)
Interest Income		(38.12)	(2,380.49)
Operating profit/(Loss) before working capital changes		661.02	(1,035.28)
Movement in working capital:			
Adjustments for (Increase)/decrease in operating assets:			
Inventories		(613.24)	3,748.91
Trade receivable		(339.13)	(3,039.27)
Loan-Current		0.74	1.44
Loan-non current		1.36	-
Other financial assets - current		(52.93)	3.86
Other assets - current		(731.63)	(263.96)
Adjustments for Increase/(decrease) in operating liabilities:			
Trade payable		1,427.34	(295.24)
Other financial liabilities - current		1,188.40	(825.67)
Other liabilities - non current		-	(1.31)
Other liabilities - current		(71.05)	3,493.50
Provisions - current		20.42	14.83
Cash generated from/(used in) operations		1,491.30	1,801.80
Income Taxes paid(net)		(20.49)	217.49
Net cash flow from/(used in) operating activities	A	1,470.80	2,019.29
B. Cash flow from Investing Activities:			
Payments for Property, Plant and equipment, Investment		(0.96)	(44.30)
Properties and intangible assets including under development			
Proceeds from sale of Property, plant and equipment and intangible assets		22.05	50.33
(Increase)/decrease in bank balance not considered as cash and cash equivalents			
Place During the year		(11.10)	(46.77)
Matured During the year		(8.50)	76.08
Purchase of current investments			
Others		-	12.36
Redemption/sale of non-current investment			
Others		-	0.01
Interest Received		33.09	1,252.79
Net cash flow from/(used in) investing activities	B	34.59	1,300.51
C. Cash flow from Financing Activities :			
Interest paid		(870.35)	(2,918.99)
Proceeds from / (repayments of) working capital borrowings		(458.76)	120.00
Proceeds from/ (repayment of) other short-term borrowings		0.00	504.97
Proceeds from Long-term borrowings		(175.81)	-
Dividend paid (including dividend tax)		(0.14)	-
Repayment of Public Deposit		4.98	(336.95)
Net cash flow from/(used in) financing activities	C	(1,500.07)	(2,630.97)
D. Net increase/(decrease) in cash and cash equivalents	(A+B+C)	5.32	688.83
E. Cash and cash equivalents at the beginning of the year		331.68	302.47
F. Cash and cash equivalents at the end of the year		337.00	991.30

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 and year to date financial results of the Company Pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

**To the Board of Directors of
Ansal Housing Limited
(Earlier Known as Ansal Housing and Construction Limited)**

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of **Ansal Housing Limited** ("the Parent") and its subsidiaries (The Parent and its subsidiaries together referred to as a "The Group") and its share of the loss after tax and total comprehensive loss of its associate for the quarter and half year ended 30th September, 2020 ("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 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, 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 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 as audit conducted in accordance with the 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: :(Refer Annexure 1)
5. Based on our review conducted and procedures performed as stated in paragraph 3 above and other auditor referred to in paragraph 8 & 9 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. Emphasis of Matter

- a. We draw attention to Note 3 of the Statement which describes the management's assessment of the impact of the outbreak of Covid-19 on revenue, trade receivables, 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 periods is dependent upon circumstances as they evolve.
- b. We draw attention to Note 4 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 group for making the payment related to project under collaboration and failed to discharge its obligations for the repayment. The parent 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. 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.

Our conclusion is not modified in respect of the above matters.

7. Other Matter

The status of various ongoing projects, recognition of expense and income and the realizable value of the costs incurred are as per the judgement of Management of the company and certified by their technical personnel and being of technical nature, have been relied upon by us. Our conclusion on the Statement is not modified in respect of this matter.

8. We did not review the interim financial results of one subsidiary included in the consolidated unaudited financial results, whose interim financial results reflects total assets of Rs.11,485.76 Lakh as at 30th September 2020 and total revenue of Rs.765.47 Lakh and Rs.1,378.32 Lakh, total Net Profit/ (loss) after tax of Rs.(4.57) Lakh and Rs.41.06 Lakh and total comprehensive income/ (loss) of Rs.(4.57) Lakh and Rs.41.06 Lakh for the quarter ended 30th September 2020 and for the period from April 1, 2020 to September 30, 2020 respectively and cash outflows (net) of Rs. 64.74 Lakh for the period from April 1, 2020 to September 30, 2020, as considered in the consolidated unaudited financial results. These interim financial results have been reviewed by other auditor whose review report has 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 the one subsidiary is based solely on the review report of such other auditor and the procedure performed by us as stated above. Our Conclusion on the Statement is not modified in respect of this matter.
9. The Consolidated unaudited financial results include the interim financial information of sixteen subsidiaries, which have not been reviewed by their auditors, whose interim financial information reflects total assets of Rs.7,202.07 Lakh as at 30th September 2020 and total revenues of Rs. Nil Lakh and Rs Nil Lakh, total net loss after tax of Rs 5.46 Lakh and Rs 5.99 Lakh and total comprehensive loss of Rs 5.46 Lakh and Rs 5.99 Lakh for the quarter ended 30th September, 2020 and for the period from April 1, 2020 to September 30, 2020, respectively, and cash outflow (net) of Rs. 4.08 Lakh from April 1, 2020 to September 30, 2020 as considered in the consolidated unaudited financial results.

The consolidated unaudited financial results also include Group's share of loss after tax of Rs. 0.02 Lakh and Rs. 0.04 Lakh and total comprehensive Loss of Rs. 0.02 Lakh and Rs. 0.04 Lakh for the quarter ended 30th September, 2020 and for the period from April 1, 2020 to September 30, 2020, respectively, as considered in the consolidated unaudited financial results, in respect of one Associate, based on its interim financial information which have not been reviewed by their auditors. According to the information and explanations given to us by the Management, these interim financial results are not material to the group. Our conclusion on the Statement is not modified in respect of this matter.

For Dewan P.N. Chopra &Co.
Chartered Accountants
Firm Registration No: 000472N

Sandeep Dahiya
Partner
Membership No. 505371
UDIN: 20505371AAAAQP6651
Date: 11th November 2020

Annexure - 1

List of entities included in the Statement

Holding Company

1. Ansal Housing Limited

Subsidiaries:

2. Housing and Construction Lanka (Private Limited),
3. Geo Connect Limited,
4. Wrangler Builders Private Limited,
5. Maestro Promoters Private Limited,
6. Anjuman Buildcon Private Limited,
7. AR Paradise Private Limited,
8. Fenny Real Estate Private Limited,
9. AR Infrastructure Private Limited,
10. Third Eye Media Private Limited,
11. Aevee Iron and Steel Works Private Limited,
12. Sunrise Facility Management Private Limited,
13. Enchant Constructions Private Limited (Till - 05th December. 2019),
14. Andri Builders and Developers Private Limited,
15. V S Infratown Private Limited,
16. Identity Buildtech Private Limited,
17. Cross Bridge Developers Private Limited,
18. Shamia Automobiles Private Limited,
19. Oriane Developers Private Limited,

Associate:

20. Optus Corona Developers Private Limited

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, 2020

Sr. No.	PARTICULARS	Quarter Ended			Half Year Ended		Year Ended
		30.09.2020 (Unaudited)	30.06.2020 (Unaudited)	30.09.2019 (Unaudited)	30.09.2020 (unaudited)	30.09.2019 (Unaudited)	31.03.2020 (Audited)
1	Income						
	a) Revenue from operations	2,852.87	2,461.86	2,920.81	5,314.73	8,944.09	16,390.09
	b) Other Income	105.64	32.40	2,022.77	138.05	2,627.23	5,731.35
	Total Income	2,958.51	2,494.27	4,943.58	5,452.78	11,571.32	22,121.45
2	Expenses						
	a) (Increase)/decrease in stock in trade and work in progress	(0.00)	3.17	(97.55)	3.17	(91.98)	657.70
	b) Cost of Construction, Raw Materials & Constructed Properties	1,550.74	924.53	2,898.02	2,475.27	6,581.37	14,593.11
	c) Purchase of Flats	-	-	-	-	-	(125.00)
	d) Employees benefits expense	353.55	251.54	495.75	605.09	976.29	1,909.88
	e) Depreciation	30.84	37.36	43.11	68.20	85.39	170.04
	f) Other expenditure	917.54	549.02	1,430.40	1,466.56	2,703.67	5,639.83
	g) Finance Costs	1,389.43	1,269.58	1,086.83	2,659.02	2,997.90	6,750.93
	Total Expenses	4,242.10	3,035.21	5,856.55	7,277.31	13,252.63	29,596.49
3	Profit (+)/ Loss (-) before Exceptional Items and Tax(1-2)	(1,283.59)	(540.94)	(912.97)	(1,824.53)	(1,681.32)	(7,475.03)
4	Exceptional Items- (Income/(Expense))	-	-	-	-	-	-
5	Profit (+)/ Loss (-) before tax (3+4)	(1,283.59)	(540.94)	(912.97)	(1,824.53)	(1,681.32)	(7,475.03)
6	Tax Expense	(315.99)	(124.69)	147.81	(440.68)	(105.02)	(1,684.84)
7	Profit (+)/ Loss (-) from Ordinary Activities after tax (5-6)	(967.59)	(416.26)	(1,060.78)	(1,383.85)	(1,576.30)	(5,790.19)
8	Other Comprehensive Income (net of tax expense)	(1.33)	(1.33)	(26.31)	(2.67)	8.37	6.16
9	Total Comprehensive Income for the period (7+8)	(968.93)	(417.59)	(1,087.09)	(1,386.52)	(1,567.93)	(5,784.03)
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.)	(1.63)	(0.70)	(1.79)	(2.33)	(2.65)	(9.75)

Ansal Housing Limited
(Formerly known as Ansal Housing and Construction Limited)
CIN No.- L45201DL1983PLC016821
CONSOLIDATED BALANCE SHEET AS AT 30TH Sep,2020

(Rs. in Lakh)

	As at 30th Sep,2020	As at 31st March,2020
I. ASSETS		
1 Non-current Assets		
a Property, plant and equipment	3,050.72	3,252.47
b Other intangible assets	880.77	880.77
c Financial assets		
i Investments	123.90	123.95
ii Loans	1.83	3.19
iii Other financial assets	5.31	5.31
d Deferred tax assets (net)	5,179.18	4,718.01
e Income tax	944.32	925.43
f Other non-current assets	934.28	934.27
Total non-current assets	11,120.31	10,843.39
2 Current Assets		
a Inventories	1,94,630.85	1,92,548.92
b Financial assets		
i Trade receivables	11,345.50	10,783.53
ii Cash and cash equivalents	511.92	575.97
iii Bank balance other than (ii) above	1,175.56	1,155.70
iv Loans	5,797.28	5,798.02
v Other financial assets	5,443.87	5,379.50
c Other Current Assets	13,203.03	12,285.38
Total current assets	2,32,107.99	2,28,527.02
3 Non Current Assets held for sale	4.11	4.11
TOTAL ASSETS	2,43,232.41	2,39,374.52
II. EQUITY AND LIABILITIES		
1 Equity		
a Equity	5,938.58	5,938.58
b Other Equity	15,753.87	17,138.43
Equity attributable to owners of the Company	21,692.45	23,077.01
2 Non Current Liabilities		
a Financial liabilities		
i Long Term Borrowings	34,074.11	29,088.57
ii Other financial liabilities	3,291.23	3,176.12
b Long Term Provisions	177.54	163.57
c Other non-current liabilities	37.63	37.63
Total non-current liabilities	37,580.51	32,465.89
3 Current Liabilities		
a Financial liabilities		
i Short Term Borrowings	7,358.72	7,738.83
ii Trade Payables	25,535.51	23,994.21
iii Other financial liabilities	36,966.65	37,946.24
b Short Term Provisions	249.84	228.56
c Current Tax Liabilities (Net)	38.63	196.49
d Other Current Liabilities	1,13,810.10	1,13,727.28
Total current liabilities	1,83,959.45	1,83,831.62
TOTAL LIABILITIES	2,43,232.41	2,39,374.52

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 Sep,2020			
	For the period ended 30th Sep,2020	For the period ended 30th Sep,2019	
A. Cash flow from Operating Activities:			
Profit/(Loss) before Tax (including OCI)	(1,828.23)	(1,669.72)	
Adjustment for:			
Loss on Sale of fixed assets	-	50.65	
Depreciation and amortisation expenses	68.20	85.39	
Deferred Tax	-	(0.06)	
Profit on Sale of fixed assets	(13.36)	(2.81)	
Loss on Sale of Current Investment	-	(4.09)	
Amounts written off	3.31	70.82	
Interest & Finance charges	2,659.02	2,997.90	
Share of loss on Associate	0.04	-	
Interest Income	(38.38)	(2,451.85)	
Exchange Difference on translation of financial statements of a non-integral foreign operation.	1.97	(3.67)	
Operating profit/(Loss) before working capital changes	852.57	(927.44)	
Movement in working capital:			
Adjustments for (Increase)/decrease in operating assets:			
Inventories	(745.63)	3,287.94	
Trade receivable	(561.97)	(3,328.55)	
Loan-Current	0.74	1.44	
Loan-non current	1.36	(0.00)	
Other financial assets - current	(67.68)	(436.07)	
Other assets - current	(917.64)	567.64	
Adjustments for (decrease)/increase in operating liabilities:			
Trade payable	1,541.30	399.02	
Other financial liabilities - non current	115.11	182.53	
Other financial liabilities - current	1,388.12	(845.05)	
Other liabilities - non current	-	(1.31)	
Other liabilities - current	87.85	3,724.43	
Provisions - current	21.28	(738.67)	
Provisions - non current	13.97	9.43	
Cash generated from/(used in) operations	1,729.37	1,895.34	
Income Taxes paid(net)	(196.23)	206.43	
Net cash flow from/(used in) operating activities	A	1,533.14	2,101.77
B. Cash flow from Investing Activities:			
Payments for Property, Plant and equipment, Investment Properties and intangible assets including under development	(20.85)	(40.30)	
Proceeds from sale of Property, plant and equipment and intangible assets	22.06	29.35	
(Increase)/decrease in bank balance not considered as cash and cash equivalents			
Place During the year	(11.10)	(46.77)	
Matured During the year	(8.76)	75.62	
Redemption/(Purchase) of current investments			
Others	-	12.36	
Redemption/sale of non-current investment			
Others	(0.00)	4.09	
Interest Received	33.36	1,190.29	
Net cash flow from/(used in) investing activities	B	14.70	1,224.65
C. Cash flow from Financing Activities :			
Interest (paid)	(1,143.99)	(2,617.04)	
Proceeds from / (repayments of) working capital borrowings	(458.76)	120.00	
Proceeds / (repayments of) other short-term borrowings	78.65	90.87	
Proceeds from Long-term borrowings	(86.49)	64.26	
Dividend paid (including dividend tax)	(0.14)	-	
Repayment of Public Deposit	(1.17)	(336.95)	
Net cash flow from/(used in) financing activities	C	(1,611.89)	(2,678.88)
D. Net increase/(decrease) in cash and cash equivalents	(A+B+C)	(64.05)	647.54
E. Cash and cash equivalents at the beginning of the year		575.97	506.32
F. Cash and cash equivalents at the end of the year		511.92	1,153.86

Ansal Housing Limited
(FORMERLY KNOWN AS ANSAL HOUSING & CONSTRUCTION LIMITED)
CIN: L45201DL1983PLC016821
REGD.OFFICE : 606, 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 11, 2020. 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 demanding full repayment of Rs. 17,508 Lakh (including interest till 05.04.2019). Further, 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. The company is in discussion with the lender to resolve the matter in best possible manner. The outstanding liability as per books of accounts on 30.09.2020 is Rs. 18063.08 Lakh (including interest) pending confirmation/reconciliation with lender.
- 3** The Company has assessed the possible effects that may result from the pandemic relating to COVID-19 on the carrying amounts of Receivables, Inventories, Investments and other assets. In developing the assumptions relating to the possible future uncertainties in the global economic conditions because of this pandemic, the Company, as at the date of approval of these financial results has used internal and external sources of Information. The management does not see any risks in the company's ability to continue as a going concern. 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 unbilled receivables, 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.

Additionally, the company is running a restaurant under hospitality division which has been temporary shut down due to COVID-19 pandemic and not having any significant impact on the financial statements. Also NCLT order dated 11th July, 2019 is not complied with for February, 2020 to Sep, 2020 relating to repayment of Public Deposit accepted by the Company.

- 4** 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.

- 5 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.
- 6 The Company has done investment of Rs. 491.67 lacs in a wholly-owned subsidiary company in Srilanka 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 Previous quarter figures have been regrouped / reclassified wherever considered necessary to conform to the current period classification.
- 8 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: 20505371AAAAQO1078/20505371AAAAQP6651

(KUSHAGR ANSAL)
WHOLETIME DIRECTOR
DIN: 01216563

Place : Vaishali, Ghaziabad
Dated : 11th November, 2020