



ANSAL BUILDWELL LTD.

(AN ISO 9001:2008 CERTIFIED COMPANY)

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@ansalabl.com, Website : www.ansalabl.com
CIN : L45201DL1983PLC017225



14th November, 2018

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 : **Unaudited Financial Results for the quarter ended 30th September, 2018**

Limited Review Report by Independent Auditors.

Dear Sir,

This is in continuation of our letter dated 24th October, 2018, we are enclosing herewith a copy of Un-audited Financial results of the Company for the quarter ended 30th September, 2018 approved by the Board of Directors of the Company in their meeting held on 14th November, 2018 alongwith Limited Review Report by M/s I.P. Pasricha & Co., Chartered Accountants, (Firm Reg. No. 000120N), the Independent Auditors of the Company.

For Ansal Buildwell Ltd.

(Ashok Babu)

Sr.V.P. & Company Secretary
FCS No. 2328



ANSAL BUILDWELL LTD.

(AN ISO 9001:2008 CERTIFIED COMPANY)

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@ansalabl.com, Website : www.ansalabl.com
 CIN : L45201DL1983PLC017225



Statement of Standalone Financial Results for the Quarter and Half Year Ended September 30, 2018

(INR in lakhs)

Particulars	Quarter ended			Half year ended		Year ended
	September 30, 2018 (Unaudited)	June 30, 2018 (Unaudited)	September 30, 2017 (Unaudited)	September 30, 2018 (Unaudited)	September 30, 2017 (Unaudited)	March 31, 2018 (Audited)
I Revenue from Operations	491.78	1,071.01	1,681.31	1,562.79	2,798.40	7,188.93
II Other Income	58.72	62.97	50.42	121.69	110.32	284.40
III Total Income (I+II)	550.50	1,133.98	1,731.73	1,684.48	2,908.72	7,473.33
IV Expenses						
Cost of construction	284.52	533.47	838.37	817.99	1,677.51	3,819.00
Employee benefits expense	210.90	250.08	231.17	460.98	471.61	1,143.64
Finance costs	246.86	247.49	272.70	494.35	593.51	1,073.85
Depreciation and amortisation expense	15.81	21.99	22.04	37.80	43.96	91.61
Other expenses	221.16	184.83	216.17	405.99	390.14	808.59
Total Expenses	979.25	1,237.86	1,580.46	2,217.11	3,176.73	6,936.69
V Profit/(loss) before tax (III-IV)	(428.75)	(103.88)	151.27	(532.63)	(268.01)	536.64
VI Tax expense						
Current tax	-	-	-	-	-	378.55
Deferred tax	9.36	(20.33)	(1.63)	(10.97)	69.51	15.14
	9.36	(20.33)	(1.63)	(10.97)	69.51	393.69
VII Profit/(loss) for the period (V-VI)	(438.11)	(83.55)	152.90	(521.66)	(337.52)	142.95
VIII Other Comprehensive Income						
A(i) Items that will not be reclassified to profit or loss						
(a) gain/(loss) of defined benefit obligation	(5.46)	24.53	16.33	19.07	56.53	48.32
(b) gain/(loss) on change in fair value of equity instruments	0.08	(0.99)	(0.49)	(0.91)	(1.10)	(2.92)
A(ii) Income tax related to items that will not be reclassified to profit or loss	1.51	(6.82)	(4.10)	(5.31)	(14.27)	(13.31)
Total Other Comprehensive Income for the period (A(i+ii))	(3.87)	16.72	11.73	12.85	41.16	32.09
IX Total Comprehensive Income for the period (VII+VIII)	(441.98)	(66.83)	164.62	(508.81)	(296.36)	175.04
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.)	(5.93)	(1.13)	2.07	(7.06)	(4.57)	1.94





ANSAL BUILDWELL LTD.

(AN ISO 9001:2008 CERTIFIED COMPANY)

REGD. OFF : 11B, 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 the Financial Results for the Quarter and Half Year Ended September 30, 2018:

1 Statement of Assets & Liabilities as at September 30, 2018

(INR in lakhs)

Particulars	As at September 30, 2018 (Unaudited)	As at March 31, 2018 (Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	330.69	373.21
Intangible assets	0.19	0.38
Investment in subsidiaries, associate and joint ventures	1,126.97	1,126.97
Financial assets		
- Investment in equity instruments	3.73	5.63
- Security deposits	113.02	111.95
Deferred tax assets (net)	292.53	293.69
Other non-current assets	469.40	434.40
Total non-current assets	2,336.53	2,346.23
Current assets		
Inventories	22,604.43	22,617.68
Financial assets		
- Trade receivables	168.75	663.81
- Cash and cash equivalents	20.56	78.94
- Other bank balances	621.14	604.31
- Security deposits	6.33	6.33
Other current assets	6,129.63	5,910.64
Total current assets	29,550.84	29,881.71
Total assets	31,887.37	32,227.94
EQUITY AND LIABILITIES		
Equity		
Equity share capital	738.38	738.38
Other equity	8,746.77	9,307.88
Total equity	9,485.15	10,046.26
Liabilities		
Non-current liabilities		
Financial liabilities		
- Borrowings	3,505.83	3,286.15
- Other financial liabilities	264.45	263.43
Provisions	459.22	501.77
Other non-current liabilities	455.57	455.57
Total non-current liabilities	4,685.07	4,506.91
Current liabilities		
Financial liabilities		
- Borrowings	3,331.22	2,962.78
- Trade payables	894.62	830.20
- Other financial liabilities	1,993.69	2,181.60
Provisions	258.51	276.50
Current tax liabilities (net)	101.30	119.53
Other current liabilities	11,137.81	11,304.15
Total current liabilities	17,717.15	17,674.76
Total liabilities	22,402.22	22,181.67
Total equity and liabilities	31,887.37	32,227.94



ANSAL BUILDWELL





ANSAL BUILDWELL LTD.


(AN ISO 9001:2008 CERTIFIED COMPANY)

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



- 2 The unaudited standalone financial results have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on November 14, 2018. The statutory auditors have carried out limited review of the financial results for the quarter and half year ended September 30, 2018.
- 3 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.
- 4 Effective from April 01, 2018, the company has adopted Ind AS 115 "Revenue from contract with customer". The adoption of standard did not have any material impact to the financial statement of the Company.
- 5 The standalone figures of the quarter ended September 30, 2018 are the balancing figures between unaudited year to date figures upto the second quarter and figures in respect of the first quarter ended June 30, 2018.
- 6 The figures of previous quarter/half year have been re-grouped, wherever necessary, for the purpose of comparison.

Place:- New Delhi
Date:- November 14, 2018

For and on behalf of the Board
Ansal Buildwell Limited
New Delhi

GOPAL ANSAL
Chairman & Managing Director
DIN: 00014172





I.P. PASRICHA & CO.
CHARTERED ACCOUNTANTS

A-31A, 1st Floor, Ring Road
Rajouri Garden, New Delhi-110027
Phones : 25418722, 25111233
Mob : 9811048429, 9810774806
E-mail : ippasricha@capasricha.com
maneet@capasricha.com

**INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF UNAUDITED
INTERIM FINANCIAL RESULTS**

**TO THE BOARD OF DIRECTORS OF
ANSAL BUILDWELL LIMITED**

We have reviewed the accompanying statement of unaudited standalone financial results of **ANSAL BUILDWELL LIMITED** ('the Company') for the quarter and six month ended September 30, 2018 ('the Statement') being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligation & Disclosure Requirements) Regulations, 2015 ('the Regulation') read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016 ('the Circular').

This statement which is the responsibility of Company's management and approved by 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 read with the relevant rules issued thereunder and other accounting principles generally accepted in India. Our Responsibility is to issue a report on the Statement based on our review.

We conducted our review of the statement in accordance with the Standard on Review Engagements (SRE 2410) 'Review of Internal Financial Information performed by the Independent Auditor of the Entity', specified under Section 143 (10) of the Companies Act, 2013. This standard requires that we plan and perform the review to obtain moderate assurance as to whether statement is free from material misstatement. A review is limited primarily to enquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than audit. We have not performed audit and accordingly, we do not express an audit opinion.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited standalone 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 the SEBI (Listing Obligation & Disclosure Requirements) Regulations, 2015 ('the Regulation') read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016 ('the Circular'), including the manner in which it is to be disclosed, or that it contains any material misstatement.

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



Maneet Pal Singh
Partner
Membership No. 516612

Place: New Delhi
Date: November 13, 2018