



14<sup>th</sup> November, 2023

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

Company Code: 523007

# Sub: i) Unaudited Financial Results for the quarter and six months ended 30<sup>th</sup> September, 2023

# ii) Limited Review Report by Independent Auditors.

Dear Sir,

This is in continuation of our letter dated 10<sup>th</sup> October, 2023, we are enclosing herewith the compliance of Regulations 30 and 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations"), please find enclosed herewith the following:-

- 1) The Un-Audited Financial Results (Standalone and Consolidated) for the 02<sup>nd</sup> Quarter and Half Year ended on 30<sup>th</sup> September, 2023 of the Financial Year 2023-24 duly approved by the Board of Directors at their meeting held on the 14<sup>th</sup> November, 2023.
- Copies of Limited Review Reports (Standalone and Consolidated) submitted by the Statutory Auditors of the Company, M/s I.P. Pasricha & Co. Chartered Accounts, on the Un-Audited Financial Results for the 02<sup>nd</sup> Quarter and Half year ended on the 30<sup>th</sup> September, 2023 of Financial Year 2023-24.

Infrastructure

The Board meeting commenced at 12.00 Noon and concluded at 4.50 P.M.

This is for your information and record please.

Real Estate 🗊 Hospitality

Thanking you,

E.

Yours faithfully. For Ansal Buildwell Ltd.

(Ashok Babu)

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

**Education** 



## ANSAL BUILDWELL LIMITED

REGD. OFF. : 118, Upper First Floor, Prakash Deep, 7, Tolstoy Marg, New Delhi 110001 Phone: +91-11-23353051, 23353052 Email: info@ansalabl.com www.ansalabl.com CIN: L45201DL1983PLC017225



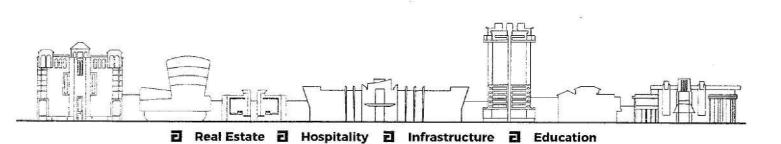
## Statement of Standalone Unaudited Financial Results for the Quarter & Half Year Ended September 30, 2023

(INR in lakhs except EPS)

	a a v ta	Standalone						
		9/7	Quarter ender	<b>1</b>	Half ye	ar ended	Year ended	
	Particulars	September 30, 2023 (Unaudited)	June 30, 2023 (Unaudited)	September 30, 2022 (Unaudited)	September 30, 2023 (Unaudited)	September 30, 2022 (Unaudited)	March 31, 2023 (Audited)	
	Revenue from Operations	1,172.86	256.75	568.68	1,429.61	1,440.57	2,424.06	
	Other Income	67.36	59.01	75.52	126.37	144.31	282.69	
III	Total Income (I+II)	1,240.22	315.76	644.20	1,555.98	1,584.88	2,706.75	
IV	Expenses	.u. t.	distance -		1			
- •	Cost of construction	252.05	65.45	133.26	317.50	604.81	665.88	
	Employee benefits expense	210.77	226.16	193.26	436.93	391.49	837.04	
Č.	Finance costs	84.91	93.95	98.59	178.86	179,79	372.74	
	Depreciation and amortisation expense	46.89	50.78	46.53	97.67	103.68	55.37	
	Other expenses	149.76	141.51	132.43	291.27	242.86	642.36	
×1.0	Total Expenses	744.38	577.85	604.07	1,322.23	1,522.63	2,573.39	
V	Profit/(loss) before tax (III-IV)	495.84	(262.09)	40.13	233.75	62.25	133.36	
VI	Tax expense	32		1	1 A A		100.00	
1 - T.	Current tax	90.69		8.32	90.69	8.32	58,14	
	Deferred tax	(9.32)	6.10	(5.63)	(3.22)	4.72	180.09	
		81.37	6.10	2.69	87.47	13.04	238.23	
VII	Profit/(loss) for the period (V-V-)	414.47	(268.19)	37.44	146.28	49.21	(104.87)	
/111	Other Comprehensive Income				1	en en en		
	A(i) Items that will not be reclassified to profit or loss			1. C.,		1 4		
	(a) gain/(loss) of defined benefit obligation	(14.15)	(1.12)	(20.34)	(15.27)	(11.73)	36.48	
	<ul><li>(b) gain/(loss) on change in fair value of equity instruments</li></ul>	1.70	0.33	0.52	2.03	0.08	0.84	
	A(ii) Income tax related to items that will not be reclassified to profit or loss	3.68	0.29	5,29	3.97	3.05	(9.48)	
	Total Other Comprehensive Income for the period (A(i+ii))	(8.77)	(0.50)	(14.53)	(9.27)	(8.60)	27.84	
IX	Total Comprehensive Income for the period (VII+VIII)	405.70	(268.69)	22.91	137.01	40.61	(77.03)	
X	Paid up equity share capital	738.38	738.38	738.38	738.38	738.38	738.38	
92	(Face value of Rs. 10 per share)			1.1 p		,	, , , , , , , , , , , , , , , , , , , ,	
	Basic and diluted earnings per share (not annualised) (Rs.)	5.61	(3.63)	/ 0.51	1.98	0.67	(1.42)	



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# Notes to statement of Standalone Unaudited Financial Results for the Quarter & Half Year ended September 30, 2023

- 1 The unaudited standalone financial results have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on November 14, 2023. The statutory auditors have carried out limited review of the financial results for the quarter ended September 30, 2023.
- 2 These standalone financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards (Ind AS) as notified under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended.
- 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 The company has made provision of interest on principal refund amount payable to customers related to Jaipur project of Rs. 526.69 Lakhs up to the period ended September 30, 2023.
- 5 The Ansal Buildwell Limited had Invested Rs. 34.01 Crores in the form of equity shares and given the business advances amounting to Rs. 25.00 Crores to Ansal Crown Infrabuild Private Limited (whoily owned Subsidiary Company).

One of the Operational Creditor filed the petition against Ansal Crown Infrabuild Private Limited Company before the Hon'ble NCLT. The Hon'ble NCLT has admitted application bearing C.P.(IB)/783/2022 under section 9 of the IBBC Code 2016 against the M/s. Ansal Crown Infrabuild Private Limited on dated 21st April, 2023 and accordingly the Corporate Insolvency Resolution Process (CIRP) of IBC, 2016 is Initiated.

**6** The figures of previous quarter/ year have been re-grouped, wherever necessary, for the purpose of comparision.

In terms of our report attached For I.P. Pasricha & Co. Charter Accountants FRI AS DODITION THE ACCOUNT OF A CONTROL O

Inderen Singh Pasricha Partner Membership No. 080529

Place : New Delhi Date : November 14, 2023 For and on Behalf of the Board Ansal Buildwell Limited

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Shobhit Charla Whole-time Director DIN: 00056364

### Ansal Buildwell Limited Statement of Assets & Liabilities as at September 30, 2023 (Unaudited)

(INR in lakhs)

		(INR in lakhs)
Particulars	As at September 30, 2023	As at March 31, 2023 (Audited)
Non-current assets	(Unaudited)	
Property, plant and equipment	195.86	210.8
Right of use assets	119,90	
Intangible assets		198.7
Investment in subsidiaries, associate and joint ventures	1.32	1.58
Financial assets	4,413.04	4,413.04
- Investments	e *	F. m. at
	5.36	3.3
- Trade receivables	589.84	434.9
Deferred tax assets (net) Other non-current assets	161.03	157.8
Other non-current assets	198.64	439.3
Total non-current assets	5,684.99	5,859.71
Current assets	1	Vi Si
Inventories	22,215.16	22.200 6
Financial assets	22,213.10	22,398.63
- Trade receivables	(2.01	
- Cash and cash equivalents	63.81	5.89
- Other bank balances	487.73	135.0
Current tax assets (Net)	675.53	659.55
Other current assets	8,253.87	
Total current assets	31,696.10	8,482.26 31,681.34
Total assets		
	37,381.09	37,541.05
Equity and liabilities Equity	S	
Share capital	- 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	
Other equity	738.38	738.38
Total equity	10,239.93 10,978.31	10,102.91 10,841.29
Liabilities		4.
Non-current liabilities Financial liabilities	C	1. I.I.I.I.I.I.I.I.I.I.I.I.I.I.I.I.I.I.I
- Borrowings	703.51	276.59
- Lease Liabilities		2/0.35
	4.13	
- Trade payables	4.13	
<ul> <li>Trade payables         <ul> <li>(a) Total outstanding dues of micro enterprises and</li> </ul> </li> </ul>	4.13	
<ul> <li>Trade payables         <ul> <li>(a) Total outstanding dues of micro enterprises and small enterprises</li> </ul> </li> </ul>	4.13	
<ul> <li>Trade payables</li> <li>(a) Total outstanding dues of micro enterprises and small enterprises</li> <li>(b) Total outstanding dues of creditors other than</li> </ul>		32.07
<ul> <li>Trade payables         <ul> <li>(a) Total outstanding dues of micro enterprises and small enterprises</li> </ul> </li> </ul>	4.13	32.07
<ul> <li>Trade payables         <ul> <li>(a) Total outstanding dues of micro enterprises and small enterprises</li> <li>(b) Total outstanding dues of creditors other than micro enterprises and small enterprises</li> </ul> </li> <li>Other financial liabilities</li> </ul>	400.31	32.07 - 459.44
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## ANSAL BUILDWELL LIMITED Standalone Statement of Cash Flow as on September 30, 2023 (Unaudited)

÷ 1,

Particulars	Year ended September 30, 2023 (Unaudited)	(INR in lakhs) Year ended 31.3.2023 (Audited)
Profit before tax	233.75	133.36
Adjustments for:	110 Barrier 100 Barrier	
Depreciation and amortisation expenses Interest income from:	102.40	65.29
- Debts, deposits, loans and advances, etc.	(30.44)	(79.08)
Interest expenses	260.07	205 52
- On borrowings	268.07	396.52
- Others	16.61 (2.24)	18.96 (1.15
Loss/ (Gain) on sale of property, plant and equipment	354.39	400.55
Operating profit before working capital changes	588.15	533.91
operating profit before working capital changes	500.15	333.51
Adjustments for:	a a a a a a a a a a a a a a a a a a a	·
(Increase)/decrease in inventories	183.47	(411.35
(Increase)/decrease in trade receivables	(212.82)	880.80
(Increase)/decrease in other assets	469.11	(376.45
Increase/(decrease) in trade payables	(62.06)	67.57
Increase/(decrease) in other financial liabilities	(29.61)	20.74
Increase/(decrease) in provisions	(10.28)	5.05
Increase/(decrease) in other liabilities	(525.44)	(382.02)
Cash generated by operating activities	(187.64) 400.51	(195.66) 338.25
the second se		
Income taxes paid (net of tax deducted at source)	(50.58)	(266.11)
	(50.58)	(266.11)
Net cash generated by operating activities	349.93	72.14
B. CASH FLOW FROM INVESTING ACTIVITIE		€: ¥
Purchase of property, plant and equipment	(9.23)	(5.42
Proceeds from sale of property, plant and equipment Purchase of current and non-current investments	3.28	3.26
Interest received Bank balances not considered as cash and cash equivalents	30.44	. 79.08
- Placed during the year	(15.98)	(19.24)
Net cash (used) in investing activities	8.51	57.68
C. CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from borrowings	356.19	402.56
Interest paid	(284.67)	(415.49)
Lease liability paid	(81.16)	(161.97
Dividend paid		
Net cash used in financing activities	(9.64)	(174.90)
NET(DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS (A + B + C)	348.79	(45.08
Cash and cash equivalents at the beginning of the year	(1,699.97)	(1,654.89)
Cash and cash equivalents at the end of the year	(1,351.18)	(1,699.97)

Reconciliation of Cash & Cash equivalents as per the Standalone Statement o Cash and cash equivalents as per the above comprise of the followings:	f Cash Flows:	
Cash and cash equivalents	487.73	135.01
Less: Bank Overdraft repayable on demand	(1,838.91)	(1834.98
Cash and cash equivalents as per Standalone Statement of Cash Flow	(1,351.18)	(1,699.97



Sobili and

# I.P. PASRICHA & CO

Chartered Accountants

Limited Review Report on Unaudited Quarterly and Year-to-date Standalone Financial Results of Ansal Buildwell Limited under Regulation 33 of the SEBI (Listing Obligations and disclosure Requirement) Regulations, 2015

TO THE BOARD OF DIRECTORS OF ANSAL BUILDWELL LIMITED

- We have reviewed the accompanying statement of standalone unaudited financial results of ANSAL BUILDWELL LIMITED ('the company') for the quarter ended September 30<sup>th</sup>, 2023 and year to date results for the period from 1<sup>st</sup> April, 2023 to 30<sup>th</sup> September, 2023 ('the statement').
- 2. This statement, which is the responsibility of the Company's management and approved by the Board of Directors, which has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder; or by the Institute of Chartered Accountants of India, as applicable and other accounting principles generally accepted in India. Our responsibility is to issue a report on these financial statements based on our review.
- 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 substantially less in scope than an audit conducted in accordance with the standards on auditing specified under section 143(10) of the Companies Act, and consequently, does not enable us to obtain assurance that we would become appear of all significant matters that might be identified in an audit. Accordingly, we do not express an 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 as amended, read with relevant rules issued there under 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.
- 5. Emphasis of Matter

We draw attention to Note No. 5 of Unaudited Quarterly Standalone Financial Results, as at 30th September 2023, The Ansal Buildwell Limited had Invested Rs. 34.01 Crores in the form of equity shares and given the business advances amounting to Rs. 25.00 Crores to Ansal Crown Infrabuild Private Limited (wholly owned Subsidiary Company).

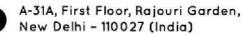
One of the Operational Creditor filed the petition against Ansal Crown Infrabuild Private Limited Company before the Hon'ble NCLT. The Hon'ble NCLT has admitted application bearing C.P.(IB)/783/2022 under section 9 of the IBBC Code 2016 against the M/s. Ansal Crown Infrabuild Private Limited on dated 21st April, 2023 and accordingly the Corporate Insolvency Resolution Process (CIRP) of IBC, 2016 is Initiated.

Our Conclusion is not modified in respect of this matter.

For I.P. Pasricha & Co. Chargered Accountants 4021000.0001200 CA4 2 astu \*4 NEW Inder Pat Singh Pasricha Pactorer Membership to: 080529 Place: New Delhi Date: 14.11.2023 UDIN: 23080529BGPZBL6861











# ANSAL BUILDWELL LIMITED

REGD. OFF.: 118, Upper First Floor, Prakash Deep. 7, Tolstoy Marg. New Delhi 110001 Phone: +91-11-23353051, 23353052 Email: info@ansalabl.com www.ansalabl.com CIN: L45201DL1983PLC017225



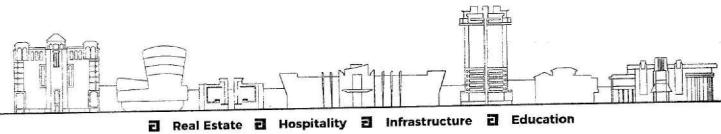
# Statement of Consolidated Unaudited Financial Results for the Quarter & Half Year Ended September 30, 2023

(TNR	in	lakhs	except	EPS)
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r	- design from the second s	Consolidated					19 S. S
		Quarter ended Half year ended					Year ended
	Particulars	September 30, 2023 (Unaudited)	June 30, 2023 (Unaudited)	September 30, 2022 (Unaudited)	September 30, 2023 (Unaudited)	September 30, 2022 (Unaudited)	March 31, 2023 (Audited)
I	Revenue from Operations	1,172.86	256.75	1,411.75	1,429.61	2,283.64	3,267.13
_	Other Income	69.28	60.89	80.12	130.17	148.91	293.61
	Total Income (I+II)	1,242.14	317.64	1,491.87	1,559.78	2,432.55	3,560.74
	Expenses						1 505 00
	Cost of construction	252.05	65.45	1,090.64	317.50	1,444.81	1,505.88
	Employee benefits expense	210.77	226.16	173.59	436.93	391.49	837.03
The second	Finance costs	84.92	93.95	44.95	178.87	179.79	372.74
	Depreciation and amortisation expense	51.56	55.45	52.79	107.01	114.34	75.94
	Other expenses	184.16	141.66	88.82	325.82	243.46	647.00
	Total Expenses	783.46	582.67	1,450.79	1,366.13	2,373.89	3,438.59
V	Profit/(loss) before tax (III-IV)	458.68	(265.03)	41.08	193.65	58.66	122.15
-	Tax expense		I +		<u>n a kan</u> a	<u></u>	
	Current tax	90.69		8.78	90.69	8.78	58.82
	Deferred tax	(9.32)	6.10	(5.70)	(3.22)	the second se	180.09
		81.37	6.10	3.08	87.47	13.50	238.91
VII	Profit/(loss) for the period (V-VI)	377.31	(271.13)	38.00	106.18	45.16	(116.76
VIII	Share of profit/ (loss) of an Associate and Joint Ventures	285.13	(54.65)	(4.76)	230.48	(5.86)	a strained and strained
IX	Profit/(loss) for the period (VII+VIII)	662.44	(325.78)	33.24	336.66	39.30	(281.99
120							7
X	Other Comprehensive Income A(i) Items that will not be reclassified to profit or				1 <u>.</u>		3
	loss (a) gain/(loss) of defined benefit obligation	(14.15)	(1.12)	(20.34)	(15.27)	) (11.73)	) 36.48
	(b) gain/(loss) on change in fair value of equity instruments	1.70	0.33	0.52	2.03	0.08	0.84
	A(ii) Income tax related to items that will not be reclassified to profit or loss	3.68	0.29	/ 5.29	3.97	3.05	(9.48
	Total Other Comprehensive Income for the period (A(i+ii))	(8.77)	) (0.50)	(14.53)	(9,27	(8.60)	27.84
XI	Total Comprehensive Income for the period $(IX + X)$	653.67	(326.28)	) 18.71	327.39	30.70	(254.15
XII	Paid up equity share capital	. 738.38	738.38	738.38	738.38	738.38	738.38
-	(Face value of Rs. 10 per share)			÷.			
XIII	Basic and diluted earnings per share (not annualised) (Rs.)	8.97	(4.41	) 0.45	4.56	0.53	(3.8)



Johli Warb



# Notes to statement of Consolidated Unaudited Financial Results for the Quarter & Half Year ended September 30, 2023

- 1 The unaudited consolidated financial results have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on November 14, 2023. The statutory auditors have carried out limited review of the financial results for the quarter ended September 30, 2023.
- 2 These consolidated financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards (Ind AS) as notified under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended.
- **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 The figures of standalone financial results are as follows:

		Half Year Ended		Year Ended		
Particulars	September 30, 2023 (Unaudited)	June 30, 2023 (Unaudited)	September 30, 2022 (Unaudited)	September 30, 2023 (Unaudited)	September 30, 2022 (Unaudited)	March 31, 2023 (Audited)
Total Income*	1,240.22	315.76	644.20	1,555.98	1,584.88	2,706.75
Profit before Tax	495.84	(262.09)	40.13	233.75	62.25	133.36
Profit for the period	414.47	(268.19)	37.44	146.28	49.21	(104.87)

\* Total income includes Revenue from Operations & Other Income

- 5 The company has made provision of interest on principal refund amount payable to customers related to Jaipur project of Rs. 526.69 Lakhs up to the period ended September 30, 2023.
- 6 The Ansal Buildwell Limited had Invested Rs. 34.01 Crores in the form of equity shares and given the business advances amounting to Rs. 25.00 C+ pres to Ansal Crown Infrabuild Private Limited (wholly ov.Fvd Subsidiary Company).

One of the Operational Creditor filed the petition against Ansal Crown Infrabulid Private Limited Company before the Hon'ble NCLT. The Hon'ble NCLT has admitted application bearing C.P.(IB)/783/2022 under section 9 of the IBBC Code 2016 against the M/s. Ansal Crown Infrabulic' Private Limited on dated 21st April, 2023 and accordingly the Corporate Insolvency Resolution Process (CIRP) of IBC, 2015 is Initiated.

7 The figures of previous quarter/ year have been re-grouped, wherever necessary, for the purpose of comparision.

For and on Behalf of the Board Ansal Buildwell Limited

1.1 Cha

Shobhit Charla Whole-time Director DIN: 00056364

Place : New Delhi Date : November 14, 2023

Ansal Buildwell Limited Consolidated Statement of Assets & Liabilities as at September 30, 2023 (Unaudited)

Particulars2023 (Unaudited)(Audited)Von-current sasets270.43294.8Varperty, plant and equipment132198.7Vight of use assets119.90198.7Intractigite assets1.321.5Investment is subsidiaries, associate and joint ventures4,299.864,009.3Investment assets596.18434.9Perfered tax assets (net)1.050.001.298.7Total form-current assets6,501.556,448.8Current assets6,501.556,448.8Current assets6,226.266,400.7Catal assets6,226.266,400.7Crat assets6,226.266,400.7Cotal assets6,226.266,400.7Cotal assets6,226.266,400.7Cotal assets6,226.266,400.7Cotal assets6,226.266,400.7Cotal assets6,226.266,400.7Cotal assets6,226.266,400.7Cotal assets6,226.266,400.7Cotal assets6,226.266,400.7Cotal assets41,283.3441,026.89Fotal assets42,784.89-47.475.77Eguity and liabilities738.38738.3Cotal assets703.512.765.5Cotal assets10,478.7710,151.3Cotal assets1,263.14459.4Cotal assets1,263.14459.4Cotal assets1,279.041,278.1Cotal assets3,804.822,719.40Cotal assets2,691.05 <th></th> <th></th> <th>(INR in lakhs)</th>			(INR in lakhs)
Property, plant and equipment (b)th of use assets         270,43         294.8           Intraction of the selection of the se	Particulars		As at March 31, 2023 (Audited)
tight of use assets         119.90         188.7           investment in subsidiaries, associate and joint ventures         1.32         1.5           investment in subsidiaries, associate and joint ventures         4,299.86         4,069.3           Investments         5.36         3.3           Investments         6,501.55         6,448.8           Current assets         6,501.55         6,448.8           Current assets         63.81         12.2           Intract ecceivables         730.33         215.6           Other bank balances         823.54         833.6           Current assets         6,202.26         6,400.7           Total current assets         6,226.26         6,400.7           Total current assets         703.3         215.6           Share capital         738.38         736.3           Total current insplitties         703.51         22.65.5	Non-current assets		
Interruption       1.32       1.32         Investments       4,299.86       4,069.3         Investments       5.36       3.3         Investments       5.36       3.3         Investments       5.36       4.34.9         Deferred tax assets (net)       1.050.00       1.228.7         Total non-current assets       6,501.55       6,448.8         Current assets       6,33.1       12.2         Investments       33,379.40       33,554.6         Investments       6,38.1       12.2         Cash and cash equivalents       6,226.26       6,400.7         Other own current assets       6,226.26       6,400.7         Total current assets       41,283.34       41,026.8         Other current assets       47,784.89       47,475.77         Equity and liabilities       703.51       276.5         Inancial flabilities       703.51       276.5         Inancial flabilities       11,217.15       10,889.77         Inabilities       703.51       276.5         Inacid flabilities       1,263.14       459.4         State capital       11,263.14       459.4         Other financial flabilities       1,263.14       459.4 </td <td></td> <td></td> <td>294.81</td>			294.81
investment in subsidiaries, associate and joint ventures         4,299.86         4,069.3           investments         5.36         3.3           - Trade receivables         5.36         3.3           Deferred tax assets (net)         150.50         147.2           Dither non-current assets         6,501.55         6,448.83           Current assets         6,501.55         6,448.83           Current assets         6,3.81         12.2           Cash and cash equivalents         790.33         215.6           - Other bank balances         323.54         64.00.3           Current assets         6,222.26         6,400.7           Other bank balances         23.33.33         41.026.84           Current assets         6,226.26         6,400.7           Trade receivables         47.784.89         47.475.71           Equity and liabilities         738.38         738.3           Total equity         11.217.15         10,869.77           Cher on current liabilities         703.51         226.5           State equity         11.217.15         10,869.72           Cher on current liabilities         703.51         226.5           Carl exerptises and small enterprises and small enterprises and small enterprises and small ent	Right of use assets	119.90	198.77
inancial assets         5.36         3.3           - Trade receivables         55.6         3.4           - Trade receivables         55.6         3.3           - Trade receivables         55.6         147.2           Dther non-current assets         1,058.00         1,298.7           Fotal non-current assets         6,501.55         6,448.8           Current assets         6,381         12.2           - Cash and cash equivalents         790.33         215.6           - Other bank balances         823.5         843.6           Current assets         6,226.26         6,400.7           Fotal current assets         6,226.26         6,400.7           Fotal assets         41,283.34         41,026.89           Other bank balances         823.55         433.3           Share capital         10,478.77         10,151.3           Total current assets         703.51         276.5           Foral nourcent liabilities         738.38         738.3           Trade payables         4,13         32.0           - Trade payables         1,279.04         1,278.1           - Other financial liabilities         3,504.82         2,771.9.4           - Trade payables         1,016.06<	Intangible assets	1.32	1.58
Investments         5.36         3.3           Trade receivables         356.18         434.9           Deferred tay assets (net)         1,058.00         1,298.7           Other non-current assets         6,501.55         6,448.8           Current assets         6,33,379.40         33,554.6           inancial assets         6,38.1         12.2           - Trade receivables         63.81         12.2           - Cash and cash equivalents         790.33         215.6           - Other bank balances         823.54         843.6           Current assets         6,226.26         6,400.7           Other current assets         6,226.26         6,400.7           Total current assets         41,228.34         41,026.9           Share capital         738.38         738.3           Total explusy         10,478.77         10,151.3           Share capital         738.38         738.3           Total explusy         10,478.77         10,151.3           Share capital         703.51         226.5           Current liabilities         4,13         32.0           Total explusy         10,478.77         10,151.3           Other financial liabilities         1,263.14	Investment in subsidiaries, associate and joint ventures	4,299.86	4,069.39
- Trade receivables         596.18         434.9           Deferred tax assets (net)         150.50         147.2           Dther non-current assets         6,501.55         6,448.8           Current assets         6,501.55         6,448.8           Current assets         6,33,379.40         33,554.6           inancial assets         6,381         12.2           - Cash and cash equivalents         790.33         215.6           - Other bank balances         823.54         843.6           Duter current assets         6,226.26         6,400.7           Fotal exceptial         71,283.34         41,026.8*           Total exceptial         738.33         738.3           Other pant liabilities         738.38         738.3           Guity and liabilities         10,478.77         10,151.3           Subre rourity         11,217.15         10,889.72           Call isolities         41.33         32.0           Non-current liabilities         41.283.14         459.4           Other non-current liabilities         1,263.14         459.4           Other non-current liabilities         1,263.14         459.4           Other non-current liabilities         1,279.04         1,278.1	Financial assets		
Deferred tax assets (net)         150.50         147.2           Dther non-current assets         1,058.00         1,298.7           Current assets         6,501.55         6,448.8           Current assets         6,33,379.40         33,554.6           Financial assets         6,38.81         12.2           - Trade receivables         6,38.81         12.2           - Cash and cash equivalents         790.33         215.6           - Other bank balances         823.54         843.6           Current assets         6,226.26         6,400.7           Total current assets         41,283.34         41,026.89           Stare capital         738.38         738.3           Total current assets         9,047.87.7         10,151.3           Total current liabilities         10,478.77         10,151.3           Total current liabilities         703.51         226.57           Total current liabilities         1,279.04         1,278.1	- Investments	5.36	3.32
Other non-current assets1,058.001,298.7fotal non-current assets6,501.556,448.8Current assets33,379.4033,554.6inancial assets63.8112.2- Cash and cash equivalents790.33215.6- Other back balances823.54843.6Current assets6,226.266,400.7Other current assets41,283.3441,026.89Fotal current assets47,784.8947,475.71Equity and liabilities738.38738.3Fotal assets703.51227.65Share capital11,217.1510,889.71Non-current liabilities11,263.14459.4(a) Total outstanding dues of micro enterprises and small enterprises1,263.14459.4(b) Total outstanding dues of creditors other than micro enterprises and small enterprises1,279.041,278.1(b) Total outstanding dues of micro enterprises and small enterprises2,691.052,767.8(b) Total outstanding dues of micro enterprises and small enterprises2,691.052,767.8(b) Total outstanding dues of micro enterprises and small enterprises2,691.052,767.8(b) Total outstanding dues of micro enterprises and small enterprises127.311080.5(c) Total outstanding dues of creditors other than micro enterprises and small enterprises22,691.052,767.8(b) Total outstanding dues of micro enterprises and small enterprises22,691.052,767.8(c) Total outstanding dues of creditors other than micro enterprises and small enterprises202.751,063.9 <td>- Trade receivables</td> <td>596.18</td> <td>434.94</td>	- Trade receivables	596.18	434.94
Other non-current assets1,058.001,298.7fotal non-current assets6,501.556,448.8Current assets33,379.4033,554.6inancial assets63.8112.2- Cash and cash equivalents790.33215.6- Other back balances823.54843.6Current assets6,226.266,400.7Other current assets41,283.3441,026.89Fotal current assets47,784.8947,475.71Equity and liabilities738.38738.3Fotal assets703.51227.65Share capital11,217.1510,889.71Non-current liabilities11,263.14459.4(a) Total outstanding dues of micro enterprises and small enterprises1,263.14459.4(b) Total outstanding dues of creditors other than micro enterprises and small enterprises1,279.041,278.1(b) Total outstanding dues of micro enterprises and small enterprises2,691.052,767.8(b) Total outstanding dues of micro enterprises and small enterprises2,691.052,767.8(b) Total outstanding dues of micro enterprises and small enterprises2,691.052,767.8(b) Total outstanding dues of micro enterprises and small enterprises127.311080.5(c) Total outstanding dues of creditors other than micro enterprises and small enterprises22,691.052,767.8(b) Total outstanding dues of micro enterprises and small enterprises22,691.052,767.8(c) Total outstanding dues of creditors other than micro enterprises and small enterprises202.751,063.9 <td>Deferred tax assets (net)</td> <td>150.50</td> <td>147.28</td>	Deferred tax assets (net)	150.50	147.28
Current assetsInventories33,379.4033,554.6- Trade receivables53.8112.2- Cash and cash equivalents790.33215.6- Other bank balances823.54843.6Lurrent tax assets (Net)5,226.266,400.7Other current assets6,226.266,400.7Total current assets6,226.266,400.7Total current assets47,784.8947,475.7Equity and liabilities738.38738.3Guity and liabilities738.38738.3Total current liabilities10,478.7710,151.3Sthere capital703.51226.55Other gaulty10,478.7710,151.3Total equity11,217.1510,889.71Liabilities703.51226.55Other non-current liabilities703.51226.55Inancial liabilities703.51226.55(b) Total outstanding dues of micro enterprises and small enterprises1,263.14459.4Total outstanding dues of creditors other than micro enterprises and small enterprises1,279.041,278.1Other non-current liabilities1,279.041,278.1101.60219.6Current liabilities3,804.822,719.402,767.8- Darbowings2,691.052,767.82,691.052,767.8- Trade payables10,731180.526,91.052,767.8(b) Total outstanding dues of micro enterprises and small enterprises202.751,063.9- Lease Liabilities127.31180.5	Other non-current assets	. 1,058.00	1,298.72
inventories 33,379.40 33,554.6 Financial assets 63.81 12.2 Cash and cash equivalents 790.33 215.6 Other bank balances 823.54 883.6 Current tax assets (Net) 700.31 225.26 Cher current assets 6,222.26 6,400.7 Total current assets 41,283.34 41,026.99 Fotal assets 41,283.34 41,026.99 Fotal assets 47,784.89 47,475.79 Equity and liabilities 10,478.77 10,151.3 Total equity 11,217.15 10,889.71 Liabilities 10,478.77 10,151.3 Total equity 10,478.77 10,151.3 Total outstanding dues of micro enterprises and small enterprises and small enterprises 1,279.04 Total outstanding dues of creditors other than micro enterprises and small enterprises 1,279.04 Trade payables (3,3604.92 2,719.44 Current liabilities 1,279.44 Trade payables (4,374,475.75 Total non-current liabilities 1,279.04 Trade payables 2,2,691.05 Total outstanding dues of micro enterprises and small enterprises 2,2,691.05 Trade payables 2,2,691.05 Trade payab	Total non-current assets	6,501.55	6,448.81
inventories 33,379.40 33,554.6 Financial assets 63.81 12.2 Cash and cash equivalents 790.33 215.6 Other bank balances 823.54 883.6 Current tax assets (Net) 700.31 225.26 Cher current assets 6,222.26 6,400.7 Total current assets 41,283.34 41,026.99 Fotal assets 41,283.34 41,026.99 Fotal assets 47,784.89 47,475.79 Equity and liabilities 10,478.77 10,151.3 Total equity 11,217.15 10,889.71 Liabilities 10,478.77 10,151.3 Total equity 10,478.77 10,151.3 Total outstanding dues of micro enterprises and small enterprises and small enterprises 1,279.04 Total outstanding dues of creditors other than micro enterprises and small enterprises 1,279.04 Trade payables (3,3604.92 2,719.44 Current liabilities 1,279.44 Trade payables (4,374,475.75 Total non-current liabilities 1,279.04 Trade payables 2,2,691.05 Total outstanding dues of micro enterprises and small enterprises 2,2,691.05 Trade payables 2,2,691.05 Trade payab	Current accete		
Financial assets       63.81       12.2         - Cash and cash equivalents       790.33       215.6         - Other bank balances       823.54       833.6         - Urther bank balances       823.54       833.6         Current ta sasets (Net)       6,226.26       6,400.7         Other current assets       41,283.34       41,026.89         Fotal assets       47,784.89       47,475.77         Equity and liabilities       10,478.77       10,151.3         Share capital       703.51       276.5         Non-current liabilities       4.13       32.0         Financial liabilities       4.13       32.0         Non-current liabilities       4.13       32.0         Cher financial liabilities       1,263.14       459.4         Chor financial liabilities       1,279.04       1,278.1         Trade payables       101.60       219.6         Cher financial liabilities       3,804.82       2,719.4         Current liabilities       2,691.05       2,767.8         Financial liabilities       2,691.05       2,767.8         Current liabilities       2,2,719.4       1,278.1         Current liabilities       2,2,691.05       2,767.8		22 270 40	33 554 65
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<ul> <li>Trade payables         <ul> <li>(a) Total outstanding dues of micro enterprises and small enterprises</li> <li>(b) Total outstanding dues of creditors other than micro enterprises and small enterprises</li> <li>Other financial liabilities</li> <li>Total outstanding dues of creditors other than micro enterprises and small enterprises</li> <li>Other financial liabilities</li> <li>Total outstanding dues of creditors other than micro enterprises</li> <li>Other financial liabilities</li> <li>Total outstanding dues of micro enterprises and small enterprises</li> <li>Borrowings</li> <li>Trade payables</li> <li>(a) Total outstanding dues of micro enterprises and small enterprises</li> <li>(b) Total outstanding dues of micro enterprises and small enterprises</li> <li>(b) Total outstanding dues of creditors other than micro enterprises and small enterprises</li> <li>(b) Total outstanding dues of creditors other than micro enterprises and small enterprises</li> <li>Other financial liabilities</li> <li>Trade payables</li> <li>(a) Total outstanding dues of creditors other than micro enterprises and small enterprises</li> <li>202.75</li> <li>1,063.9</li> <li>Lease Liabilities</li> <li>127.31</li> <li>180.5</li> <li>021.17</li> <li>852.6</li> <li>024.77</li> <li>28,297.77</li> <li>28,573.8</li> <li>32,762.92</li> <li>33,866.464</li> </ul> </li> <li>Total liabilities</li> <li>32,762.92</li> <li>33,866.464</li> <li>36,567.74</li> <li>36,585.99</li> </ul>	- Lease Liabilities	4.13	32.0
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Total non-current liabilities3,804.822,719.44Current liabilitiesFinancial liabilities-2,691.052,767.8- Trade payables(a) Total outstanding dues of micro enterprises and small enterprises2,691.052,767.8(b) Total outstanding dues of creditors other than micro enterprises and small enterprises202.751,063.9- Lease Liabilities127.31180.5- Other financial liabilities821.17852.6Other current liabilities23,297.7728,537.8Provisions32,762.9233,866.49Current liabilities32,762.9233,866.49Cotal liabilities36,567.7436,585.99			
Current liabilitiesFinancial liabilities- Borrowings- Trade payables(a) Total outstanding dues of micro enterprises and small enterprises(b) Total outstanding dues of creditors other than micro enterprises and small enterprises- Lease Liabilities- Lease Liabilities- Other financial liabilities- Other financial liabilities- Other financial liabilities- Current liabilities- Other financial liabi			
Financial liabilities2,691.05- Borrowings2,691.05- Trade payables (a) Total outstanding dues of micro enterprises and small enterprises2,691.05(b) Total outstanding dues of creditors other than micro enterprises and small enterprises202.751,063.9- Lease Liabilities127.31- Other financial liabilities821.1720ther current liabilities28,297.7728,537.86Current tax liabilities (net)132.52Fotal current liabilities32,762.92State (11)36,567.74Cotal liabilities36,567.74Cotal liabilities36,585.93	Total non-current liabilities	3,804.82	2,719.40
<ul> <li>Borrowings</li> <li>Trade payables         <ul> <li>(a) Total outstanding dues of micro enterprises and small enterprises</li> <li>(b) Total outstanding dues of creditors other than micro enterprises and small enterprises</li> <li>202.75</li> <li>1,063.9</li> </ul> </li> <li>Lease Liabilities</li> <li>Other financial liabilities</li> <li>Other current liabilities</li> <li>Current tax liabilities (net)</li> <li>Total current liabilities</li> <li>Cotal current liabilities</li> </ul> <li>Cotal liabilities</li> <li>Cotal current liabilities</li> <li>Cotal liabilities</li> <li>Cotal liabilities</li> <li>Cotal current liabilities</li> <li>Cotal liabilities</li> <li>Cotal liabilities</li> <li>Cotal current current current current liabilities</li> <li>Cotal current current current current current current curr</li>	Current liabilities	a	200
<ul> <li>Trade payables         <ul> <li>(a) Total outstanding dues of micro enterprises and small enterprises</li> <li>(b) Total outstanding dues of creditors other than micro enterprises and small enterprises</li> <li>202.75</li> <li>1,063.9</li> </ul> </li> <li>Lease Liabilities         <ul> <li>Other financial liabilities</li> <li>Other financial liabilities</li> <li>28,297.77</li> <li>28,537.86</li> <li>296.33</li> <li>Current tax liabilities (net)</li> <li>Total current liabilities</li> <li>32,762.92</li> <li>33,866.49</li> </ul> </li> </ul>		/ 2.691.05	2 767 8
(a) Total outstanding dues of micro enterprises and small enterprises		2,091.05	2,707.0.
small enterprises (b) Total outstanding dues of creditors other than micro enterprises and small enterprises202.751,063.9- Lease Liabilities - Other financial liabilities127.31180.5- Other financial liabilities821.17852.6Other current liabilities28,297.7728,537.8Provisions490.35367.3Current tax liabilities (net)132.5296.3Total current liabilities32,762.9233,866.49Total liabilities36,567.7436,585.99		<i>.</i>	
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises202.751,063.9- Lease Liabilities127.31180.5- Other financial liabilities821.17852.6Other current liabilities28,297.7728,537.8Provisions490.35367.3Current tax liabilities (net)132.5296.3Total current liabilities32,762.9233,866.49Total liabilities36,567.7436,585.99			
micro enterprises and small enterprises         202.75         1,063.9           - Lease Liabilities         127.31         180.5           - Other financial liabilities         821.17         852.6           Other current liabilities         28,297.77         28,537.8           Provisions         490.35         367.3           Current tax liabilities (net)         132.52         96.3           Total current liabilities         32,762.92         33,866.49           Total liabilities         36,567.74         36,585.99			
- Lease Liabilities       127.31       180.5         - Other financial liabilities       821.17       852.6         Other current liabilities       28,297.77       28,537.8         Provisions       490.35       367.3         Current tax liabilities (net)       132.52       96.3         Total current liabilities       32,762.92       33,866.49         Total liabilities       36,567.74       36,585.95		202.75	1,063,9
- Other financial liabilities       821.17       852.6'         Other current liabilities       28,297.77       28,537.8'         Provisions       490.35       367.3         Current tax liabilities (net)       132.52       96.3         Total current liabilities       36,567.74       36,585.95			-7-6
Other current liabilities         28,297.77         28,537.8-           Provisions         490.35         367.3           Current tax liabilities (net)         132.52         96.3           Total current liabilities <b>32,762.92 33,866.49</b> Fotal liabilities <b>36,567.74 36,585.99</b>	- Lease Liabilities	127.31	180.53
Provisions         490.35         367.3           Current tax liabilities (net)         132.52         96.3           Total current liabilities         32,762.92         33,866.49           Fotal liabilities         36,567.74         36,585.99	- Other financial liabilities	821.17	852.69
Provisions         490.35         367.3           Current tax liabilities (net)         132.52         96.3           Total current liabilities         32,762.92         33,866.49           Total liabilities         36,567.74         36,585.99	Other current liabilities	28,297.77	28,537.84
Current tax liabilities (net)         132.52         96.3           Total current liabilities         32,762.92         33,866.49           Total liabilities         36,567.74         36,585.99	Provisions		367.3
Cotal current liabilities         32,762.92         33,866.49           Fotal liabilities         36,567.74         36,585.99			96.3
Fotal liabilities 36,567.74 36,585.95	Total current liabilities		the set for an annual of the set of the
	Total liabilities		36,585.95
	Total equity and liabilites	47,784.89	47,475.70



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ANSAL BUILDWELL LIMITED Consolidated Statement of Cash Flow as on September 30, 2023 (Unaudited)

	Year ended September 30, 2023 (Unaudited)	Year ended 31.3.202 (Audited)		
A. CASH FLOW FROM OPERATING ACTIVITIES				
Profit before tax	193.65			
Adjustments for:	193.05	122.15		
Depreciation and amortisation expenses				
Totorect income for an amortisation expenses	111.74	85.86		
Interest income from:				
- Debts, deposits, loans and advances, etc.	(34.24)	(90.00		
Interest expenses		(30.00		
- On borrowings	268.07	396.52		
- Others	16.61			
Loss/ (Gain) on sale of property, plant and equipment	(2.24)	18.96		
	359.94	(1.15		
Operating profit before working capital changes		'410.19		
A CARLES AND A C	553.59	532.34		
Adjustments for:				
(Increase)/decrease in Inventories	175.28	(0.0.1.0.0)		
(Increase)/decrease in trade receivables	(212.82)	(804.09)		
(Increase)/decrease in other assets		. 880.80		
Increase/(decrease) in trade payables	415.17	(834.51)		
Increase/(decrease) in other financial liabilities	(57.46)	259.77		
Increase/(decrease) in provisions	(30.63)	1,031.35		
Increase/(decrease) in other liabilities	(10.28)	5.02		
and date (add and an admines	(240.24)	(742.77)		
Cash generated by operating activities	39.02	(204.43)		
	592.61	327.91		
income taxes paid (net of tax deducted at source)	(50,56)	(266.74)		
	(50.56)	the second se		
[15] A. M. Martin, A. M. Martin, and A. M. Martin, "A strain of the s	(30.30)	(266.74)		
Net cash generated by operating activities	542.05			
3. CASH FLOW FROM INVESTING ACTIVITIES	542.03	61.17		
Purchase of property, plant and equipment	(9,24)	. (94.69)		
proceeds from sale of property, plant and enuipment	3.27			
Purchase of current and non-current investments		3.26		
nterest received	34.24			
ank balances not considered as cash and cash equivalents	37.24	90.00		
Placed during the year	20.13	(20.00)		
let cash (used) in investing activities	48.40	(29.22)		
CASH FLOW FROM FINANCING ACTIVITIES		(30.65)		
roceeds from borrowings	346.19			
nterest paid		413.33		
ease liability paid	(284.68)	(415.48)		
lvidend paid	(81.16)	(161.99)		
et cash used in financing activities				
	(19.65)	(164.14)		
ET(DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS (A + B +C)		at at merceners the		
ash and cash equivalents at the beginning of the year	570.80	(133.62)		
ash and cash equivalents at the end of the year	(1,€19.38)	(1,485.76)		
The second of the Action Actio	(1,048,58)	(1,619.38)		

Reconciliation of Cash & Cash equivalents as per the Consolidated States Cash and cash equivalents as per the above comprise of the followings:	ment of Cash Flows:	
Cash and cash equivalents Less: Bank Overdraft repayable on demand	790.33 (1,838.91)	215.60 (1,834.98)
Cash and cash equivalents as per Standalone Statement of Cash Flow	(1,048,58)	(1,619.38)



Schlülthall

I.P. PASRICHA & CO

Chartered Accountants

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

TO THE BOARD OF DIRECTORS OF ANSAL BUILDWELL LIMITED

- We have reviewed the accompanying Statement of Consolidated Unaudited financial results of ANSAL BUILDWELL LIMITED ('the parent') and its subsidiaries (the parent and its subsidiaries together referred to as 'the Group') and its share of the net profit/(loss) after tax and total comprehensive income/(loss) of its associates and joint ventures for the quarter ended September 30<sup>th</sup>, 2023 and year to date results for the period from 1<sup>st</sup> April, 2023 to the 30<sup>th</sup> September 2023 ('the statement') being submitted by the parent company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligation and Disclosure requirements) Regulations, 2015 ('the Regulation') as amended (the 'Listing Regulations').
- 2. This statement, which is the responsibility of the Parent's management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder; or by the Institute of Chartered Accountants of India, as applicable and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to issue a report on these statements based on our review.
- 3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the Standards on Auditing specified under section 143(10) of the Act, 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(b) 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. Emphasis of Matter

(a)We draw attention to Note No. 6 of Unaudited Quarterly Consolidated Financial Results, as at 30th September 2023, The Ansal Buildwell Limited had Invested Rs. 34.01 Crores in the form of equity shares and given the business advances amounting to Rs. 25.00 Crores to Ansal Crown Infrabuild Private Limited (wholly owned Subsidiary Company).

One of the Operational Creditor filed the petition against Ansal Crown Infrabuild Private Limited Company before the Hon'ble NCLT. The Hon'ble NCLT has admitted application bearing C.P.(IB)/783/2022 under section 9 of the IBBC Code 2016 against the M/s. Ansal Crown Infrabuild





A-31A, First Floor, Rajouri Garden, New Delhi – 110027 (India)



maneet@ capasricha.com ippasricha@ capasricha.com Private Limited on dated 21st April, 2023 and accordingly the Corporate Insolvency Resolution Process (CIRP) of IBC, 2016 is Initiated.

Our Conclusion is not modified in respect of this matter.

(b) We did not review the interim financial information of 1(one) Associate & 4 (Four) Joint Venture and 1 (one) Subsidiary (Ansal Crown Infrabuild Private Limited), whose interim financial information reflects total net profit/loss after tax of Rs. (0.83) Lakh, Rs. 461.58 Lakh and Rs. (39.94) lakh for the period from 01<sup>st</sup> April, 2023 to 30<sup>th</sup> September, 2023 respectively, as considered in the consolidated unaudited financial results. This interim financial information has been reviewed by other auditors whose reports have been furnished to us by the management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these associates, joint ventures and subsidiary is based solely on the report of other auditors and the procedures performed by us as stated in paragraph 3 above.

Our conclusion is not modified in respect of this matter.

#### For I.P. Pasricha & Co

Chartered Accountants FRM AUS 1000

Index ar Singh Pasricha Partner Membership No: 080529

Piace: New Delhi Date: 14.11.2023 UDIN: 2308052986PZ8M2515

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## Annexure I

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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	Associate
	Subsidiaries:-	
	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	
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 LIMITED REGD. OFF. : 118, Upper First Floor, Prakash Deep, 7, Tolstoy Marg, New Delhi 110001 Phone: +91-11-23353051, 23353052 Email: info@ansalabl.com www.ansalabl.com CIN: L45201DL1983PLC017225



The Board of Directors Ansal Buildwell Ltd. 118, UFF Prakashdeep Building, 7. Tolstoy Marg, New Delhi - 110001

This is to certify that:

- (a) We have reviewed financial statement for the quarter and six month ended 30<sup>th</sup> September, 2023 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.

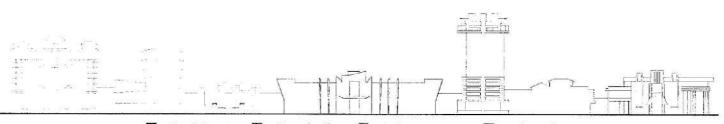
11. Juli

(SHOBHIT CHARLA) DIN : 00056364 WHOLETIME DIRECTOR

Date: 14/11/2023 Place: New Delhi

L

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



🗃 Real Estate 🖬 Hospitality 🗐 Infrastructure 🖬 Education