

ANSAL BUILDWELL LTD.

(AN ISO 9001:2008 CERTIFIED COMPANY)

14th February, 2019

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

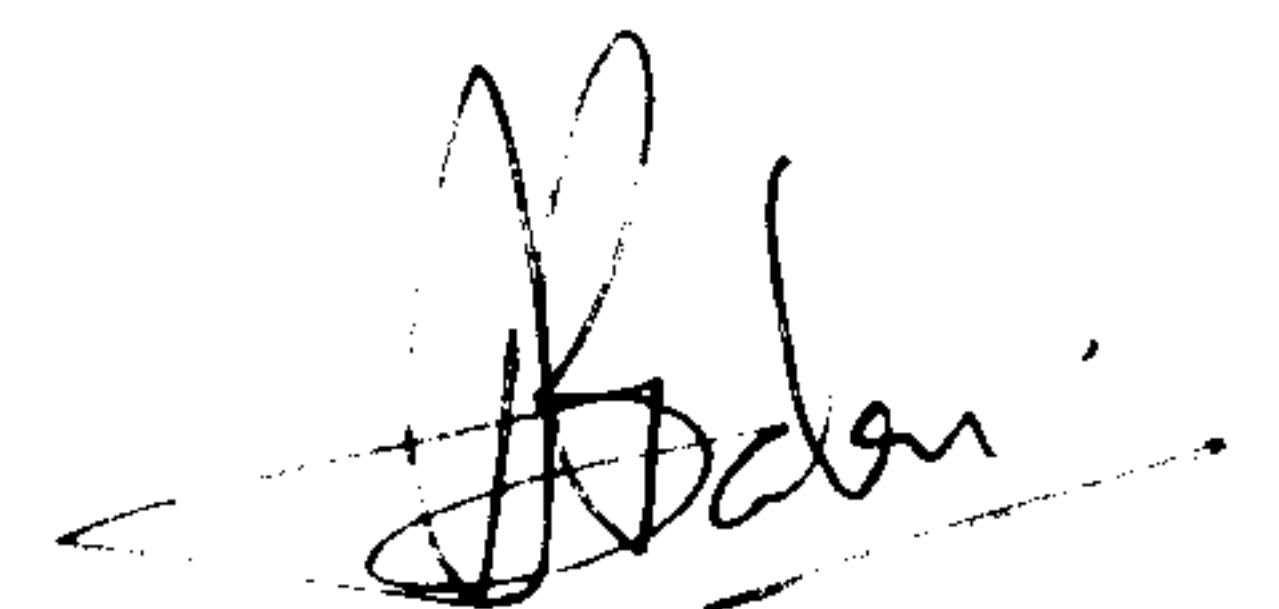
Sub : **Unaudited Financial Results for the quarter and nine months ended
31st December, 2018**

Limited Review Report by Independent Auditors.

Dear Sir,

This is in continuation of our letter dated 17th January, 2019, we are enclosing herewith a copy of Un-audited Financial results of the Company for the quarter and nine months ended 31st December, 2018 approved by the Board of Directors of the Company in their meeting held on 14th February, 2019 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.



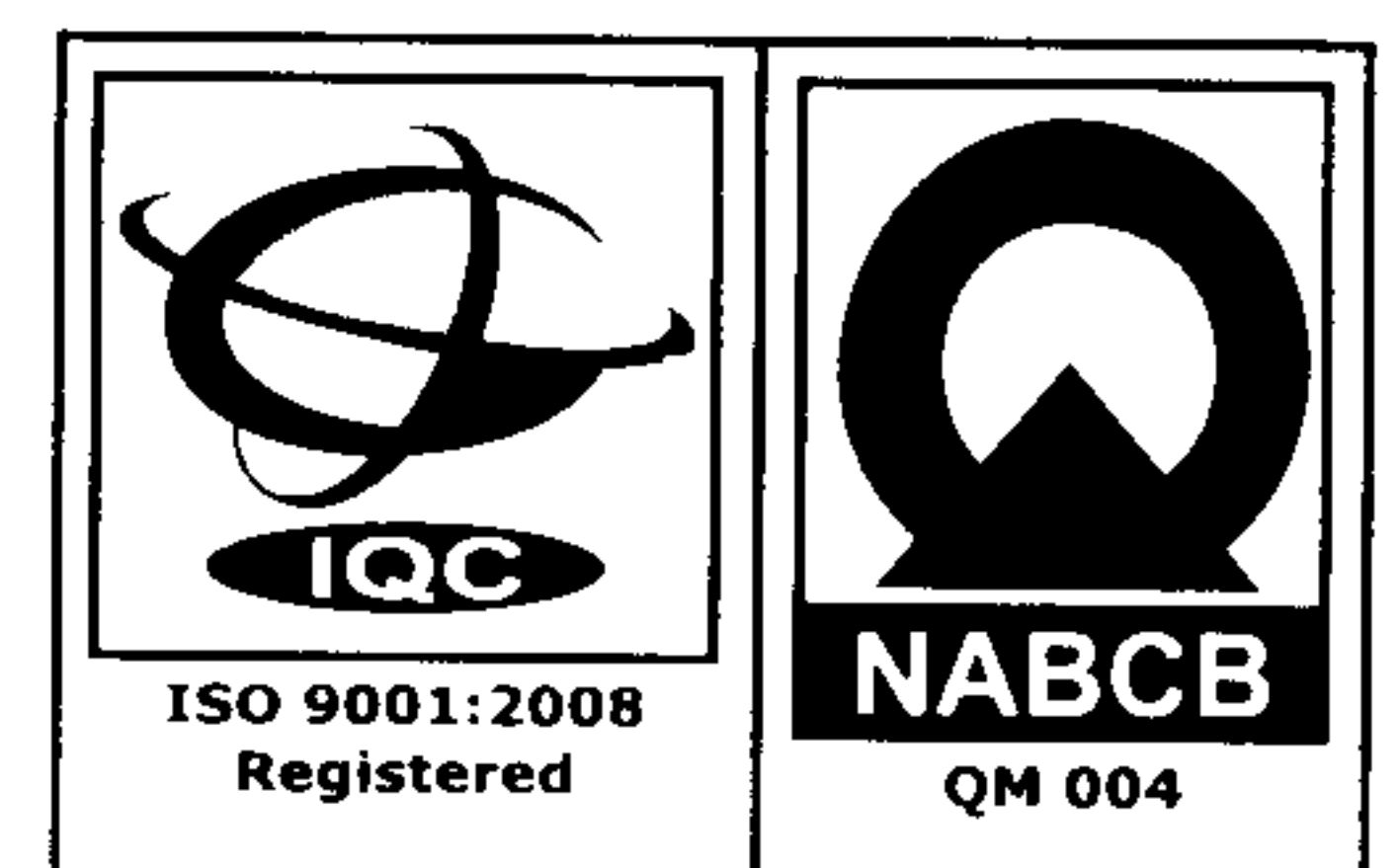
(Ashok Babu)

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



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E-mail : info@ansalabl.com, Website : www.ansalabl.com
CIN : L45201DL1983PLC017225



ANSAL BUILDWELL LTD.

(AN ISO 9001:2008 CERTIFIED COMPANY)

Statement of Standalone Financial Results for the Quarter and Nine Months Ended December 31, 2018

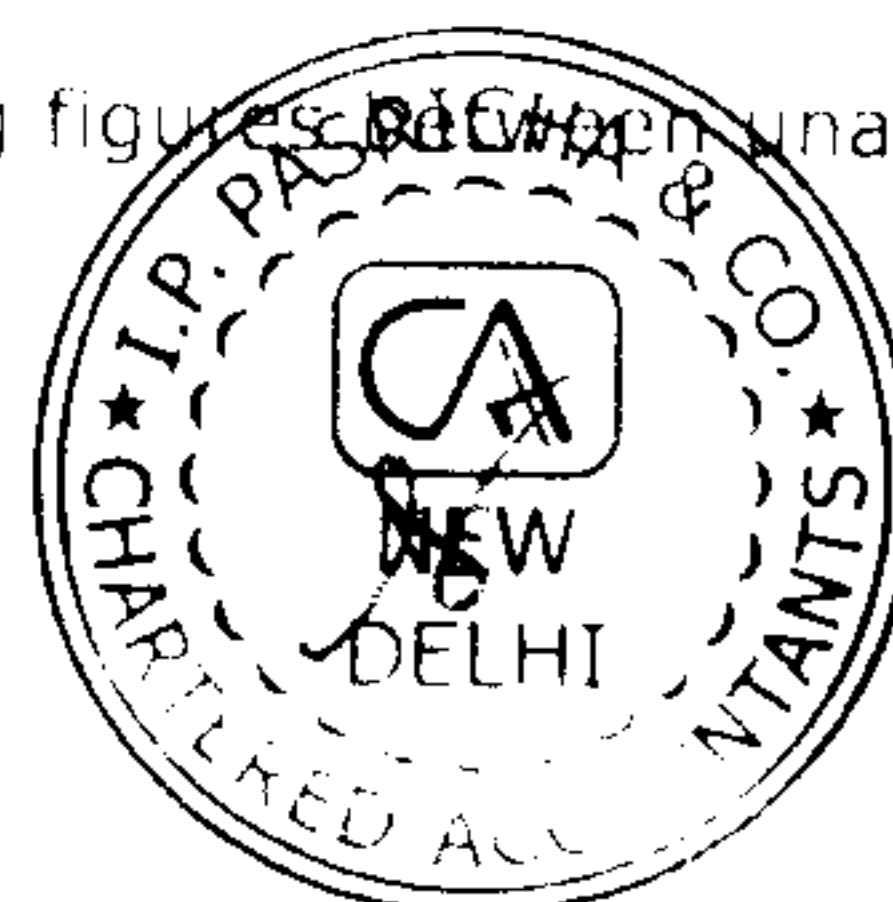
(INR in lakhs)

Particulars	Quarter ended			Nine months ended		Year ended
	December 31, 2018 (Unaudited)	September 30, 2018 (Unaudited)	December 31, 2017 (Unaudited)	December 31, 2018 (Unaudited)	December 31, 2017 (Unaudited)	March 31, 2018 (Audited)
I Revenue from Operations	736.28	491.78	1,867.63	2,299.07	4,666.02	7,188.93
II Other Income	81.20	58.72	75.47	202.89	185.79	284.40
III Total Income (I+II)	817.48	550.50	1,943.10	2,501.96	4,851.81	7,473.33
IV Expenses						
Cost of construction	721.15	284.52	632.53	1,539.14	2,310.05	3,819.00
Employee benefits expense	250.79	210.90	270.15	711.77	741.76	1,143.64
Finance costs	267.02	246.86	228.15	761.37	821.66	1,073.85
Depreciation and amortisation expense	21.04	15.81	22.07	58.84	66.03	91.61
Other expenses	228.71	221.16	200.08	634.70	590.22	808.59
Total Expenses	1,488.71	979.25	1,352.98	3,705.82	4,529.72	6,936.69
V Profit/(loss) before tax (III-IV)	(671.23)	(428.75)	590.12	(1,203.86)	322.09	536.64
VI Tax expense						
Current tax						378.55
Deferred tax	14.45	9.36	(2.83)	3.48	66.67	15.14
	14.45	9.36	(2.83)	3.48	66.67	393.69
VII Profit/(loss) for the period (V-VI)	(685.68)	(438.11)	592.95	(1,207.34)	255.42	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	(43.63)	(5.46)	8.39	(24.56)	64.92	48.32
(b) gain/(loss) on change in fair value of equity instruments	2.01	0.08	2.20	1.10	1.10	(2.92)
A(ii) Income tax related to items that will not be reclassified to profit or loss	12.14	1.51	(2.61)	6.83	(16.89)	(13.31)
Total Other Comprehensive Income for the period (A(i+ii))	(29.48)	(3.87)	7.98	(16.63)	49.13	32.09
IX Total Comprehensive Income for the period (VII+VIII)	(715.16)	(441.98)	600.93	(1,223.97)	304.55	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.)	(9.29)	(5.93)	8.03	(16.35)	3.46	1.94

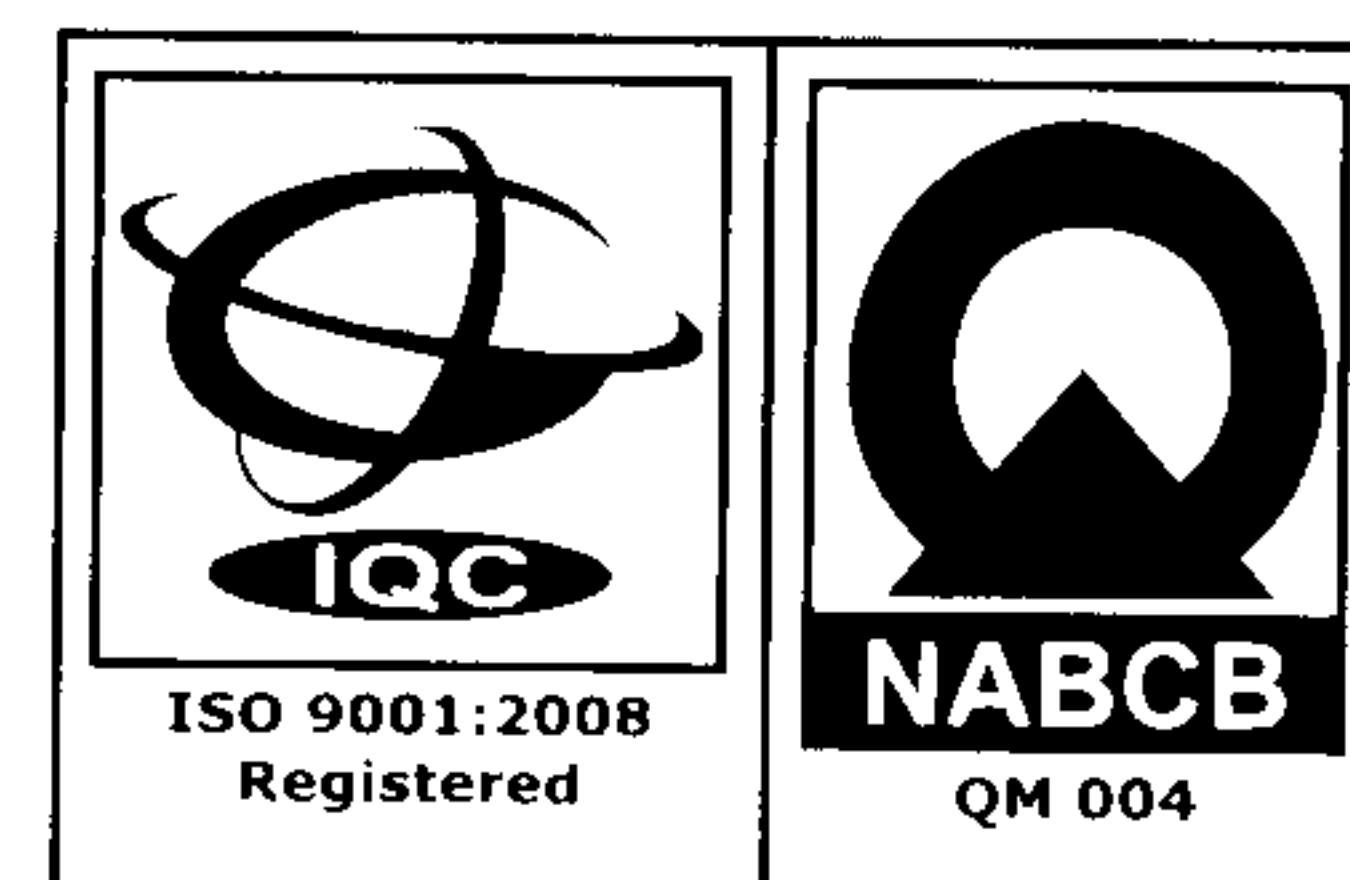
- The unaudited standalone financial results have been reviewed by the Audit Committee and approved by the Board of Directors in their meeting held on February 14, 2019. The statutory auditors have carried out limited review of the financial results for the quarter and nine months ended December 31, 2018.
- 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.
- 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.
- The standalone figures of the quarter ended December 31, 2018 are the balancing figures for the unaudited year to date figures upto the third quarter and figures in respect of the half year ended September 30, 2018.



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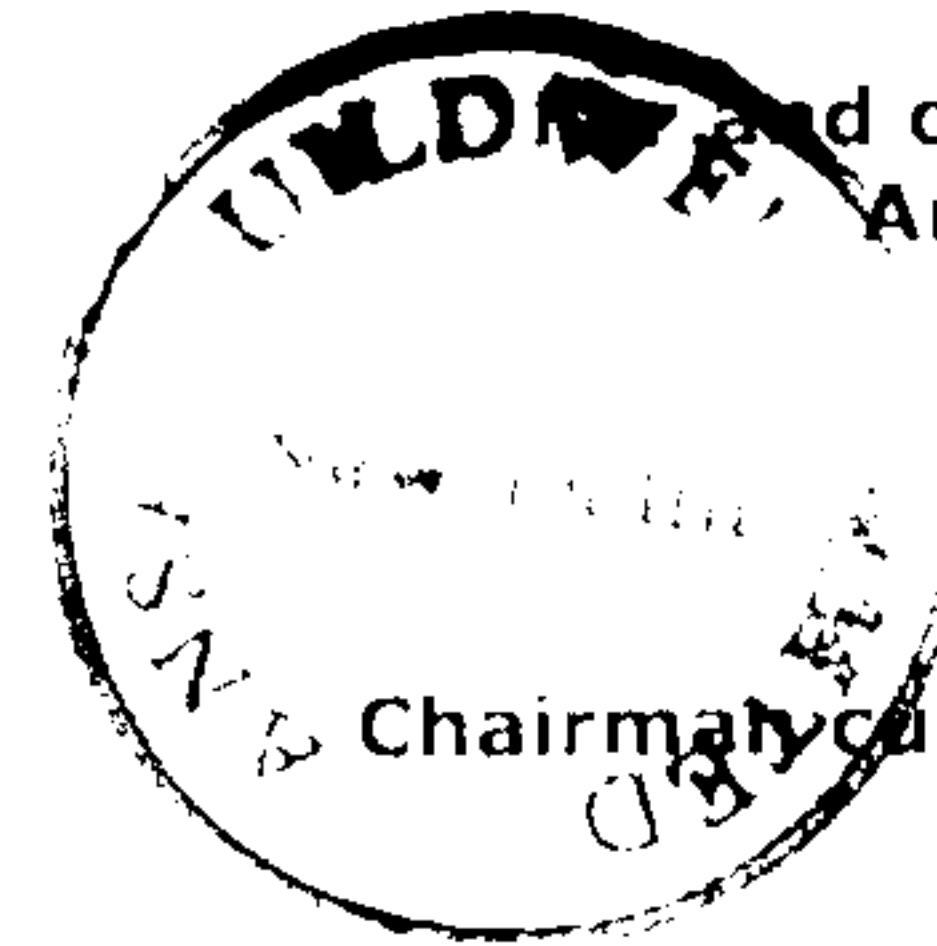


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5. The company has made the provision for interest on principal refund amount payable to customers related to Jaipur project of Rs. 751.77 Lakhs in the quarter ended December 31, 2018. However there is no impact of interest provision on profitability as the same has been treated according to the Ind AS.
6. The figures of previous quarter/nine months have been re-grouped, wherever necessary, for the purpose of comparison.

Place: New Delhi
Date: February 14, 2019



and on Behalf of the Board
Ansal Buildwell Limited

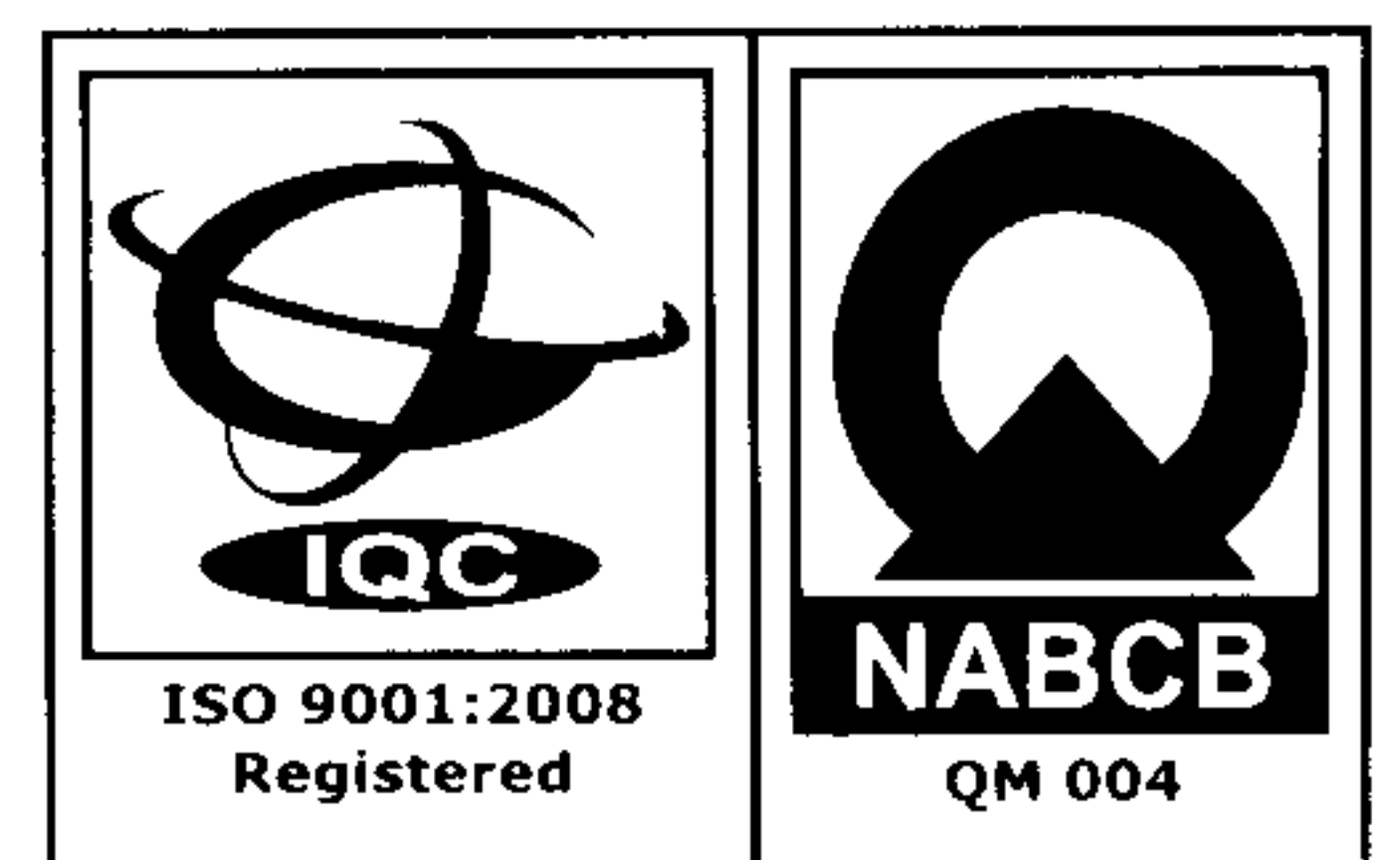
Gopal Ansal

GOPAL ANSAL
Chairman Managing Director
DIN: 00014172



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I.P. PASRICHA & CO.
CHARTERED ACCOUNTANTS

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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 ('the Statement') of **ANSAL BUILDWELL LIMITED** ('the Company') for the quarter ended 31st December 2018 and the year to date results for the period from 1st April 2018 to 31st December 2018 attached herewith, being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligation & Disclosure Requirements) Regulations, 2015 ('Listing Regulation') read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016.

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 ('Listing 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

FRANCHISE NO. 120N



Manoj K. Singh

Partner

Membership No. 516612

Place: New Delhi

Date: February 14, 2019

ANSAL BUILDWELL LTD.

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

This is to certify that:

- (a) We have reviewed financial statement for the quarter and nine months ended 31st December, 2018 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.

Gopal Ansal

(GOPAL ANSAL)
DIN : 00014172
CHIEF EXECUTIVE OFFICER

Arun Kumar Pandey

(ARUN KUMAR PANDEY)
FCA No. 089983
CHIEF FINANCIAL OFFICER

Date: 14/02/2019
Place: New Delhi



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