

Anant Raj Limited

(Formerly Anant Raj Industries Limited)

CIN : L45400HR1985PLC021622

Head Off : H-65, Connaught Circus, New Delhi-110 001

Tel : 011-43034400, 23324127, 23323880 Fax : 011-43582879

E-mail : info@anantrajlimited.com Website : www.anantrajlimited.com

Regd. Office : CP-1, Sector-8, IMT Manesar, Haryana-122051

Telefax : (0124) 4265817



ARL/CS/ 13060

November 2, 2020

The Manager Listing Department BSE Limited, Phiroze Jee Jee Bhoj Towers, Dalal Street, Mumbai – 400001	The Secretary, The National Stock Exchange of India Limited, “Exchange Plaza”, 5th Floor, Plot No. C/1, G-Block, Bandra – Kurla Complex, Bandra (E), Mumbai-400051
Scrip code: ANANTRAJ 515055	Scrip code: NSE ANANTRAJ EQ

Subject: Outcome of the Board Meeting held on November 2, 2020

Dear Sir/Madam,

Pursuant to Regulation 30 and 33 read with Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform that the Board of Directors of the Company in its meeting held today i.e. November 2, 2020, has, inter – alia, considered and approved the Un-audited Financial Results (Standalone & Consolidated) of the Company for the quarter and six months ended September 30, 2020.

A Copy of such un-audited Financial Results (Standalone & Consolidated) alongwith Limited Review Reports are enclosed. The Results are also available on website of the Company at www.anantrajlimited.com & web sites of Stock Exchanges i.e. BSE Limited at www.bseindia.com and National Stock Exchange of India Limited at www.nseindia.com

The Board Meeting commenced at 03:30 P.M and concluded at 7:30 P.M.

This is for your kind information and records.

Thanking You,

For Anant Raj Limited




Manoj Pahwa
Company Secretary
A7812

Investors E-mail id: manojpahwa@anantrajlimited.com

Encl: As above

ANANT RAJ LIMITED

CIN : L45400HR1985PLC021622

Registered Office: Plot No.CP-1,Sector-8,IMT Manesar, Haryana - 122051, Telefax : (0124) 4265817 , Website : www.anantrajlimited.com

Head Office : H-65, Connaught Circus , New Delhi -110001

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Statement of Unaudited Standalone Financial Results for the Quarter and Half Year Ended September 30, 2020

(Rs., Crores)

Sl.No.	Particulars	Quarter ended			Half year ended		Year ended
		30.09.2020 Unaudited	30.06.2020 Unaudited	30.09.2019 Unaudited Revised	30.09.2020 Unaudited	30.09.2019 Unaudited Revised	31.03.2020 Audited
1	Income						
	a) Revenue from operations	39.81	18.52	45.07	58.33	92.40	408.36
	b) Other income	5.37	4.62	0.41	9.99	1.27	9.24
	Total income	45.18	23.14	45.48	68.32	93.67	417.60
2	Expenses						
	a) Cost of sales	25.78	15.23	29.56	41.01	63.72	316.31
	b) Employee benefits expense	2.53	2.34	2.08	4.87	4.06	10.67
	c) Finance costs	6.00	5.56	2.06	11.56	3.57	10.40
	d) Depreciation and amortisation expense	3.75	3.72	3.96	7.47	7.92	15.95
	e) Other expenses	3.41	3.49	5.81	6.90	9.28	23.89
	Total expenses	41.47	30.34	43.47	71.81	88.55	377.22
3	Profit / (Loss) before exceptional items and tax (1-2)	3.71	(7.20)	2.01	(3.49)	5.12	40.38
4	Exceptional items	-	-	-	-	-	-
5	Profit / (Loss) before Tax (3+4)	3.71	(7.20)	2.01	(3.49)	5.12	40.38
6	Tax expenses						
	Current tax	-	-	0.35	-	1.05	10.48
	Deferred tax	0.85	2.03	0.84	2.88	1.72	2.57
7	Profit / (Loss) for the period /year (5-6)	2.86	(9.23)	0.82	(6.37)	2.35	27.33
8	Other comprehensive income						
	a) Items that will not be reclassified to profit and loss (net of tax)	-	-	-	-	-	0.08
	b) Items that will be reclassified to profit and loss (net of tax)	-	-	-	-	-	-
	Total other comprehensive income	-	-	-	-	-	0.08
9	Total comprehensive income / (loss) for the period /year (7+8)	2.86	(9.23)	0.82	(6.37)	2.35	27.41
10	Paid- up Equity Share Capital (Face Value of Rs.2/- per share)	59.02	59.02	59.02	59.02	59.02	59.02
11	Other equity						2,385.63
12	Earnings per equity share (face value of Rs. 2/- per share) (not annualised)						
	Basic (Rs.)	0.10	(0.31)	0.03	(0.22)	0.08	0.93
	Diluted (Rs.)	0.10	(0.31)	0.03	(0.22)	0.08	0.93



For ANANT RAJ LIMITED

Director & CEO

Unaudited Standalone Statement of Assets and Liabilities

Particulars	(Rs., Crores)	
	As at	As at
	30.09.2020	31.03.2020
	Unaudited	Audited
ASSETS		
Non-current assets		
Property, plant and equipment	14.02	15.02
Capital work-in-progress	165.53	136.01
Investment property	1,149.22	1,155.46
Financial assets		
Investments	290.18	290.18
Trade receivables	16.30	16.32
Loans and advances	559.62	558.98
Other financial assets	32.67	32.77
Other non-current assets	67.18	68.26
Total of non-current assets	2,294.72	2,273.00
Current assets		
Inventories	1,253.95	1,223.64
Financial assets		
Trade receivables	68.56	81.51
Cash and cash equivalents	1.43	1.10
Other bank balances	9.58	9.53
Loans and advances	4.79	4.79
Other financial assets	709.41	654.98
Other current assets	138.26	126.22
Total of current assets	2,185.98	2,101.77
Total of assets	4,480.70	4,374.77
EQUITY AND LIABILITIES		
Equity		
Equity share capital	59.02	59.02
Other equity	2,379.25	2,385.63
Total of equity	2,438.27	2,444.65
LIABILITIES		
Non-current liabilities		
Financial liabilities		
Borrowings	1,260.51	1,140.66
Provisions	1.31	1.35
Deferred tax liabilities (net)	25.32	22.44
Total of non-current liabilities	1,287.14	1,164.45
Current liabilities		
Financial liabilities		
Borrowings	147.02	152.93
Trade Payables	2.26	1.37
Other financial liabilities	326.26	324.11
Other current liabilities	271.73	278.77
Provisions	8.02	8.49
Total of current liabilities	755.29	765.67
Total of liabilities	2,042.43	1,930.12
Total of equity and liabilities	4,480.70	4,374.77



For ANANT RAJ LIMITED

Director & CEO



Standalone Cash Flow Statement for the Half Year ended September 30, 2020

(Rs., Crores)

Particulars	September 30, 2020 Rs.	March 31, 2020 Rs.
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net profit before tax	(3.49)	40.38
Adjustment for:		
Depreciation	7.47	15.95
Acturial gain/loss(OCI)	-	0.13
Mat credit entitlement	-	0.12
Interest paid	11.11	9.42
Interest receipts	(9.20)	(8.31)
Operating profit before working capital changes	5.89	57.68
Adjustment for:		
Increase/(Decrease) in current borrowings	(5.92)	(2.83)
Increase/(Decrease) in trade payables	0.89	(2.79)
Increase/(Decrease) in other financial liabilities	2.16	50.33
Increase/(Decrease) in other liabilities	(7.04)	(81.77)
Increase/(Decrease) in current provisions	1.94	8.06
(Increase)/Decrease in inventories	(30.31)	(265.83)
(Increase)/Decrease in trade receivables	12.97	(26.20)
(Increase)/Decrease in other assets	(10.97)	(59.41)
(Increase)/Decrease in loans and advances	(0.64)	(107.74)
(Increase)/Decrease in other financial assets	(54.33)	483.53
Reversal of sale	-	(39.68)
Cash generated from operations	(85.36)	13.35
Income tax paid	(2.90)	(13.09)
Cash flow before extraordinary items	(88.27)	0.26
Prior year adjustments	-	-
NET CASH FROM OPERATING ACTIVITIES	(A) (88.27)	0.26
B. CASH FLOW FROM INVESTING ACTIVITIES		
(Increase) /Decrease in non-current investments	-	(0.05)
(Increase) /Decrease in property, plant and equipment	0.20	(1.50)
(Increase) /Decrease in investment property	0.03	(1.18)
(Increase) /Decrease in investment property	-	4.92
(Increase) /Decrease in Property, plant and equipment	-	0.06
(Increase)/Decrease in capital work-in-progress	(29.52)	7.30
Interest receipts	9.20	8.31
(Increase)/Decrease in fixed deposits	(0.05)	0.99
NET CASH USED IN INVESTING ACTIVITIES	(B) (20.14)	18.86
C. CASH FLOW FROM FINANCE ACTIVITIES		
Proceeds/(Repayment) from long term borrowings	119.85	(29.33)
Dividend paid and tax thereon	-	(2.58)
Interest paid	(11.11)	(9.42)
NET CASH INFLOW FROM FINANCE ACTIVITIES	(C) 108.73	(41.32)
D. NET INCREASE IN CASH AND CASH EQUIVALENTS	(A+B+C) 0.32	(22.21)
Cash and cash equivalents at the beginning of year	1.10	23.31
Cash and cash equivalents at the end of year	1.43	1.10

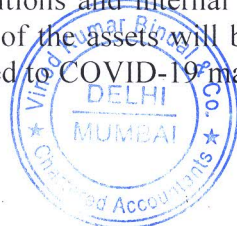


For ANANT RAJ LIMITED

Director & CEO

Notes to the Standalone Unaudited Financial Results

1. The above results have been reviewed and recommended for adoption by the Audit Committee and approved by the Board of Directors at their respective meetings held on November 2, 2020.
2. The Statutory Auditors of the Company have carried out a limited review of the standalone unaudited financial results for the quarter and six months ended September 30, 2020, in accordance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
3. These standalone unaudited financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards (Ind AS-34) – ‘Interim financial reporting’ as notified under Section 133 of the Companies Act, 2013, read with the Companies (Indian Accounting Standards) Rules, 2015 as amended.
4. As the Company has only one operating segment, i.e Real Estate business, disclosure under Ind AS 108- ‘Operating Segments’ is not applicable.
5. In terms of the accounting policy for revenue recognition, estimates of project costs and revenues are reviewed periodically by the management and the impact of any changes in such estimates are recognized in the period in which such changes are determined.
6. (i) The Hon’ble Chandigarh Bench of the National Company Law Tribunal at Chandigarh *vide* its order dated and pronounced on 24th August, 2020 (“**Order**”) had sanctioned the Composite Scheme for Arrangement involving the amalgamation of Anant Raj Agencies Private Limited (“**ARAPL**”) with and into Anant Raj Limited (“**ARL**” or “**Company**”) and immediately thereupon, the demerger of the Project Division of ARL and vesting thereof into Anant Raj Global Limited (“**ARGL**”). In terms of Clause 8.1 of Chapter 3 of the Scheme, effective from August 25, 2020, in consideration for the demerger of the Project Division and vesting thereof into ARGL, ARGL has issued and allotted equity shares of face value Rs. 2/- each credited as fully paid up of ARGL, in the ratio of 1 (one) equity share of the face value of Rs. 2/- each of ARGL for every 1 (one) equity share of face value Rs. 2/- credited as fully paid up of ARL, to the equity shareholders of ARL (whose names are registered in the register of members of ARL as on the Record Date i.e. October 7, 2020).
- (ii) The appointed date for the Composite Scheme for Arrangement as sanctioned by Hon’ble NCLT, Chandigarh, is September 30, 2018. The unaudited financial results for the quarter and six months ended September 30, 2019 have been therefore restated accordingly.
7. The Company has considered the possible effects that may result from the pandemic relating to COVID-19, including but not limited to its assessment of liquidity and going concern assumption, carrying amounts of receivables, unbilled revenues, goodwill and intangible assets, impact on leases and effectiveness of its hedging relationships. Based on current indicators of future global economic conditions and internal sources of available information, the Company expects the carrying amount of the assets will be recovered, net of provisions established. The impact of the pandemic related to COVID-19 may be different from that presently estimated and



For ANANT RAJ LIMITED

Director & CEO

would be recognized in the financial statements when material changes to economic conditions arise or are anticipated.

8. The Code on Social Security, 2020 (the 'Code') relating to employee benefits during employment and post-employment benefits has been notified on September 28, 2020. The effective date on which the Code becomes effective is yet to be notified. The Company will assess the impact of the Code when it becomes effective and will record any related impact in the period in which the Code becomes effective
9. Pursuant to the Taxation Law (Amendment) Ordinance, 2019 ('Ordinance') issued by Ministry of Law and Justice (Legislative Department) on September 20, 2019, which is effective April 1, 2019, domestic companies have the option to pay corporate income tax at a rate of 22% plus applicable surcharge and cess ('New Tax Rate') subject to certain conditions. As of September 30, 2020, the Company is in the process of evaluating as to when it should apply impact of New Tax Rate in its books of accounts. Accordingly, for the current period, no impact of the New Tax Rate has been considered in these consolidated financial results.
10. The figures for the previous quarter(s) have been regrouped / rearranged, wherever necessary, to confirm to the current quarter classifications.
11. The standalone unaudited financial results are also available on the Company's website at www.anantrajlimited.com and on the websites of the Stock Exchanges viz, BSE Limited at www.bseindia.com and the National Stock Exchange of India Limited at www.nseindia.com

**On behalf of Board of Directors
For Anant Raj Limited**



**Amit Sarin
Director & CEO
DIN: 00015837**



**Date: November 2, 2020
Place: New Delhi.**

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VINOD KUMAR BINDAL & CO.
CHARTERED ACCOUNTANTS

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

To
The Board of Directors,
Anant Raj Limited,
H-65, Connaught Circus
New Delhi-110001

1. We have reviewed the accompanying statement of Standalone Unaudited Financial Results of Anant Raj Limited ("the Company"), having its registered office at Plot No. CP.1, Sector-8, IMT Manesar, Haryana-122051, for the quarter ended 30 September 2020 and the year- to -date results for the period 1 April 2020 to 30 September 2020 ("the statement"), being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including relevant circulars issued by the SEBI from time to time.
2. This statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards 34 "Interim Financial Reporting" ("Ind AS 34") prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued there under and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time.. Our responsibility is to express a conclusion on the Statement based on our review.



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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 the company's personnel responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Companies Act, 2013 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.
4. Based on our review conducted as stated in Paragraph 3 above, 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 Standards 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.

for Vinod Kumar Bindal & Co
ICAI Firm Registration No. 003820N
Chartered Accountants



A handwritten signature in blue ink, appearing to read "Arvind Mittal".

ARVIND MITTAL
Partner

Membership no. 509357

Place: New Delhi

Date: 2nd November, 2020

UDIN : 20509357AAAAFA8036

(Rs., Crores)

Sl.No.	Particulars	Quarter ended			Half year ended		Year ended
		30.09.2020 Unaudited	30.06.2020 Unaudited	30.09.2019 Unaudited Revised	30.09.2020 Unaudited	30.09.2019 Unaudited Revised	31.03.2020 Audited
1	Income						
	a) Revenue from operations	42.18	20.05	47.07	62.23	95.49	276.19
	b) Other income	5.47	4.63	0.97	10.10	1.87	9.08
	Total income	47.65	24.68	48.04	72.33	97.36	285.27
2	Expenses						
	a) Cost of sales	26.89	15.48	31.10	42.37	65.49	179.70
	b) Employee benefits expense	3.17	2.85	2.45	6.02	4.76	11.78
	c) Finance costs	8.53	5.57	3.31	14.10	6.27	15.06
	d) Depreciation and amortisation expense	4.19	4.17	4.42	8.36	8.82	17.73
	e) Other expenses	4.57	3.91	6.66	8.48	10.46	31.95
	Total expenses	47.35	31.98	47.94	79.33	95.80	256.22
3	Profit / (Loss) before exceptional items, tax, share of profit/(loss) in associates and jointly controlled entities (1-2)	0.30	(7.30)	0.10	(7.00)	1.56	29.05
4	Exceptional items	-	-	-	-	-	-
5	Profit / (Loss) before Tax, share of profit/(loss) in associates and jointly controlled entities (3+4)	0.30	(7.30)	0.10	(7.00)	1.56	29.05
6	Tax expenses						
	Current tax	-	0.10	0.42	-	1.12	10.41
	Deferred tax	0.10	1.85	(3.49)	1.95	(2.65)	1.85
7	Profit / (Loss) after tax and before share of profit / (loss) in associates and jointly controlled entities (5-6)	0.20	(9.25)	3.17	(8.95)	3.09	16.79
8	Share of profit in associates and jointly controlled entities (net)	2.87	2.03	2.40	4.90	5.69	9.95
9	Profit / (Loss) for the period /year (7+8)	3.07	(7.22)	5.57	(4.05)	8.78	26.74
10	Other comprehensive income						
	a) Items that will not be reclassified to profit and loss (net of tax)	-	-	-	-	-	0.05
	b) Items that will be reclassified to profit and loss (net of tax)	-	-	-	-	-	-
	Total other comprehensive income	-	-	-	-	-	0.05
11	Total comprehensive income/ (loss) for the period / year (9+10)	3.07	(7.22)	5.57	(4.05)	8.78	26.79
12	Net profit/ (loss) for the period/ year attributable to:						
	Owners of the company	3.87	(7.02)	7.71	(3.05)	10.09	29.00
	Non-controlling interests	(0.80)	(0.20)	(2.14)	(1.00)	(1.31)	(2.26)
		3.07	(7.22)	5.57	(4.05)	8.78	26.74
13	Other comprehensive income/ (loss) attributable to:						
	Owners of the company	-	-	-	-	-	0.05
	Non-controlling interests	-	-	-	-	-	-
		-	-	-	-	-	0.05
14	Total comprehensive income/ (loss) attributable to:						
	Owners of the company	3.87	(7.02)	7.71	(3.05)	10.09	29.05
	Non-controlling interests	(0.80)	(0.20)	(2.14)	(1.00)	(1.31)	(2.26)
		3.07	(7.22)	5.57	(4.05)	8.78	26.79
15	Paid- up Equity Share Capital (Face Value of Rs.2/- per share)	59.02	59.02	59.02	59.02	59.02	59.02
16	Other equity						2,426.37
17	Earnings per equity share (face value of Rs. 2/- per share) (not annualised)						
	Basic (Rs.)	0.13	(0.24)	0.26	(0.10)	0.34	0.98
	Diluted (Rs.)	0.13	(0.24)	0.26	(0.10)	0.34	0.98



For ANANT RAJ LIMITED
Director & CEO

Unaudited Consolidated Statement of Assets and Liabilities

Particulars	(Rs., Crores)	
	As at	As at
	30.09.2020	31.03.2020
	Unaudited	Audited
ASSETS		
Non-current assets		
Property, plant and equipment	41.58	42.72
Capital work-in-progress	170.16	140.01
Investment property	1,292.35	1,298.86
Goodwill	0.06	0.05
Other intangible assets	-	-
Financial assets		
Investments	465.30	461.40
Trade receivables	16.30	16.32
Loans and advances	18.99	19.38
Other financial assets	32.67	32.77
Other non-current assets	313.20	317.07
Total of non-current assets	2,350.61	2,328.58
Current assets		
Inventories	1,428.53	1,387.79
Financial assets		
Trade receivables	60.71	71.59
Cash and cash equivalents	6.34	8.39
Other bank balances	20.79	9.71
Other financial assets	687.41	644.36
Other current assets	150.17	137.28
Total of current assets	2,353.95	2,259.12
Total of assets	4,704.56	4,587.70
EQUITY AND LIABILITIES		
Equity		
Equity share capital	59.02	59.02
Other equity	2,422.32	2,426.37
Total of equity (for shareholders of parent)	2,481.34	2,485.39
Non-controlling interest	38.09	39.09
Total of equity	2,519.43	2,524.48
LIABILITIES		
Non-current liabilities		
Financial liabilities		
Borrowings	1,360.90	1,237.53
Other financial liabilities	31.25	31.25
Deferred tax liabilities (net)	16.54	14.59
Provisions	1.41	1.45
Total of non-current liabilities	1,410.10	1,284.82
Current liabilities		
Financial liabilities		
Borrowings	143.03	145.24
Trade Payables	3.82	1.81
Other financial liabilities	325.90	323.25
Other current liabilities	294.51	300.02
Provisions	7.77	8.08
Total of current liabilities	775.03	778.40
Total of liabilities	2,185.13	2,063.22
Total of equity and liabilities	4,704.56	4,587.70



For ANANT RAJ LIMITED

Director & CEO



Consolidated Cash Flow Statement for the Half Year ended September 30, 2020

(Rs., Crores)

Particulars	September 30, 2020	March 31, 2020
	Rs.	Rs.
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net profit before tax	(7.01)	29.05
Adjustment for:		
Depreciation	8.36	17.73
Reversal of sale	-	(39.68)
Interest paid	13.65	14.03
Interest receipts	9.27	1.27
Share of profit associates and NCI	(4.91)	(9.95)
Operating profit before working capital changes	19.37	12.44
Adjustment for:		
Increase/(Decrease) in trade payables	2.01	(2.58)
Increase/(Decrease) in other financial liabilities	2.64	17.15
Increase/(Decrease) in other liabilities	(5.52)	(77.80)
Increase/(Decrease) in current provisions	3.05	7.53
(Increase)/Decrease in trade receivables	10.90	(14.27)
(Increase)/Decrease in inventories	(40.74)	(425.58)
(Increase)/Decrease other bank balances	(11.09)	0.99
(Increase)/Decrease in other current assets	(9.02)	(88.33)
(Increase)/Decrease in other financial assets	(42.95)	491.74
Cash generated from operations	(71.32)	(78.71)
Income tax paid	(1.95)	(12.31)
Cash flow before extraordinary items	(73.27)	(91.02)
Prior year adjustments	-	-
NET CASH FROM OPERATING ACTIVITIES	(A) (73.27)	(91.02)
B. CASH FLOW FROM INVESTING ACTIVITIES		
(Increase) /Decrease in non-current investments	(3.90)	(59.02)
(Increase)/Decrease in capital work-in-progress	(30.15)	5.73
(Increase) /Decrease in investment property	6.51	12.89
(Increase) /Decrease in Property, plant and equipment	1.13	(3.79)
(Increase)/Decrease in loans and advances	0.40	47.74
Interest receipts	(9.27)	(1.27)
NET CASH USED IN INVESTING ACTIVITIES	(B) (35.29)	2.28
C. CASH FLOW FROM FINANCE ACTIVITIES		
Proceeds/(Repayment) from long term borrowings	123.37	67.74
Proceeds/(Repayment) of short term borrowings	(2.21)	(5.92)
Change in minority interest	(1.00)	(2.26)
Dividend paid and tax thereon	-	(2.58)
Interest paid	(13.65)	(14.03)
NET CASH INFLOW FROM FINANCE ACTIVITIES	(C) 106.51	42.94
D. NET INCREASE IN CASH AND CASH EQUIVALENTS	(A+B+C) (2.06)	(45.80)
Cash and cash equivalents at the beginning of year	8.39	54.20
Cash and cash equivalents at the end of year	6.34	8.39



For ANANT RAJ LIMITED

Director & CEO

Notes to the Consolidated Unaudited Financial Results

- 1) The above results have been reviewed and recommended for adoption by the Audit Committee and approved by the Board of Directors at their respective meetings held on November 2, 2020.
- 2) The Statutory Auditors of the Company have carried out a limited review of consolidated unaudited financial results for the quarter and six months ended September 30, 2020, in accordance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- 3) These consolidated unaudited financial results have been prepared in accordance with the recognition and measurement principles of India Accounting Standards (Ind AS – 34) ‘Interim financial reporting’ as notified under Section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 as amended. The said financial results represent the results of the Anant Raj Limited (“the Company”), its subsidiaries together referred as ‘Group’ and its share in results of associates and jointly controlled entities which have been prepared in accordance with Ind AS-110 – ‘Consolidated financial statement’ and Ind AS – 28 – ‘Investment in associates and joint ventures’.
- 4) The Company has considered the possible effects that may result from the pandemic relating to COVID-19, including but not limited to its assessment of liquidity and going concern assumption, carrying amounts of receivables, unbilled revenues, goodwill and intangible assets, impact on leases and effectiveness of its hedging relationships. Based on current indicators of future global economic conditions and internal sources of available information, the Company expects the carrying amount of the assets will be recovered, net of provisions established. The impact of the pandemic related to COVID-19 may be different from that presently estimated and would be recognized in the financial statements when material changes to economic conditions arise or are anticipated.
- 5) The Code on Social Security, 2020 (the ‘Code’) relating to employee benefits during employment and post-employment benefits has been notified on September 28, 2020. The effective date on which the Code becomes effective is yet to be notified. The Company will assess the impact of the Code when it becomes effective and will record any related impact in the period in which the Code becomes effective
- 6) (i) The Hon’ble Chandigarh Bench of the National Company Law Tribunal at Chandigarh *vide* its order dated and pronounced on 24th August, 2020 (“**Order**”) had sanctioned the Composite Scheme for Arrangement involving the amalgamation of Anant Raj Agencies Private Limited (“**ARAPL**”) with and into Anant Raj Limited (“**ARL**” or “**Company**”) and immediately thereupon, the demerger of the Project Division of ARL and vesting thereof into Anant Raj Global Limited (“**ARGL**”). In terms of Clause 8.1 of Chapter 3 of the Scheme, effective from August 25, 2020, in consideration for the demerger of the Project Division and vesting thereof into ARGL, ARGL has issued and allotted equity shares of face value Rs. 2/- each credited as fully paid up of ARGL, in the ratio of 1 (one) equity share of the face value of Rs. 2/- each of ARGL for every 1 (one) equity share of face value Rs. 2/- credited as fully paid up of ARL, to the equity shareholders of ARL (whose names are registered in the register of members of ARL as on the Record Date i.e. October 7, 2020).



For ANANT RAJ LIMITED

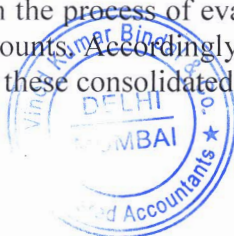
Director & CEO

- (ii) The appointed date for the Composite Scheme for Arrangement as sanctioned by Hon'ble NCLT, Chandigarh, is September 30, 2018. The unaudited financial results for the quarter and six months ended September 30, 2019 have been therefore restated accordingly.
- 7) In terms of the accounting policy for revenue recognition, estimates of project costs and revenues are reviewed periodically by the management and the impact of any changes in such estimates are recognized in the period in which such changes are determined.
- 8) As the Company has only one operating segment, i.e Real Estate business, disclosure under Ind AS 108 - 'Operating Segments' is not applicable.
- 9) The Company has submitted consolidated as well as standalone unaudited financial results for the quarter and six months ended September 30, 2020, pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The standalone unaudited financial results for the quarter and six months ended September 30, 2020, are available on the Company's website at www.anantrajlimited.com and on the websites of Stock Exchanges viz BSE Limited at www.bseindia.com and the National Stock Exchange of India Limited at www.nseindia.com.

Key standalone financial information is given below:

Particular	Quarter ended			Six months ended		Year ended
	30/09/2020 Un audited	30/06/2020 Un audited	30/09/2019 Un audited (Revised)	30/09/2020 Un audited	30/09/2019 Un audited (Revised)	31/03/2020 (Audited)
Total Income	45.18	23.14	45.48	68.32	93.67	417.60
Profit Before tax	3.71	(7.20)	2.01	(3.49)	5.12	40.38
Profit after Tax	2.86	(9.23)	0.82	(6.37)	2.35	27.33
Other comprehensive income	-	-	-	-	-	0.08
Total comprehensive income	2.86	(9.23)	0.82	(6.37)	2.35	27.41

- 10) Pursuant to the Taxation Law (Amendment) Ordinance, 2019 ('Ordinance') issued by Ministry of Law and Justice (Legislative Department) on September 20, 2019 which is effective April 1, 2019, domestic companies have the option to pay corporate income tax at a rate of 22% plus applicable surcharge and cess ('New Tax Rate') subject to certain conditions. As of September 30, 2020, the Company is in the process of evaluating as to when it should apply impact of New Tax Rate in its books of accounts. Accordingly, for the current period, no impact of the New Tax Rate has been considered in these consolidated financial results.

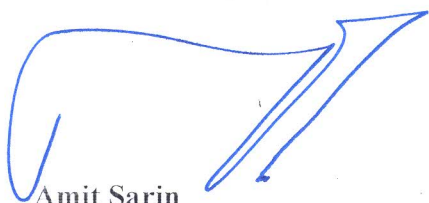


For ANANT RAJ LIMITED

Director & CEO

- 11) The figures for the previous year / quarter have been regrouped / rearranged, wherever necessary, to confirm to the current period's classification.
- 12) The consolidated unaudited financial results are also available on the Company's website at www.anantrajlimited.com and on the websites of the Stock Exchanges viz, BSE Limited at www.bseindia.com and the National Stock Exchange of India Limited at www.nseindia.com.

**On behalf of Board of Directors
For Anant Raj Limited**



**Amit Sarin
Director & CEO
DIN: 00015837**



**Date: November 2, 2020
Place: New Delhi**

Shiv Sushil Bhawan
D-219, Vivek Vihar-1, New Delhi - 110095
Ph.: 011-22140980, 22153569, 22144941
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Independent Auditor's Review Report on Consolidated Unaudited Quarterly Financial Results and Year to Date Results of the Company pursuant to the regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

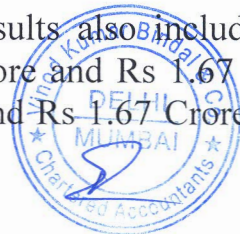
To
The Board of Directors,
Anant Raj Limited,
II-65, Connaught Circus
New Delhi-110001

LIMITED REVIEW REPORT

1. We have reviewed the accompanying statement of Consolidated Unaudited Financial Results of Anant Raj 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 30 September, 2020 and the consolidated year to date results for the period 1 April 2020 to 30 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, including relevant circulars issued by the SEBI from time to time.
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 the Indian Accounting Standard 34 ("Ind AS 34"), "Interim Financial Reporting" prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued there under and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time. Our responsibility is to express a conclusion on the Statement based on our review.



3. We conducted our review of the Statement in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountant of India (ICAI). A review of interim financial information consists of making inquiries, primarily of the Parent's personnel responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on auditing specified under Section 143(10) of the Companies Act, 2013 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.
4. We also performed procedures in accordance with the circular issued by SEBI under Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, to the extent applicable.
5. This Statement includes the results of the Parent, subsidiaries, associates and joint venture attached as Annexure I.
6. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 7&8 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.
7. We did not review the interim financial statements/financial Information/financial results of 39 (Thirty Nine) subsidiaries 1(One) jointly controlled entity included in the Consolidated Unaudited Financial Results, whose interim financial statements / financial Information / financial results reflect total assets of Rs 906.17 Crore as at 30/09/2020 and total revenue of Rs. 2.46 Crore and Rs 4.00 Crore ,total net loss after tax (net) of Rs 3.31 Crore and Rs 3.32 Crore, total comprehensive income (net) of Rs. -3.31 Crore and Rs -3.32 Crore ,for the quarter and year- to- date period ended September 30, 2020 respectively ,as considered in the statement.
8. The Consolidated Unaudited Financial Results also includes the Group's share of net profit after tax of Rs. 3.90 Crore and Rs 1.67 Crore and total comprehensive income of Rs. 3.90 Crore and Rs 1.67 Crore for the quarter



and year-to-date period ended 30/09/2020 respectively, as considered in the statement, In respect of 3 (Three) associate whose interim financial statements/financial Information/financial results have not been reviewed by us.

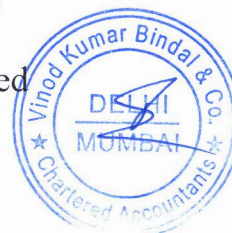
9. These interim financial statements/financial Information/financial results have been reviewed by other auditors whose reports have been furnished to us by the management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, associates and joint ventures, Firms is based solely on the reports of the other auditors and the procedures performed by us as stated in paragraph 3 above.

Our conclusion on the statement in respect of matters stated in para 7 & 8 is not modified including with respect to our reliance on the financial information certified by the Board of Directors.

Annexure I.

The Statement includes the results of the following entities:

1. Adonai Home Private Limited @
2. Advance Buildcon Private Limited
3. Anant Raj Cons. & Development Private Limited
4. Anant Raj Estate Management Services Limited
5. Anant Raj Housing Limited
6. AR Login 4 Edu Private Limited
7. Blossom Buildtech Private Limited
8. Century Promoters Private Limited
9. Echo Properties Private Limited
10. Four Construction Private Limited
11. Empire Promoters Private Limited
12. Excellent Inframart Private Limited @
13. Glaze Properties Private Limited
14. Green Valley Builders Private Limited
15. Green Way Promoters Private Limited
16. Gujarat Anant Raj Vidhyanagar Ltd.
17. Grandstar Realty Private Limited
18. Hamara Realty Private Limited
19. Jai Govinda Ghar Nirman Limited @
20. Jasmine Buildwell Private Limited
21. North South Properties Private Limited
22. Pasupati Aluminium Limited
23. Pelikan Estates Private Limited
24. Pioneer Promoters Private Limited



25. Rolling Construction Private Limited
26. Romano Estates Private Limited
27. Romano Estate Management Services Limited
28. Romano Infrastructure Private Limited
29. Romano Projects Private Limited
30. Rose Realty Private Limited
31. Saiguru Buildmart Private Limited @
32. Sartaj Developers & Promoters Private Limited @
33. Sovereign Buildwell Private Limited
34. Spring View Developers Private Limited
35. Springview Properties Private Limited
36. Three Star Realty Private Limited
37. Tumhare Liye Realty Private Limited
38. Vibrant Buildmart Private Limited
39. Woodland Promoters Private Limited

@ The Company holds through its subsidiaries more than one-half in nominal value of the equity share capital.

Associates

1. Anant Raj Property Management Private Limited
2. Roseland Buildtech Private Limited
3. E2E Solutions Private Limited

Joint Controlled Entity

1. Avarna Projects LLP

Firms

for Vinod Kumar Bindal & Co
ICAI Firm Registration No. 003820N
Chartered Accountants



A handwritten signature in blue ink, appearing to read "Arvind Mittal".

ARVIND MITTAL
Partner

Membership no. 509357

Place: New Delhi

Date: 2nd November, 2020

UDIN : 20509357AAAAEZ8570