

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/12982

November 14, 2019

<p>The Manager Listing Department BSE Limited, Phiroze Jee Bhoj Towers, Dalal Street, Mumbai – 400001</p> <p>Scrip code: ANANTRAJ 515055</p>	<p>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</p> <p>Scrip code: NSE ANANTRAJ EQ</p>
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Subject: Outcome of the Board Meeting held on 14th November, 2019

Dear Sir/Madam,

Pursuant to Regulation 30 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. 14th November, 2019, has, inter – alia, considered and approved the following:-

Un-audited Financial Results (Standalone & Consolidated) of the Company for the quarter and six months ended September 30, 2019 under Ind-AS alongwith Limited Review Reports, are attached. 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 9:15 P.M.

This is for your kind information and records.

Thanking You,

For Anant Raj Limited

Manoj Pahwa

Company Secretary cum Compliance Officer

Investors E-mail id: manojpahwa@anantrajlimited.com

ANANT RAJ LIMITED

CIN : L45400HR1985PLC021622

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

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

Statement of Unaudited Consolidated Financial Results for the Quarter and Half Year ended September 30, 2019

(Rs. In Crores)

Sl.No.	Particulars	Quarter ended				Year ended 31.03.2019 Audited	
		30.09.2019 Unaudited	30.06.2019 Unaudited	30.09.2018 Unaudited	30.09.2019 Unaudited		
1	Income	142.75	99.24	103.58	241.99	199.68	500.28
	a) Revenue from operations	1.48	1.50	3.40	2.98	9.56	23.59
	b) Other income	144.23	100.74	106.98	244.97	209.24	523.87
2	Total income						
	Expenses	56.75	62.25	65.92	119.00	134.67	315.46
	a) Cost of sales	4.58	4.29	3.96	8.87	8.05	17.14
	b) Employee benefits expense	13.35	13.28	11.56	26.63	22.15	62.80
	c) Finance costs	6.22	6.15	6.22	12.37	12.48	25.52
	d) Depreciation and amortisation expense	11.84	6.85	8.32	18.69	15.64	35.45
	e) Other expenses	92.74	92.82	95.98	185.56	192.99	456.37
3	Total expenses						
	Profit before exceptional items, tax, share of profit/(loss) in associates and jointly controlled entities (1-2)	51.49	7.92	11.00	59.41	16.25	67.50
4	Exceptional items	-	-	-	-	-	-
5	Profit before Tax, share of profit/(loss) in associates and jointly controlled entities (3+4)	51.49	7.92	11.00	59.41	16.25	67.50
6	Tax expenses	12.12	2.21	3.67	14.33	5.15	10.40
7	Current tax	1.53	0.65	0.28	2.18	1.12	3.76
	Deferred tax						
8	Profit after tax and before share of profit / (loss) in associates and jointly controlled entities (5-6)	37.84	5.06	7.05	42.90	9.98	53.34
	Share of profit in associates and jointly controlled entities (net)	2.41	3.29	4.25	5.70	5.45	13.13
9	Profit for the period / year (7+8)	40.25	8.35	11.30	48.60	15.43	66.47
10	Other comprehensive Income	-	-	0.53	-	0.55	0.11
	a) Items that will not be reclassified to profit and loss (net of tax)	-	-	0.53	-	0.55	0.11
	b) Items that will be reclassified to profit and loss (net of tax)	-	-	-	-	-	-
11	Total other comprehensive Income	40.25	8.35	11.83	48.60	15.98	66.58
12	Total comprehensive Income for the period / year (9+10)	40.25	8.35	11.83	48.60	15.43	66.47
	Net profit/ (loss) for the period/ year attributable to:						
	Owners of the company	40.74	9.18	10.50	49.92	15.03	68.73
	Non-controlling interests	(0.49)	(0.83)	0.80	(1.32)	0.40	(2.26)
13	Other comprehensive income/ (loss) attributable to:	40.25	8.35	11.30	48.60	15.43	66.47
	Owners of the company	-	-	0.53	-	0.55	0.11
	Non-controlling interests	-	-	-	-	-	-
14	Total comprehensive Income/ (loss) attributable to:	40.74	9.18	11.03	49.92	15.58	68.84
	Owners of the company	(0.49)	(0.83)	0.80	(1.32)	0.40	(2.26)
	Non-controlling interests	40.25	8.35	11.83	48.60	15.98	66.58
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	1.38	0.31	0.40	1.69	0.54	2.33
17	Earnings per equity share (face value of Rs. 2/- per share) (not annualised)	1.38	0.31	0.40	1.69	0.54	2.33
	Basic (Rs.)						
	Diluted (Rs.)	1.38	0.31	0.40	1.69	0.54	2.33

For ANANT RAJ LIMITED

Director & CEO

For ANANT RAJ LIMITED

Director & CEO

Unaudited Consolidated Statement of Assets and Liabilities

Particulars	(Rs. In Crores)	
	As at	As at
	30.09.2019	31.03.2019
	Unaudited	Audited
ASSETS		
Non-current assets		
Property, plant and equipment	227.48	230.45
Capital work-in-progress	209.65	188.21
Investment property	2,232.97	2,218.38
Goodwill	360.26	360.19
Other intangible assets	0.04	0.05
Financial assets		
Investments	549.08	550.94
Trade receivables	11.74	11.51
Loans	28.79	20.06
Other financial assets	559.34	528.26
Other non-current assets	428.41	421.61
Total of non-current assets	4,607.76	4,529.66
Current assets		
Inventories	1,307.89	1,237.42
Financial assets		
Investments	4.67	-
Trade receivables	119.92	119.93
Cash and cash equivalents	58.12	65.91
Other bank balances	27.75	26.29
Other financial assets	1,686.64	1,555.54
Other current assets	176.96	165.45
Total of current assets	3,381.95	3,170.54
Total of assets	7,989.71	7,700.20
EQUITY AND LIABILITIES		
Equity		
Equity share capital	59.02	59.02
Other equity	4,201.64	4,161.24
Total of equity (for shareholders of parent)	4,260.66	4,220.26
Non-controlling interest	42.29	40.98
Total of equity	4,302.95	4,261.24
LIABILITIES		
Non-current liabilities		
Financial liabilities		
Borrowings	2,053.41	2,079.44
Other financial liabilities	114.09	82.67
Deferred tax liabilities (net)	19.71	17.53
Provisions	1.62	1.73
Total of non-current liabilities	2,188.83	2,181.37
Current liabilities		
Financial liabilities		
Borrowings	144.04	132.06
Trade Payables	3.76	13.08
Other financial liabilities	874.11	618.48
Other current liabilities	457.92	489.22
Provisions	18.10	4.75
Total of current liabilities	1,497.93	1,257.59
Total of liabilities	3,686.76	3,438.96
Total of equity and liabilities	7,989.71	7,700.20

For ANANT RAJ LIMITED

Director & CEO

For ANANT RAJ LIMITED

Director & CEO

ANANT RAJ LIMITED		
Statement of Cash Flow (Consolidated)		
Particulars	As at	As at
	30.09.2019	30.09.2018
	Unaudited	Unaudited
A. CASH FLOW FROM OPERATING ACTIVITIES		
Profit before tax	59.41	16.25
Adjustment for:		
Depreciation	12.37	12.48
Adjustment for deferred taxation	0.01	0.09
Derecognition of financial assets	2.72	3.31
Equity Portion of Optionally Convertible Debentures	-2.86	3.25
Interest paid	25.37	21.59
Interest receipts	-1.72	-1.71
Other non-operating income	-1.15	-4.00
Operating profit before working capital changes	94.15	51.25
Adjustment for:		
Increase/(Decrease) in trade payables	-9.31	-0.22
(Decrease) in other financial liabilities	254.76	188.44
Increase in other current liabilities	-31.30	30.55
Increase/(Decrease) in current provisions	13.35	1.16
(Increase)/Decrease in unbilled receivables	-179.33	-108.41
(Increase)/Decrease in advances recoverable	-2.39	2.12
(Increase)/Decrease in Inventories	-70.47	-48.53
(Increase)/Decrease in trade receivables current	-0.22	2.05
(Increase)/Decrease other bank balances	-1.46	10.82
(Increase)/Decrease current investment	-4.67	0.36
(Increase)/Decrease Other financial asset	19.54	-29.43
(Increase)/Decrease in other current assets	-11.50	-34.06
Cash generated from operations	71.15	66.11
Income tax paid	-16.51	-6.27
NET CASH FROM OPERATING ACTIVITIES	(A) 54.64	59.84
B. CASH FLOW FROM INVESTING ACTIVITIES		
Decrease/Increase in non-current investments	1.85	-13.30
Decrease in capital work-in-progress	-21.44	-5.95
Purchase of investment property	-24.02	-1.70
Purchase of property, plant and equipment	-0.70	-0.77
Purchase of intangible asset	-0.08	-
Proceeds from sale of property, plant and equipment	0.96	6.04
Proceeds from sale of investment property	0.69	2.39
Other non-current asset	-6.79	-
Loan given	57.41	-6.27
Interest receipts	1.72	1.71
Other non-operative income	1.15	4.00
NET CASH USED IN INVESTING ACTIVITIES	(B) 10.74	-13.83
C. CASH FLOW FROM FINANCE ACTIVITIES		
Repayment of long term borrowings	-92.05	-25.84
Other financial liabilities	31.42	-7.14
Repayment of short term borrowings	12.72	-39.19
Provision	0.10	-0.38
Interest paid	-25.37	-21.59
NET CASH INFLOW FROM FINANCE ACTIVITIES	(C) -73.18	-94.13
D. NET INCREASE IN CASH AND CASH EQUIVALENTS		
(A+B+C)	-7.79	-48.12
Cash and cash equivalents at the beginning of year	65.91	216.47
Cash and cash equivalents at the end of year	58.12	168.35

For ANANT RAJ LIMITED

Director & CEO

For ANANT RAJ LIMITED

Director & CEO

Notes to the Consolidated Financial Results

1. The above unaudited consolidated financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on November 14, 2019.
2. The Statutory Auditors of the Company have carried out the Limited Review of unaudited consolidated financial results for the quarter and half year ended September 30, 2019, in accordance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
3. These consolidated 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. 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.
5. Effective 1st April, 2019, the Company has adopted Ind AS 116 "Leases" and there is no impact of Ind AS 116 on the net profit of the company for the quarter and half year ended September 30, 2019.
6. As the Company has only one operating segment, i.e Real Estate business, disclosure under Ind AS 108 - 'Operating Segments' is not applicable.
7. The Board of Directors of the Company in its meeting held on August 29, 2018, had approved the draft Composite Scheme of Arrangement for Amalgamation and Demerger ('Scheme') involving the amalgamation of Anant Raj Agencies Private Limited with and into Anant Raj Limited and immediately thereupon, demerger of 'Project Division' of the Company into Anant Raj Global Limited. The Scheme was further modified in the meeting of the Board of Directors dated October 18, 2018 to the extent of share entitlement ratio relating to the amalgamation of Anant Raj Agencies Private Limited with and into Anant Raj Limited. Subsequently, the Company filed the applications in terms of Regulation 37 of SEBI (LODR) Regulations, 2015 with the Stock Exchanges and SEBI for their 'No Objection' to the Scheme. The Company received the 'no objection' from the Stock Exchanges i.e. National Stock Exchange of India Limited (NSE) vide their letter dated 27th February, 2019 and BSE Limited vide their letter dated 28th February, 2019 respectively. Further, to comply with the observations of the Stock Exchanges, the Company approved the modifications in the scheme in its board meeting dated 15th March, 2019.

The Company filed the first motion application before National Company Law Tribunal Bench (NCLT), Chandigarh at Chandigarh for instructions for convening the meetings of Equity Shareholders, Secured Creditors and Unsecured Creditors for approving the Scheme of

For ANANT RAJ LIMITED

Director & CEO

For ANANT RAJ LIMITED

Director & CEO

Arrangement. The Hon'ble National Company Law Tribunal (NCLT) has pronounced its order on the first motion application filed in relation to the captioned scheme of arrangement on May 17, 2019 in Company Application No. CA(CAA) No. 08/Chd/Hry/2019. As per the aforesaid order of the Hon'ble NCLT the said Scheme was duly approved by the Equity Shareholders, Secured Creditors and Unsecured Creditors of the Company in their respective meetings held on 6th July, 2019 with requisite majority. The Company has filed second motion petition with Hon'able NCLT on July 17, 2019 seeking sanction of the scheme of arrangement. The Hon'ble NCLT bench has fixed 27th November, 2019 as the next date of hearing for considering the approval of the Scheme

8. The Company has submitted consolidated as well as standalone financial results for the quarter and half year ended September 30, 2019 pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The standalone financial results for the quarter and half year ended September 30, 2019 are available on the Company's website at www.anantrajlimited.com and on the websites of Stock Exchanges viz BSE Limited at www.bscindia.com and the National Stock Exchange of India Limited at www.nseindia.com.

Key standalone financial information is given below:

(In Crores)

Particular	Quarter ended			Half Year ended		Year ended (Audited)
	30/09/2019 Un audited	30/06/2019 Un audited	30/09/2018 audited	30/09/2019 Un audited	30/09/2018 audited	31/03/2019
Total Income	85.33	87.01	96.81	172.34	186.86	466.62
Profit Before tax	6.29	6.07	10.50	12.36	15.52	59.58
Profit after Tax	4.04	3.82	7.80	7.86	10.91	46.40
Other comprehensive income	-	-	0.53	-	0.55	0.12
Total comprehensive income	4.04	3.82	8.33	7.86	11.46	46.52

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, 2019, 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 Company during the period under review, acquired 100% stake in Chokecherry Meadows Private Limited, Willowtree Estates Private Limited through its wholly owned subsidiary Company i.e Anant Raj Projects Limited. The Company has also acquired 100% stake in

For ANANT RAJ LIMITED

Director & CEO

For ANANT RAJ LIMITED

Director & CEO

Spiritual Developers Private Limited through its wholly owned subsidiary Company i.e Greenline Buildcon Private Limited.

Consequently Chokecherry Meadows Private Limited, Willowtree Estates Private Limited and Spiritual Developers Private Limited have become the wholly owned subsidiaries of Anant Raj Limited and accordingly their financial results have been consolidated in the above financial results.

11. The figures for the previous year / quarter have been regrouped / rearranged, wherever necessary, to confirm to the current period's classification.
12. The unaudited consolidated 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

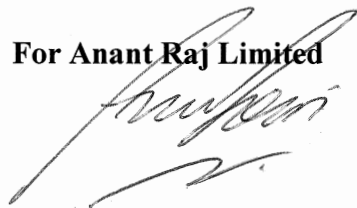
For Anant Raj Limited



Amit Sarin
Director & CEO (Real Estate Division)
DIN: 00015837

On behalf of Board of Directors

For Anant Raj Limited



Amar Sarin
Director & CEO (Project Division)
DIN: 00015937

Date: November 14, 2019

Place: New Delhi

Shiv Sushil Bhawan
D-219, Vivek Vihar-1, New Delhi - 110095
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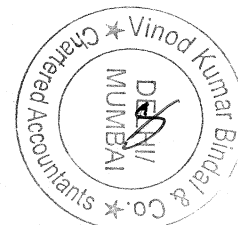
UDIN: 19515204AAAAA48590

Independent Auditor's Review Report on Consolidated Unaudited quarterly and year to date Financial Results of the Company pursuant to the regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

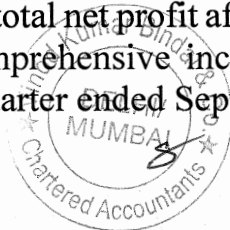
To
The Board of Directors,
Anant Raj Limited,
H-65, Connaught Circus
New Delhi-110001

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 associate and joint ventures for the quarter ended September 30, 2019 and for the period from April 01, 2019 to September 30, 2019("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, read with SEBI Circular No. CIR/CFD/CMD1/44/2019 dated March 29, 2019 ("the circular").
2. This Statement, which is the responsibility of the Parent's management and approved by the Parent's Board of Directors at its meeting held on November 14, 2019, 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, and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.



3. We conducted our review 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). This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. 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 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 the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, to the extent applicable.
5. This Statement includes the results of the subsidiaries, associates, joint venture and partnership firm 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 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 98 (Ninety Eight) subsidiaries,1 (One)partnership firm and 1 (one) limited liability partnership firm (Jointly Controlled Entity) included in the consolidated unaudited financial results, whose interim financial statements/financial Information/financial results reflect total assets of Rs 1769.34 Crore as at 30.09.2019 and total revenue of Rs. 58.99 Crore and Rs. 72.72 Crore ,total net profit after tax (net) of Rs. 34.44 Crore and Rs 35.68 Crore total comprehensive income (net) of Rs. 34.44 Crore and Rs. 35.68 Crore ,for the quarter ended September 30, 2019




and for the period from 01.04.2019 to 30.09.2019 respectively, as considered in the consolidated unaudited financial results. The consolidated unaudited financial results also include the Group's share of net profit after tax of Rs. and Rs 4.38 Crore and total comprehensive income of Rs 1.09 Crore and Rs. 4.38 Crore for the quarter ended 30.09.2019 and for the period from 01.04.2019 to 30.09.2019 respectively as considered in the consolidated unaudited financial results. In respect of 3 (Three) associate and 1 (One) joint ventures whose interim financial statements/financial information/financial results have not been reviewed by us. 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, 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 is not modified in respect of the above matter.



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


Shivkumar Arora
Partner

Membership no. 515204

Place: New Delhi

Date: November 14, 2019

Annexure-I

1. Advance Buildcon Pvt. Ltd.
2. Anant Raj Cons. & Development Pvt. Ltd.
3. Anant Raj Estate Management Services Ltd.
4. Anant Raj Global Limited
5. Anant Raj Hotels Ltd.
6. Anant Raj Housing Ltd.
7. Anant Raj Infrastructure Pvt. Ltd.
8. Anant Raj Projects Ltd.
9. AR Login 4 Edu Pvt. Ltd.
10. Ankur Buildcon Pvt. Ltd. @
11. A-Plus Estates Pvt. Ltd. @
12. BBB Realty Pvt. Ltd.
13. Blossom Buildtech Pvt. Ltd.
14. Bolt Properties Pvt. Ltd.
15. Capital Buildcon Pvt. Ltd. @
16. Capital Buildtech Pvt. Ltd. @
17. Green Valley Builders Pvt. Ltd.
18. Green View Buildwell Pvt. Ltd.
19. Green Way Promoters Pvt. Ltd.
20. Greenline Buildcon Pvt. Ltd.
21. Greenline Promoters Pvt. Ltd.
22. Greenwood Properties Pvt. Ltd.
23. Gujarat Anant Raj Vidhyanagar Ltd.
24. Goodluck Buildtech Pvt. Ltd.
25. Grand Buildtech Pvt. Ltd.



26. Grand Park Estates Pvt. Ltd.
27. GrandPark Buildtech Pvt. Ltd.
28. Grandstar Realty Pvt. Ltd.
29. Hamara Realty Pvt. Ltd.
30. Hemkunt Promoters Pvt. Ltd.
31. High Land Meadows Pvt. Ltd.
32. Jai Govinda Ghar Nirman Ltd.
33. Jasmine Buildwell Pvt. Ltd.
34. Jubilant Software Services Pvt. Ltd.
35. Kalinga Buildtech Pvt. Ltd.
36. Kalinga Realtors Pvt. Ltd.
37. Krishna Buildtech Pvt. Ltd. @
38. Monarch Buildtech Pvt. Ltd. @
39. Moon Shine Entertainment Pvt. Ltd.
40. North South Properties Pvt. Ltd.
41. Novel Buildmart Pvt. Ltd.
42. Novel Housing Pvt. Ltd.
43. Oriental Meadows Ltd.
44. Oriental Promoters Pvt. Ltd. @
45. Papillion Buildtech Pvt. Ltd. @
46. Papillon Buildcon Pvt. Ltd. @
47. Park Land Construction & Equipment Pvt. Ltd.
48. Carnation Buildtech Pvt. Ltd. @
49. Century Promoters Pvt. Ltd.
50. Echo Buildtech Pvt. Ltd.
51. Echo Properties Pvt. Ltd.



52. Elegant Buildcon Pvt. Ltd.
53. Fabulous Builders Pvt. Ltd.
54. Four Construction Pvt. Ltd.
55. Elegant Estates Pvt Ltd.
56. Elevator Buildtech Pvt. Ltd.
57. Elevator Promoters Pvt. Ltd.
58. Elevator Properties Pvt. Ltd.
59. Empire Promoters Pvt. Ltd.
60. Excellent Inframart Pvt. Ltd. @
61. Gadget Builders Pvt. Ltd.
62. Gagan Buildtech Pvt. Ltd. @
63. Glaze Properties Pvt. Ltd.
64. Greatways Buildtech Pvt. Ltd. @
65. Green Retreat and Motels Pvt.Ltd.
66. Park Land Developers Pvt Ltd
67. Park View Promoters Pvt Ltd.
68. Pasupati Aluminium Ltd.
69. Pelikan Estates Pvt. Ltd.
70. Pioneer Promoters Pvt. Ltd.
71. Rapid Realtors Pvt. Ltd.
72. Rising Realty Pvt. Ltd. @
73. Rolling Construction Pvt. Ltd.
74. Romano Estates Pvt. Ltd.
- Romano Estate Management
75. Services Ltd.
76. Romano Infrastructure Pvt. Ltd.



77. Romano Projects Pvt. Ltd.
78. Rose Realty Pvt. Ltd.
79. Roseview Buildtech Pvt. Ltd.
80. Roseview Properties Pvt. Ltd.
81. Saiguru Buildmart Pvt. Ltd. @
82. Sand Storm Buildtech Pvt. Ltd.
83. Sartaj Developers & Promoters Pvt. Ltd.@
84. Sovereign Buildwell Pvt. Ltd.
85. Spring View Developers Pvt. Ltd.
86. Springview Properties Pvt. Ltd.
87. Suburban Farms Pvt. Ltd.
88. Three Star Realty Pvt. Ltd.
89. Townsend Construction & Equipment Pvt. Ltd.
90. Travel Mate India Pvt. Ltd.
91. Tumhare Liye Realty Pvt. Ltd.
92. Twenty First Developers Pvt. Ltd.
93. Vibrant Buildmart Pvt. Ltd.
94. West Land Buildcon Pvt. Ltd. @
95. Woodland Promoters Pvt. Ltd.
96. Willowtree Estates Private Ltd@
97. Chokecherry Meadows Private Ltd@
98. Spiritual Developers Private Ltd@



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

Partnership Firm

1. Ganga Bishan & Co.

Associates

1. Anant Raj Property Management Pvt. Ltd.
2. Roseland Buildtech Pvt. Ltd.
3. E2E Solutions Pvt. Ltd.

Jointly Controlled Entity

1. Avarna Projects LLP



ANANT RAJ LIMITED

CIN : L45400HR1985PLC021622

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

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

Statement of Unaudited Standalone Financial Results for the Quarter and Half Year ended September 30, 2019

(Rs. In Crores)

Sl.No.	Particulars	Quarter ended		Half Year ended		Year ended		
		30.09.2019 Unaudited	30.06.2019 Unaudited	30.09.2018 Audited	30.09.2019 Unaudited		30.09.2018 Audited	31.03.2019 Audited
1	Income							
	a) Revenue from operations	84.15	86.34	94.73	170.49	180.92	457.35	
	b) Other Income	1.18	0.67	2.08	1.85	5.94	9.27	
	Total Income	85.33	87.01	96.81	172.34	186.86	466.62	
2	Expenses							
	a) Cost of sales	52.36	59.60	62.59	111.96	127.56	313.42	
	b) Employee benefits expense	4.16	3.80	3.48	7.96	7.16	14.99	
	c) Finance costs	8.58	7.29	7.96	15.87	14.35	30.73	
	d) Depreciation and amortisation expense	4.47	4.41	4.46	8.88	8.97	18.46	
	e) Other expenses	9.47	5.84	7.82	15.31	13.30	29.44	
	Total expenses	79.04	80.94	86.31	159.98	171.34	407.04	
3	Profit before exceptional items and tax (1-2)	6.29	6.07	10.50	12.36	15.52	59.58	
4	Exceptional items	-	-	-	-	-	-	
5	Profit before Tax (3+4)	6.29	6.07	10.50	12.36	15.52	59.58	
6	Tax expenses							
	Current tax	1.41	1.37	2.79	2.78	3.84	9.54	
	Deferred tax	0.84	0.88	(0.09)	1.72	0.77	3.64	
	Profit for the period /year (5-6)	4.04	3.82	7.80	7.86	10.91	46.40	
7	Other comprehensive income							
	a) Items that will not be reclassified to profit and loss (net of tax)	-	-	0.53	-	0.55	0.12	
	b) Items that will be reclassified to profit and loss (net of tax)	-	-	-	-	-	-	
	Total other comprehensive income	-	-	0.53	-	0.55	0.12	
9	Total comprehensive income for the period /year (7+8)	4.04	3.82	8.33	7.86	11.46	46.52	
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							
	Earnings per equity share (face value of Rs. 2/- per share) (not annualised)							
	Basic (Rs.)	0.14	0.13	0.28	0.27	0.39	1.58	
	Diluted (Rs.)	0.14	0.13	0.28	0.27	0.39	1.58	

FOR ANANT RAJ LIMITED

Director & CEO

FOR ANANT RAJ LIMITED

Director & CEO

Unaudited Standalone Statement of Assets and Liabilities

Particulars	(Rs. In Crores)	
	As at	As at
	30.09.2019	31.03.2019
	Unaudited	Audited
ASSETS		
Non- current assets		
Property, plant and equipment	296.48	297.78
Capital work-in-progress	169.42	162.49
Investment property	1,675.49	1,682.46
Financial assets		
Investments	809.32	809.27
Trade receivables	10.33	10.33
Loans	650.25	697.81
Other financial assets	527.70	526.38
Other non-current assets	55.50	61.53
Total of non-current assets	4,194.49	4,248.05
Current assets		
Inventories	1,303.73	1,233.26
Financial assets		
Trade receivables	114.34	117.50
Cash and cash equivalents	5.98	29.21
Other bank balances	20.28	20.05
Loans	4.90	5.19
Other financial assets	1,689.42	1,559.54
Other current assets	142.11	125.84
Total of current assets	3,280.76	3,090.59
Total of assets	7,475.25	7,338.64
EQUITY AND LIABILITIES		
Equity		
Equity share capital	59.02	59.02
Other equity	4,170.45	4,162.59
Total of equity	4,229.47	4,221.61
LIABILITIES		
Non-current liabilities		
Financial liabilities		
Borrowings	1,730.03	1,870.34
Other financial liabilities	100.43	107.47
Deferred tax liabilities (net)	22.12	20.39
Provisions	1.52	1.62
Total of non-current liabilities	1,854.10	1,999.82
Current liabilities		
Financial liabilities		
Borrowings	143.99	131.27
Trade Payables	2.85	12.30
Other financial liabilities	850.15	558.02
Other current liabilities	390.19	411.48
Provisions	4.50	4.14
Total of current liabilities	1,391.68	1,117.21
Total of liabilities	3,245.78	3,117.03
Total of equity and liabilities	7,475.25	7,338.64

For ANANT RAJ LIMITED

Director & CEO

For ANANT RAJ LIMITED

Director & CEO

ANANT RAJ LIMITED



Statement Cash Flow (Standalone)

(Rs. in Crores)

Particulars	As at 30.09.2019 Unaudited	As at 30.09.2018 Audited
A. CASH FLOW FROM OPERATING ACTIVITIES		
Net profit before tax	12.36	15.52
Adjustment for:		
Depreciation	8.88	8.97
Actuarial gain/loss(OCI)	-	0.56
Interest paid	14.62	13.79
Interest receipts	-1.20	-1.44
Adjustment of gain of earlier years	-	40.11
Operating profit before working capital changes	34.65	77.50
Adjustment for:		
Increase in current borrowings	12.73	-39.19
Increase/(Decrease) in trade payables	-9.46	-2.86
Increase/(Decrease) in other financial liabilities	285.10	141.24
Increase/(Decrease) in other liabilities	-21.29	27.65
Increase in provisions	-0.10	-0.54
(Increase)/Decrease in inventories	-70.47	-49.33
(Increase)/Decrease in trade receivables	3.16	2.38
(Increase)/Decrease in other assets	-10.25	-35.95
(Increase)/Decrease in loans	47.86	16.82
(Increase)/Decrease in other financial assets	-131.19	-138.56
Cash generated from operations	140.72	-0.83
Income tax paid	-2.43	-3.10
NET CASH FROM OPERATING ACTIVITIES	(A) 138.29	-3.93
B. CASH FLOW FROM INVESTING ACTIVITIES		
Decrease in non-current investments	-0.05	2.35
Increase in property, plant and equipment	-0.56	-0.13
Increase in investment property	-0.59	-1.48
Decrease in investment property	0.48	2.39
Decrease in Property, plant and equipment	0.05	0.05
(Increase)/Decrease in capital work-in-progress	-6.93	1.77
Interest receipts	1.20	1.44
(Increase)/Decrease in fixed deposits	-0.22	12.51
NET CASH USED IN INVESTING ACTIVITIES	(B) -6.61	18.90
C. CASH FLOW FROM FINANCE ACTIVITIES		
Proceeds from borrowings	-140.30	29.49
Interest paid	-14.62	-13.79
NET CASH INFLOW FROM FINANCE ACTIVITIES	(C) -154.92	15.70
D. NET INCREASE IN CASH AND CASH EQUIVALENTS	(A+B+C)	
Cash and cash equivalents at the beginning of year	29.21	27.00
Cash and cash equivalents at the end of year	5.98	57.68

For ANANT RAJ LIMITED

Director & CEO

For ANANT RAJ LIMITED

Director & CEO

Notes to the Standalone Financial Results

1. The above unaudited Standalone Financial Results have been approved both by the Audit Committee and the Board of Directors at their respective meetings held on November 14, 2019.
2. The Statutory Auditors of the Company have carried out the Limited Review of the unaudited standalone financial results for the quarter and half yearly ended September 30, 2019 in accordance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
3. These unaudited standalone 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. Effective 1st April, 2019, the Company has adopted Ind AS 116 “Leases” and there is no impact of Ind AS 116 on the net profit of the company for the quarter and half year ended September 30, 2019.
6. 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.
7. The Board of Directors of the Company in its meeting held on August 29, 2018, had approved the draft Composite Scheme of Arrangement for Amalgamation and Demerger ('Scheme') involving the amalgamation of Anant Raj Agencies Private Limited with and into Anant Raj Limited and immediately thereupon, demerger of 'Project Division' of the Company into Anant Raj Global Limited. The Scheme was further modified in the meeting of the Board of Directors dated October 18, 2018 to the extent of share entitlement ratio relating to the amalgamation of Anant Raj Agencies Private Limited with and into Anant Raj Limited. Subsequently, the Company filed the applications in terms of Regulation 37 of SEBI (LODR) Regulations, 2015 with the Stock Exchanges and SEBI for their 'No Objection' to the Scheme. The Company received the 'no objection' from the Stock Exchanges i.e. National Stock Exchange of India Limited (NSE) vide their letter dated 27th February, 2019 and BSE Limited vide their letter dated 28th February, 2019 respectively. Further, to comply with the observations of the Stock Exchanges, the Company approved the modifications in the scheme in its board meeting dated 15th March, 2019.

The Company filed the first motion application before National Company Law Tribunal Bench (NCLT), Chandigarh at Chandigarh for instructions for convening the meetings of Equity Shareholders, Secured Creditors and Unsecured Creditors for approving the Scheme of Arrangement. The Hon'ble National Company Law Tribunal (NCLT) has pronounced its order on the first motion application filed in relation to the captioned scheme of arrangement on May 17, 2019 in Company Application No. CA(CAA) No. 08/Chd/Hry/2019. As per the aforesaid order of the Hon'ble NCLT the said Scheme was duly approved by the Equity

For ANANT RAJ LIMITED

Director & CEO

For ANANT RAJ LIMITED

Director & CEO

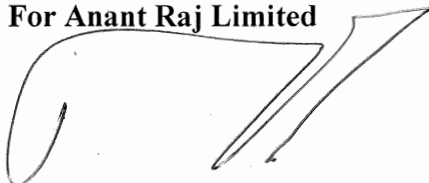
Shareholders, Secured Creditors and Unsecured Creditors of the Company in their respective meetings held on 6th July, 2019 with requisite majority. The Company has filed second motion petition with Hon'able NCLT on July 17, 2019 seeking sanction of the scheme of arrangement. The Hon'ble NCLT bench has fixed 27th November, 2019 as the next date of hearing for considering the approval of the Scheme.

8. 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, 2019, 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.
9. The Company during the period under review, acquired 100% stake in Chokecherry Meadows Private Limited, Willowtree Estates Private Limited through its wholly owned subsidiary Company i.e Anant Raj Projects Limited. The Company has also acquired 100% stake in Spiritual Developers Private Limited through its wholly owned subsidiary Company i.e Greenline Buildcon Private Limited.

Consequently Chokecherry Meadows Private Limited, Willowtree Estates Private Limited and Spiritual Developers Private Limited have become the wholly owned subsidiaries of Anant Raj Limited.
10. The figures for the previous quarter(s) have been regrouped / rearranged, wherever necessary, to confirm to the current quarter classifications.
11. The unaudited Standalone 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

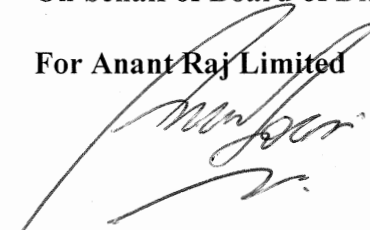
For Anant Raj Limited



Amit Sarin
Director & CEO (Real Estate Division)
DIN: 00015837

On behalf of Board of Directors

For Anant Raj Limited



Amar Sarin
Director & CEO (Project Division)
DIN: 00015937

Date: November 14, 2019

Place: New Delhi

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UDIN: 19515204AAAAA X 3308

Limited Review Report on quarterly Unaudited Financial Results (Standalone) 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 Unaudited Stand alone 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 September 30, 2019 and year to date from April 01, 2019 to September 30, 2019 ("the statement") being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the regulation) as amended, read with SEBI Circular No. CIR/CFD/CMD1/44/2019 dated March 29, 2019 ("the circular").
2. This Statement which is the responsibility of the Company's management and approved by the Company's Board of Directors at its meeting held on November 14, 2019, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 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. 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). This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information is limited primarily to inquiries of Company personnel and analytical procedures applied to financial data and thus provides less



assurance than an audit. We have not performed an audit and, accordingly, we do not express an audit opinion.

- 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 of Unaudited Financial Results prepared in accordance with applicable Indian Accounting Standard specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder 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 obligations and Disclosure Requirements) Regulations, 2015, including the manner in which it is to be disclosed, or that it contains any material misstatement.

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

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



Shivkumar Arora

Shivkumar Arora
Partner

Membership no. 515204

Place: New Delhi
Date: November 14, 2019