

BSE Ltd. Corporate Relationship Department Phiroze Jeejeebhoy Towers, Dalal Street, <u>Mumbai - 400 001</u>	The Manager (Listing) National Stock Exchange of India Ltd. "Exchange Plaza", Bandra-Kurla Complex, Bandra (E), Mumbai - 400 051
COMPANY NO. 507828	SYMBOL : ANSALHSG SERIES : EQ

- Sub: a) Audited Financial Results (Standalone and Consolidated) and Auditors' Report thereon for the Financial Year ended 31st March, 2020.
b) Unaudited Financial Results (Standalone and Consolidated) for the Quarter ended 31st March, 2020.
b) Outcome of the Board Meeting dated the 29th July, 2020.

Ref: Regulations 30 and 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Dear Sirs,

This is to inform you that the Board of Directors in its meeting held today i.e. 29th July, 2020 has considered and approved the Audited Financial Results (Consolidated and Standalone) for the Financial Year ended 31st March, 2020 and Unaudited Financial Results (Standalone and Consolidated) for the Quarter ended 31st March, 2020. In this connection, please find enclosed herewith the following:

1. Audited Financial Results (Consolidated and Standalone) for the Financial Year ended on the 31st March, 2020.
2. Unaudited Financial Results (Consolidated and Standalone) for the Quarter ended on the 31st March, 2020.
3. Copies of Auditors Report (Standalone and Consolidated) for the Financial Year ended on 31st March, 2020 including the Limited Review Report (Standalone and Consolidated) for the Quarter ended 31st March, 2020 submitted by the Statutory Auditors of the Company, M/s Dewan P.N. Chopra & Co., Chartered Accountants.
4. Declaration with respect to unmodified opinion of the Statutory Auditors in Audited Financial Results pursuant to Regulation 33(3)(d) of SEBI (LODR), Regulation, 2015 for the Financial Year ended on the 31st March, 2020.

Ansal Housing Limited

— An ISO 9001:2015 Company —

(Formerly known as Ansal Housing & Construction Ltd.)

Regd. Office : 606, 6th Floor, Indra Prakash, 21, Barakhamba Road, New Delhi - 110001, Ph. : 91-11-23317466, 23315108
Head Office : 2F-AHCL, 2nd Floor, Ansal Plaza, Sector-1, Vaishali, Ghaziabad, U.P. - 201010, Ph. : 91-120-3854000, 4195100
E-mail : ahl@ansals.com Website : www.ansals.com  www.facebook.com/AnsalsHousing CIN : L45201DL1983PLC016821

It is also informed that the Board of Directors has:

1. not recommended any dividend to the Shareholders of the Company for the Financial Year 2019-20.
2. fixed the date, time and place of the ensuing 36th Annual General Meeting (AGM) to be held on Monday, 28th September, 2020 at 11.30 a.m. through video conferencing/ other audio visual means.
3. appointed Mrs. Iqneet Kaur (DIN: 05272760) as an Additional Non-Executive Independent Director for a term of 5 years w.e.f. 29th July, 2020 subject to the approval of Shareholders in the ensuing Annual General Meeting.

The Board meeting commenced at 16.15 Hrs and concluded at 19.30 Hrs.

This is for your information and record please.

Thanking you.

Yours faithfully,

For ANSAL HOUSING LTD.



(S.N. Grover)

Addl. V.P. & Company Secretary

M. No. FCS 4055



Encl: As above

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ANSAL HOUSING LIMITED

CIN: L45201DL1983PLC016821

REGD.OFFICE : 606, 6th FLOOR, INDRA PRAKASH BUILDING, 21 BARAKHAMB ROAD, NEW DELHI - 110 001

(Rs. in Lakh)

STATEMENT OF STANDALONE FINANCIAL RESULTS FOR THE QUARTER / YEAR ENDED 31ST MARCH, 2020

Sr. No.	PARTICULARS	STANDALONE				
		Quarter Ended			Year Ended	
		31.03.2020 (Unaudited)	31.12.2019 (Unaudited)	31.03.2019 (Unaudited)	31.03.2020 (Audited)	31.03.2019 (Audited)
1	Income					
	a) Revenue from operations	1,983.05	2,874.35	2,409.21	11,693.49	14,845.77
	b) Other Income	2,375.98	626.32	1,304.23	5,477.23	2,891.55
	Total Income	4,359.03	3,500.67	3,713.44	17,170.72	17,737.32
2	Expenses					
	a) (Increase)/decrease in stock in trade and work in progress	(20.31)	5.16	(4.32)	(107.13)	(7.52)
	b) Cost of Construction, Raw Materials & Constructed Properties	5,634.39	2,439.34	1,200.73	14,627.46	8,254.67
	c) Purchase of Flats	(125.00)	-	-	(125.00)	-
	d) Employees benefits expense	315.15	251.49	215.21	1,156.09	1,322.82
	e) Depreciation	37.76	39.48	51.22	158.55	169.10
	f) Other expenditure	1,389.15	441.78	559.83	2,804.96	2,180.29
	g) Finance Costs	1,877.44	1,751.93	1,727.96	6,479.73	7,754.61
	Total Expenses	9,108.56	4,929.17	3,750.63	24,994.66	19,673.97
3	Profit (+) / Loss (-) before Exceptional Items and Tax(1-2)	(4,749.53)	(1,428.50)	(37.19)	(7,823.94)	(1,936.65)
4	Exceptional Items- (Income/(Expense))	-	-	-	-	-
5	Profit (+) / Loss (-) before tax (3+4)	(4,749.53)	(1,428.50)	(37.19)	(7,823.94)	(1,936.65)
6	Tax Expense	(1,327.00)	(404.37)	(34.64)	(1,842.96)	(1,133.34)
7	Profit (+) / Loss (-) from Ordinary Activities after tax (5-6)	(3,422.53)	(1,024.13)	(2.55)	(5,980.98)	(803.31)
8	Other Comprehensive Income (net of tax expense)	(17.89)	4.19	(16.05)	(5.33)	25.47
9	Total Comprehensive Income for the period (7+8)	(3,440.42)	(1,019.94)	(18.60)	(5,986.31)	(777.83)
10	Paid-up Equity share capital (Face value of Rs.10/- each)	5,938.58	5,938.58	5,938.58	5,938.58	5,938.58
11	Earning Per Share (EPS) (Not Annualized)					
	a) Basic and diluted EPS (In Rs.)	(5.76)	(1.72)	(0.00)	(10.07)	(1.35)



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Ansal Housing Limited

CIN: L45201DL1983PLC016821

REGD.OFFICE : 606, 6th FLOOR, INDRA PRAKASH BUILDING, 21 BARAKHAMBHA ROAD, NEW DELHI - 110 001

(Rs. in Lakh)

STATEMENT OF CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER / YEAR ENDED 31ST MARCH, 2020

Sr. No.	PARTICULARS	Quarter Ended			Year Ended	
		31.03.2020 (Unaudited)	31.12.2019 (Unaudited)	31.03.19 (Unaudited)	31.03.2020 (Audited)	31.03.2019 (Audited)
1	Income					
	a) Revenue from operations	2,966.59	4,479.41	3,813.26	16,390.09	19,484.96
	b) Other Income	2,367.33	736.80	1,387.18	5,731.35	3,104.16
	Total Income	5,333.92	5,216.21	5,200.44	22,121.45	22,589.12
2	Expenses					
	a) (Increase)/decrease in stock in trade and work in progress	137.06	612.62	292.91	657.70	289.71
	b) Cost of Construction, Raw Materials & Constructed Properties	5,600.03	2,411.71	1,192.11	14,593.11	8,373.46
	c) Purchase of Flats	(125.00)	-	-	(125.00)	-
	d) Employees benefits expense	486.45	447.14	442.09	1,909.88	2,123.79
	e) Depreciation	43.16	41.50	52.60	170.04	174.64
	f) Other expenditure	1,800.33	1,135.83	1,348.30	5,639.83	5,185.98
	g) Finance Costs	1,948.76	1,804.27	1,742.94	6,750.93	7,789.95
	Total Expenses	9,890.81	6,453.07	5,070.96	29,596.49	23,937.53
3	Profit (+)/ Loss (-) before Exceptional Items and Tax(1-2)	(4,556.90)	(1,236.86)	129.48	(7,475.03)	(1,348.41)
4	Exceptional Items- (Income)/(Expense))	-	-	-	-	-
5	Profit (+)/ Loss (-) before tax (3+4)	(4,556.90)	(1,236.86)	129.48	(7,475.03)	(1,348.41)
6	Tax Expense	(1,247.11)	(332.72)	14.50	(1,684.84)	(953.51)
7	Profit (+)/ Loss (-) from Ordinary Activities after tax (5-6)	(3,309.79)	(904.14)	114.98	(5,790.19)	(394.90)
8	Other Comprehensive Income (net of tax expense)	(6.39)	4.19	(14.67)	6.16	30.99
9	Total Comprehensive Income for the period (7+8)	(3,316.18)	(899.96)	100.31	(5,784.03)	(363.92)
10	Paid-up Equity share capital (Face value of Rs.10/- each)	5,938.58	5,938.58	5,938.58	5,938.58	5,938.58
11	Earning Per Share (EPS) (Not Annualized)					
	a) Basic and diluted EPS (In Rs.)	(5.57)	(1.52)	0.19	(9.75)	(0.66)


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SUMMARY OF ASSETS AND LIABILITIES AS AT 31st March, 2020					(Rs. in Lakh)
		STANDALONE		CONSOLIDATED	
		As at	As at	As at	As at
		31st Mar, 2020	31st Mar, 2019	31st Mar, 2020	31st Mar, 2019
		(Audited)	(Audited)	(Audited)	(Audited)
I. ASSETS					
1	Non-current assets				
a	Property, plant and equipment	3150.90	4034.69	3,252.47	4053.03
b	Other intangible assets	-	-	880.77	881.20
c	Financial assets				
i	Investments	2481.10	2482.10	123.95	124.03
ii	Loans	3.19	6.80	3.19	6.80
iii	Other financial assets	-	-	5.31	5.19
d	Deferred tax assets (net)	4663.22	2818.20	4,718.01	2877.09
e	Income tax	923.12	1087.18	925.43	1088.62
f	Other non-current assets	3418.02	-	934.27	75.20
	Total non-current assets	14639.55	10428.97	10843.39	9111.16
2	Current Assets				
a	Inventories	184164.13	193652.86	192548.92	200123.24
b	Financial assets				
i	Other investments	-	12.36	-	12.36
ii	Trade receivables	8937.58	7070.87	10783.53	8939.88
iii	Unbilled Revenue	-	-	-	-
iv	Cash and cash equivalents	331.68	302.47	575.97	506.35
v	Bank balances other than (iv) above	1136.28	1218.19	1155.70	1236.44
vi	Loans	5798.02	4301.37	5798.02	4301.37
vii	Other financial assets	5265.21	5407.05	5379.50	5517.03
c	Other Current Assets	13777.11	16978.76	12285.38	12410.40
	Total current assets	219410.00	228943.93	228527.02	233047.07
3	Non Current Assets held for Sale	5.11	1.00	4.11	-
	TOTAL ASSETS	234054.66	239373.90	239374.52	242158.23
I. EQUITY AND LIABILITIES					
1	Equity				
a	Equity	5938.58	5938.58	5,938.58	5938.58
b	Other Equity	15473.71	21460.02	17,138.43	22896.72
	Equity attributable to owners of the Company	21412.29	27398.60	23077.01	28835.30
2	Non Current Liabilities				
a	Financial liabilities				
i	Long Term Borrowings	28703.21	11723.94	29,088.57	11460.22
ii	Other financial liabilities	-	-	3,176.12	3246.10
b	Long Term Provisions	85.06	85.42	163.57	189.29
c	Deferred Tax Liabilities (Net)	-	-	-	-
d	Other non-current liabilities	5059.72	38.94	37.63	38.94
	Total non-current liabilities	33847.99	11848.30	32465.89	14934.55
3	Current Liabilities				
a	Financial liabilities				
i	Short Term Borrowings	6467.64	7847.02	7,738.83	7960.08
ii	Trade Payables	21952.64	26229.88	23,994.21	26579.24
iii	Other financial liabilities	36767.62	57227.54	37,946.24	57044.72
b	Short Term Provisions	223.08	179.03	228.56	195.39
c	Current Tax Liabilities (Net)	-	-	196.49	142.20
d	Other Current Liabilities	113383.39	108643.53	1,13,727.28	106466.74
	Total current liabilities	178794.37	200127.00	183831.62	198388.37
	Total liabilities	234054.66	239373.90	239374.52	242158.23



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Ansal Housing Limited

CIN No.- L45201DL1983PLC016821

EXTRACT OF STANDALONE / CONSOLIDATED STATEMENT OF CASH FLOW FOR THE YEAR ENDED 31ST MARCH, 2020

(Rs. In Lakh)

	Standalone		Consolidated	
	For the year ended 31st Mar, 2020	For the year ended 31st Mar, 2019	For the year ended 31st Mar, 2020	For the year ended 31st Mar, 2019
A. Cash flow from Operating Activities:	8,494.94	4,889.14	5,895.42	5,564.80
B. Cash flow from Investing Activities:	620.39	2,669.60	841.35	2,672.15
C. Cash flow from Financing Activities :	(9,086.13)	(7,490.21)	(6,667.13)	(8,270.09)
D. Net increase/(decrease) in cash and cash equivalents (A+B+C)	29.20	68.53	69.64	(33.15)
E. Cash and cash equivalents at the beginning of the year	302.47	233.94	506.32	539.47
F. Cash and cash equivalents at the end of the year	331.68	302.47	575.97	506.32



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NOTES:

- 1 The above financial results which are published in accordance with Regulation 33 of the SEBI (Listing Obligation & Disclosure Requirements) Regulations, 2015 have been reviewed by the audit committee and approved by the Board of Directors at their respective meetings held on July 29, 2020. The financial results are in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act 2013, read with rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) (Amendment Rules), 2016.
- 2 India Bulls Commercial credit limited ("the Lender") has recalled the entire outstanding principal of Rs. 14,985 Lakh along with accrued interest, penal interest and other charges vide recall notice dated 13.03.2019. Further on 05.04.2019 notice under Sec 13(2) of the Securitisation and Reconstructions of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 was issued by India bulls Asset Reconstruction Company Limited under which full repayment of Rs. 17,508 Lakh (including interest till 05.04.2019) within 60 days of receipt of this notice has been demanded. The company has received notice u/s 13(4) of the SARFASAI Act, 2002 where by India bulls Asset Reconstruction Company Limited has taken over the symbolic possession on 5th August, 2019 of certain mortgaged properties. The company is in discussion with the lender to resolve the matter in best possible manner. The outstanding liability as per books of accounts on 31.03.2020 is Rs. 17,228.98 Lakh (including interest) pending confirmation/reconciliation with lender.
- 3 Cost of construction includes Rs. 4402.29 Lakh on account of written down of inventory based on realisable value of cost incurred / to be incurred as per the judgement of management of the company.
- 4 During the year, the Company has received an assignment letter dated 3rd Jan 2020 from Suraksha Asset Reconstruction Limited ("SARC") regarding assignment of financial Assistance granted by Housing Development Financial Corporation Limited ("HDFC") to SARC. Based on agreed terms and conditions with SARC the company has written back financial liabilities amounting to Rs.1674.59 Lakh.
- 5 The Company has negotiated terms & conditions with the certain inter corporate deposit lenders. Considering revised terms and conditions interest amounting to Rs. 1307.05 Lakh related to F.Y. 2018-19 has been reversed and considered as part of other income.
- 6 The Company has assessed the possible effects that may result from the pandemic relating to COVID-19 on the carrying amounts of Receivables, Inventories, Investments and other assets. In developing the assumptions relating to the possible future uncertainties in the global economic conditions because of this pandemic, the Company, as at the date of approval of these financial results has used internal and external sources of Information. The management does not see any risks in the company's ability to continue as a going concern. The company has used the principles of prudence in applying judgements, estimates and assumptions and based on the current estimates, the company expects to recover the carrying amount of trade receivables including unbilled receivables, investments, inventories and other assets. The eventual outcome of impact of the global health pandemic may be different from those estimated as on the date of approval of these financial statements. Due to the nature of the pandemic, the Company will continue to monitor developments to identify significant uncertainties in future periods, if any.

Additionally, the company is running a restaurant under hospitality division which has been temporary shut down due to COVID-19 pandemic and not having any significant impact on the financial statements. Also NCLT order dated 11th July, 2019 is not complied with for February, 2020 and March, 2020 relating to repayment of Public Deposit accepted by the Company.
- 7 The Company is in collaboration with Samyak Projects Private Limited ("Samyak") for developing a project at Ansal Hub 83-II, Gurugram. Samyak took an Inter Corporate Deposit of Rs 2,500 Lakh from the company for making the payment related to project under collaboration and failed to discharge its obligations for the repayment. The Company recognised interest income of Rs. 1,360.41 Lakh (Previous Year Rs.1,146.47 Lakh) during the year. The company approached the NCLT for initiation of the Corporate Insolvency Resolution Process and the management is of the view that the full amount is recoverable from the party and hence no provision for the same has been made in the books of accounts. The Total outstanding amount as on 31st March, 2020 is Rs. 5,795.20 Lakhs (Previous Year Rs.4,434.80 Lakh).
- 8 Based on the guiding principles given in Ind AS -108 "Operating Segment", the Company is mainly engaged in the business of real estate development viz. construction of residential / commercial properties. As the Company's business actually falls within a single segment, the disclosure requirement of Ind AS - 108 in this regard are not applicable.



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- 9 The Company has done investment of Rs. 491.67 lacs in a wholly-owned subsidiary company in Sri Lanka by way of equity shares. The BOI has terminated the agreements for development of integrated township in Sri Lanka between the subsidiary and the BOI. The subsidiary company had filed an arbitration claim against the Board of Investment of Sri Lanka (BOI). During the F.Y.2017-18, the management of the subsidiary company has written off all assets. Now the subsidiary company does not have enough assets to redeem the said investment but management of the company is of the opinion that they will be able to redeem the said investment and write down of investment is not required at this stage.
- 10 The company has adopted Ind AS 116 "Leases", effective from April 1, 2019, and considered all material lease contracts existing on April 1, 2019. The adoption of the standard does not have any material impact on the financial results of the company.
- 11 The Comparative figure for consolidated statement of profit and loss for the quarter ended 31st March 2019 have been prepared by management, reviewed by the Audit Committee of the Company and approved by the Company's Board of Director at their meeting held on July 29, 2020. That have not been subjected to review by the Statutory auditors as the mandatory requirement for limited review of consolidated financial statements has been made applicable for the period beginning 1 April 2019 pursuant to Regulation 33(8) of SEBI (Listing obligation and disclosure requirements) Regulations, 2015 as amended .
- 12 Figures for the quarter ended 31st March, 2020 and 31st March, 2019 represent the difference between the audited figures in respect of the full financial year and the published unaudited figures of nine months ended 31st December, 2019 and 31st December, 2018 respectively.
- 13 Previous quarter figures have been regrouped/ reclassified wherever considered necessary to conform to the current period classification.
- 14 The above results are available on the website of the Company i.e. www.ansals.com and on websites of BSE & NSE.

For Dewan P.N. Chopra & Co.

Chartered Accountants

FRN : 000472N

(SANDEEP DAHIYA)

PARTNER

MEMBERSHIP NO.505371

UDIN: 20505371 AAAAMU7996/
20505371 AAAAHV 7756

Place : Vaishali, Ghaziabad

Dated : 29th July, 2020

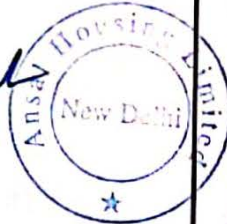
For and on behalf of the Board



(KUSHAGR ANSAL)

WHOLETIME DIRECTOR

DIN: 01216563



Dewan P.N. Chopra & Co.

Chartered Accountants

C-109, Defence Colony, New Delhi - 110 024, India
Phones : +91-11-24645895/96 E-mail : audit@dpncindia.com

INDEPENDENT AUDITOR'S REPORT ON AUDIT OF ANNUAL STANDALONE FINANCIAL RESULTS AND REVIEW OF QUARTERLY FINANCIAL RESULTS

To the Board of Directors of Ansal Housing Limited

Opinion and Conclusion

We have (a) audited the Annual Standalone Financial Results for the year ended 31st March 2020 and (b) reviewed the Standalone Financial Results for the quarter ended 31st March, 2020 (refer 'Other Matters' section below), which were subject to limited review by us, both included in the accompanying "Statement of Standalone Financial Results for the Quarter and Year Ended 31.03.2020" of Ansal Housing Limited ("the Company"), ("the statement"), being submitted by the company pursuant to the requirement of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations').

(a) Opinion on Annual Financial Results

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Annual Standalone Financial Results for the year ended 31st March, 2020:

- are presented in accordance with the requirements of Regulation 33 of the Listing Regulations in this regard; and
- give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards and other accounting principles generally accepted in India of the net loss, other comprehensive income and other financial information of the company for the year ended.

(b) Conclusion on Unaudited Standalone Financial Results for the quarter ended 31st March, 2020

With respect to the Standalone Financial Results for the quarter ended 31st March, 2020, based on our review conducted as stated in paragraph (b) of Auditor's Responsibilities section below, nothing has come to our attention that causes us to believe that the Standalone Financial Results for the quarter ended 31st March, 2020, prepared in accordance with the recognition and measurement principles laid down in the 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.



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Basis for Opinion on the Audited Annual Standalone Financial Results for the year ended 31st March, 2020

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013 (the Act). Our responsibilities under those Standards are further described in paragraph (a) of *Auditor's Responsibilities* section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the Standalone Financial Results for the year ended 31st March, 2020 under the provisions of the **Companies Act, 2013** and the Rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter

1. We draw attention to Note 6 of the Statement which describes the management's assessment of the impact of the outbreak of Covid-19 on revenue, trade receivables, investments and other assets. The management believes that no adjustments are required in the financial statements as there is no impact in the current financial year. However, in view of highly uncertain economic environment and its likely effect on future revenues due to Covid-19, a definitive assessment of the impact on the subsequent periods is dependent upon circumstances as they evolve.
2. We draw attention to Note 9 to the Statement regarding company's investment of Rs. 491.67 Lakh in a wholly owned subsidiary company in Sri Lanka by way of equity shares. The BOI has terminated the agreements for development of integrated township in Sri Lanka between the subsidiary and the BOI. The subsidiary company had filed an arbitration claim against the Board of Investment of Sri Lanka (BOI). During the F.Y.2017-18, the management of the subsidiary company has written off all assets. Now the subsidiary company does not have enough assets to redeem the said investment but management of the company is of the opinion that they will be able to redeem the said investment and write down of Investment is not required at this stage.
3. We draw attention to Note 7 to the Statement regarding collaboration with Samyak Projects Private Limited ("SAMYAK") for developing a project at Ansal Hub 83-II, Gurugram. Samyak took an Inter Corporate Deposit of Rs.2,500.00 Lakh from the company for making the payment related to project under collaboration and failed to discharge its obligations for the repayment. The Company recognised interest income of Rs. 1360.41 Lakh (Previous Year Rs.1,146.47 Lakh) during the year. The company approached the NCLT for initiation of the Corporate Insolvency Resolution Process and the management is of the view that the full amount is recoverable from the party and hence no provision for the same has been made in the books of accounts. The Total outstanding amount as on 31st March, 2020 is Rs. 5,795.20 Lakhs (Previous Year Rs.4,434.80 Lakh).
4. There are certain matters pending in litigation with Courts/Appellate Authorities, the final outcome of which is presently unascertainable. The management is of the opinion that the



company will succeed in the appeal and there will not be any material impact on the standalone financial statements hence no adjustments have been made in these standalone financial statements regarding the same.

Our report is not modified in respect of above matters.

Management's Responsibility for the Statement

This Statement which includes the Annual Standalone Financial Results is the responsibility of the Company's Board of Directors and has been approved by them for the issuance. The Standalone Financial Results for the year ended 31st March, 2020 has been compiled from the related audited standalone financial statements. This responsibility includes the preparation and presentation of the Annual Standalone Financial Results for the quarter and year ended 31st March, 2020 that give a true and fair view of the net loss, other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Indian Accounting Standards prescribed under section 133 of the Act and other accounting principles generally accepted in India and compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate implementation and maintenance of accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Annual Standalone Financial Results that give a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the Standalone Financial Results, the Board of Directors are responsible for assessing the Company's ability, to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors is also responsible for overseeing the financial reporting process of the Company.

Auditor's Responsibilities

(a) Audit of the Annual Standalone Financial Results for the year ended 31st March, 2020

Our objectives are to obtain reasonable assurance about whether the Standalone Financial Results for the year ended 31st March, 2020 as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this Standalone Financial Results.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:



- Identify and assess the risks of material misstatement of the Annual Standalone Financial Results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Evaluate the appropriateness and reasonableness of disclosures made by the Board of Directors in terms of the requirements specified under Regulation 33 of the Listing Regulations.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Company to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Annual Standalone Financial Results, including the disclosures, and whether the Annual Standalone Financial Results represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the Annual Standalone Financial Results of the Company to express an opinion on the Annual Standalone Financial Results.

Materiality is the magnitude of misstatements in the annual standalone financial results that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Annual Standalone Financial Results.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all



relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

(b) Review of the Standalone Financial Results for the quarter ended 31st March, 2020

We conducted our review of the Standalone Financial Results for the quarter ended 31st March, 2020 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 ICAI. 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 SAs 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.

Other Matters

1. The status of various ongoing projects, recognition of expense and income and the realizable value of the costs incurred are as per the judgment of Management of the Company and certified by their technical personnel and being of technical nature, have been relied upon by us.
2. Figures for the corresponding quarter ended 31st March, 2019 are the balancing figures between the annual audited figures for the year then ended and the published year to date figures for the 9 months period ended December 31, 2018. We have not issued a separate limited review report on the results and figures for the quarter ended 31st March, 2019.
3. The Statement includes the results for the Quarter ended 31st March, 2020 being the balancing figure between audited figures in respect of the full financial year and the published year to date figures up to the third quarter of the current financial year which were subject to limited review by us.

Our report is not modified in respect of above matters.

For Dewan P. N. Chopra & Co.

Chartered Accountants

Firm Regn. No. 000472N




Sandeep Dalrya
Partner

Membership No. 505371

UDIN: 20505371AAAAMU7496

Place of Signature: New Delhi

Date: 29th July, 2020

Dewan P.N. Chopra & Co.

Chartered Accountants

C-109, Defence Colony, New Delhi - 110 024, India
Phones : +91-11-24645895/96 E-mail : audit@dpncindia.com

INDEPENDENT AUDITOR'S REPORT ON AUDIT OF ANNUAL CONSOLIDATED FINANCIAL RESULTS AND REVIEW OF QUARTERLY FINANCIAL RESULTS

To the Board of Directors of Ansal Housing Limited

Report on the Audit of the Annual Consolidated Financial Results

Opinion and Conclusion

We have (a) audited the Annual Consolidated Financial Results for the year ended 31st March, 2020 (b) reviewed the Consolidated Financial Results for the quarter ended 31st March, 2020 (refer 'Other Matters' section below), which were subjected to limited review by us, both included in the accompanying "Statement of Consolidated Financial Results for the Quarter and Year ended 31.03.2020" of Ansal Housing Limited ("Parent/Holding Company") and its subsidiaries (Parent Company and its subsidiaries together referred to as "the Group"), and its associates for the quarter and year ended 31st March 2020 ("the Statement"), being submitted by the Parent company pursuant to the requirement of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations").

(a) Opinion on Annual Consolidated Financial Results

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid statement:

- include the annual financial results the entities as per Annexure - 1;
- are presented in accordance with the requirements of Regulation 33 of the Listing Regulations in this regard; and
- give a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards and other accounting principles generally accepted in India of the consolidated net loss, other comprehensive income and other financial information of the Group for the year ended 31st March, 2020.

(b) Conclusion on Unaudited Consolidated Financial Results for the quarter ended 31st March, 2020

With respect to the Consolidated Financial Results for the quarter ended 31st March, 2020, based on our review conducted and procedures performed as stated in paragraph (b) of Auditor's Responsibilities section below, nothing has come to our attention that causes us to believe that the Consolidated Financial Results for the quarter ended 31st March, 2020, prepared in accordance with the recognition and measurement principles laid down in the 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



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Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Basis for Opinion on the Consolidated Financial Results

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013 (the Act). Our responsibilities under those Standards are further described in paragraph (a) & (b) of *Auditor's Responsibilities* section of our report. We are independent of the Group and its associates entities in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("ICAI") together with the ethical requirements that are relevant to our audit of the financial results under the provisions of the Companies Act, 2013 and the Rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us, is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter

1. We draw attention to Note 6 of the Statement which describes the management's assessment of the impact of the outbreak of Covid-19 on revenue, trade receivables including unbilled receivables, investments and other assets. The management believes that no adjustments are required in the financial statements as there is no impact in the current financial year. However, in view of highly uncertain economic environment and its likely effect on future revenues due to Covid-19, a definitive assessment of the impact on the subsequent periods is dependent upon circumstances as they evolve.
2. We draw attention to Note 7 to the Statement regarding collaboration with Samyak Projects Private Limited ("SAMYAK") for developing a project at Ansal Hub 83-II, Gurugram. Samyak took an Inter Corporate Deposit of Rs.2,500 Lakh from the Group for making the payment related to project under collaboration and failed to discharge its obligations for the repayment. The Company recognised interest income of Rs. 1360.41 Lakh (Previous Year Rs.1146.47 Lakh) during the year. The parent company approached the NCLT for initiation of the Corporate Insolvency Resolution Process and the management is of the view that the full amount is recoverable from the party and hence no provision for the same has been made in the books of accounts. The Total outstanding amount as on 31st March, 2020 is Rs. 5,795.20 Lakhs (Previous Year Rs.4,434.80 Lakh).
3. There are certain matters pending in litigation with Courts/Appellate Authorities, the final outcome of which is presently unascertainable. The management is of the opinion that the Group will succeed in the appeal and there will not be any material impact on the consolidated financial statements hence no adjustments have been made in these consolidated financial statements regarding the same.

Our report is not modified in respect of above matters.



Management's Responsibility for the Statement

This Statement, which includes the Annual Consolidated Financial Results is the responsibility of the Parent Company's Management and has been approved by them for the issuance. The Annual Consolidated Financial Statements for the year ended 31st March, 2020, has been compiled from the related audited consolidated financial statements. This responsibility includes the preparation and presentation of the Consolidated Financial Results for the quarter and year ended 31st March, 2020 that give a true and fair view of the consolidated net loss and other comprehensive income and other financial information of the Group including its associates in accordance with Indian Accounting Standards prescribed under section 133 of the Act read with relevant rules issued there under and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The respective Board of Directors of the companies included, in the Group and of its associates are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group and its associates entities and for preventing and detecting frauds and other irregularities; selection and application of appropriate implementation and maintenance of accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the annual consolidated financial results that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial results by the Directors of the Parent Company, as aforesaid.

In preparing the Statement, the respective Board of Directors of the companies included in the Group and of its associates entities are responsible for assessing the ability of the Group and its associates entities to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the respective Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group and of its associates entities are responsible for overseeing the financial reporting process of Group and of its associate's entities.

Auditor's Responsibilities

(a) Audit of the Annual Consolidated Financial Results for the year ended 31st March, 2020

Our objectives are to obtain reasonable assurance about whether the Annual Consolidated Financial Results as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Annual Consolidated Financial Results.



As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Annual Consolidated Financial Results, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Evaluate the appropriateness and reasonableness of disclosures made by the Board of Directors in terms of the requirements specified under Regulation 33 of the Listing Regulations.
- Conclude on the appropriateness of Board of Directors use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group and its associate entities to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Annual Consolidated Financial Results or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and its associate entities to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Annual Consolidated Financial Results, including the disclosures, and whether the Annual Consolidated Financial Results represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the Annual Consolidated Financial Results of the entities within the Group and its associate entities to express an opinion on the Annual Consolidated Financial Results. We are responsible for the direction, supervision and performance of the audit of financial information of such entities included in the Annual Consolidated Financial Results of which we are the independent auditors. We remain solely responsible for our audit opinion.

Materiality is the magnitude of misstatements in the Annual Consolidated Financial Results that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Annual Consolidated Financial Results may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Annual Consolidated Financial Results.



We communicate with those charged with governance of the Parent Company, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33(8) of the Listing Regulations, as amended, to the extent applicable.

(b) Review of the Consolidated Financial Results for the quarter ended 31st March, 2020

We conducted our review of the Consolidated Financial Results for the quarter ended 31st March, 2020 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 ICAI. 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 SA 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.

The Statement includes the results of the entities as listed under paragraph (a)(i) of Opinion and Conclusion section above.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33(8) of the Listing Regulations, as amended, to the extent applicable.

Other Matters

1. The consolidated Financial Results include the audited Financial Results of sixteen subsidiaries, whose Financial Statements reflect Group's share of total assets of Rs.18,158.16 Lakh as at 31st March, 2020, Group's share of total revenue of Rs. 1357.11 Lakh and Rs. 4,695.21 Lakh and Group's share of total net profit after tax of Rs. Rs. 181.30 and Rs. 162.09 Lakh for the quarter ended and year ended 31st March, 2020, as considered in the consolidated Financial Results, which have been audited by their respective independent auditors. The independent auditors' reports on financial statements of these entities have been furnished to us and our opinion on the consolidated Financial Results, in so far as it relates to the amounts and disclosures included in respect of these entities, is based solely on the report of such auditors and the procedures performed by us are as stated in paragraph above.
2. The consolidated Financial Results include the unaudited Financial Results of two subsidiaries and one associate, whose Financial Statements reflect Group's share of total assets of Rs.191.29 Lakh as at 31st March, 2020, Group's share of total revenue of Rs. Nil and



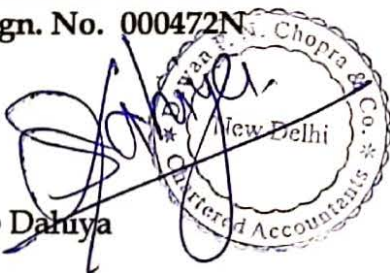
Rs. Nil and Group's share of total net loss after tax of Rs. 0.09 and Rs. 2.23 Lakh for the quarter and year ended 31st March, 2020 respectively, as considered in the consolidated Financial Results. These unaudited interim Financial Statements/ financial information have been furnished to us by the Board of Directors and our opinion on the consolidated Financial Results, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and associate is based solely on such unaudited Financial Statements/financial information. In our opinion and according to the information and explanations given to us by the Board of Directors, these Financial Statements/financial information are not material to the Group.

3. The status of various ongoing projects, recognition of expense and income and the realizable value of the costs incurred are as per the judgment of Management of the Company and certified by their technical personnel and being of technical nature, have been relied upon by us.

Our opinion on the Statement is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and the Financial Statement/Financial Information certified by the Board of Directors.

4. The consolidated figures for the corresponding quarter ended 31st March, 2019 as reported in the statement have been approved by the Parent Company's Board of Directors, but have not been subjected to review.
5. The Statement includes the results for the quarter ended 31st March, 2020 being the balancing figure between the audited figures in respect of the full financial year and the published unaudited year to date figures up to the third quarter of the current financial year which were subject to limited review by us.

For Dewan P. N. Chopra & Co.
Chartered Accountants
Firm Regn. No. 000472N



Sandeep Dahiya
Partner

Membership No. 505371

UDIN: 20505371AAAAHV7756

Place of Signature: New Delhi

Date: 29th July, 2020

Annexure - 1

List of entities included in the Statement

Holding Company

1. Ansal Housing Limited

Subsidiaries:

2. Housing and Construction Lanka (Private Limited),
3. Geo Connect Limited,
4. Wrangler Builders Private Limited,
5. Maestro Promoters Private Limited,
6. Anjuman Buildcon Private Limited,
7. AR Paradise Private Limited,
8. Fenny Real Estate Private Limited,
9. AR Infrastructure Private Limited,
10. Third Eye Media Private Limited,
11. Aevee Iron and Steel Works Private Limited,
12. Sunrise Facility Management Private Limited,
13. Andri Builders And Developers Private Limited,
14. V S Infratown Private Limited,
15. Identity Buildtech Private Limited,
16. Cross Bridge Developers Private Limited,
17. Shamia Automobiles Private Limited,
18. Oriane Developers Private Limited,
19. Enchant Constructions Private Limited (Till - 05th December. 2019),
20. Sonu Buildwell Private Limited (Till - 25th January, 2019),
21. Rishu Buildtech Private Limited (Till - 12th November, 2018),

Associate:

22. Optus Corona Developers Private Limited



Ref No.: SECY/S-16/2020

29th July, 2020

BSE Ltd. Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001 Ph. No.: 022-22723121	National Stock Exchange of India Limited (NSE) “Exchange Plaza”, Bandra-Kurla Complex, Bandra (E), Mumbai – 400 051 Ph. No.: 022-26598237
COMPANY NO. 507828	SYMBOL : ANSALHSG SERIES : EQ

Dear Sir,

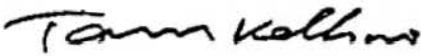
Sub: Declaration with respect to unmodified opinion of the Statutory Auditors on the Standalone and Consolidated Audited Financial Results for the Financial Year ended 31st March, 2020.

Pursuant to Regulation 33(3) (d) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended vide Notification No. SEBI/LAD-NRO/GN/2016-17/001 dated 25th May, 2016, Circular No. CIR/CFD/CMD/56/2016 dated 27th May 2016 and Circular No. DCS/COMP/04/2016-17 dated 01st June, 2016, we hereby declare that M/s. Dewan P.N. Chopra & Co., Chartered Accountants (Firm Registration No. 000472N), Statutory Auditors of our company, have issued the Auditors' report with unmodified opinion on the Standalone and Consolidated Audited Financial Results of the Company for the Financial Year ended 31st March, 2020 and accordingly the statement of impact of audit qualification is not required to be given.

Kindly take the above information on records.

Thanking you.

Yours faithfully,
For ANSAL HOUSING LTD.



Tarun Kathuria
(Chief Financial Officer)



Ansal Housing Limited

— An ISO 9001:2015 Company —

(Formerly known as Ansal Housing & Construction Ltd.)

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Head Office : 2F-AHCL, 2nd Floor, Ansal Plaza, Sector-1, Vaishali, Ghaziabad, U.P. - 201010, Ph. : 91-120-3854000, 4195100
E-mail : ahl@ansals.com Website : www.ansals.com  www.facebook.com/AnsalsHousing CIN : L45201DL1983PLC016821