



ANSAL HOUSING & CONSTRUCTION LTD.

An ISO 9001:2015 Company

Registered Office : 606, 6th Floor, Indra Prakash, 21, Barakhamba Road, New Delhi - 110001
Ph.: +91-11-23317466, Fax : +91-11-23350847 www.ansals.com e-mail : ahcl@ansals.com
Head Office : Ansal Plaza Mall, 2nd Floor, Sector-1, Vaishali, Ghaziabad, (U.P.)-201010 Ph.: 91-0120-3854000
CIN:L45201DL1983PLC016821

Ref. No.: SECY/S-16/2018

14th November, 2018

Department of Corporate Services BSE Ltd. Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai - 400001 Ph.No.: 022-22721233-34	National Stock Exchange of India Limited (NSE) "Exchange Plaza", Bandra-Kurla Complex, Bandra (E), Mumbai - 400051 Ph.No.: 022- 26598100-14
SCRIP CODE: 507828	SYMBOL : ANSALHSG SERIES : EQ

Sub: a) Submission of Unaudited Financial Results for the Quarter and half year ended 30th September, 2018, prepared as per Indian Accounting Standard (Ind-AS) pursuant to Regulation 33(3) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

b) Outcome of the Board Meeting dated 14th November, 2018 concluded at 4.50 P.M.

Ref: Regulation 30 and 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016.

Dear Sir,

In reference to the captioned matter and further to our last letters dated 30th October, 2018 and 31st October, 2018, we would like to inform you that the Board of Directors of the Company at its meeting held today i.e. 14th November, 2018 has considered and approved the Unaudited Financial Results of the Company, prepared as per IND-AS, for the quarter and half year ended 30th September, 2018, duly reviewed by M/s. Dewan P N Chopra & Co., Chartered Accountants, the Statutory Auditors of the Company together with Limited Review Report thereon.

The copy of the said results along with the Limited Review Report submitted by the Statutory Auditors of the Company is enclosed herewith.

This is for your information and record please.

Thanking you.

Yours faithfully,

For ANSAL HOUSING & CONSTRUCTION LTD.


(S.N. Grover)
Addl. V.P. & Company Secretary
M. No. FCS 4055



Encl: As above

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

LIMITED REVIEW REPORT

TO THE BOARD OF DIRECTORS

Ansal Housing and Construction Limited

1. We have reviewed the accompanying Statement of Unaudited Standalone Financial Results and Notes to the Statement of Unaudited Standalone Financial Results of Ansal Housing and Construction Limited ("the company") for the quarter and six months ended 30th September, 2018 ("the statement") attached herewith, being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure requirements) Regulations, 2015, as modified by SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016 ("the Regulations").
2. This Statement is the responsibility of the Company's Management and has been approved by the Board of Directors at its meeting held on 14th November 2018. Our responsibility is to issue a report on these standalone financial statements based on our review.
3. We conducted our review in accordance with the Standard on Review Engagements (SRE) 2410 'Review of Interim Financial Information performed by the Independent auditor of the Entity', issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free from material misstatement. A review is limited primarily to inquiries of company personnel and an analytical procedure 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 above, nothing has come to our attention that causes us to believe that the accompanying Statement prepared in accordance with recognition and measurement principles laid down in the applicable Indian Accounting Standards (Ind AS) prescribed under section 133 of the companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and other recognised practices and policies has not disclosed the information required to be disclosed in terms of the Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatements.
5. 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.



6. We draw attention to:

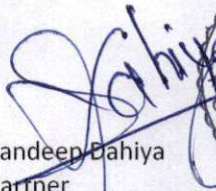

Note 5 to the standalone Ind AS financial statements regarding company's investment of Rs. 491.67 Lakh in a wholly owned subsidiary company in Sri Lanka by way of equity shares. The management is of the opinion that they will be able to redeem the said investment through the settlement and write down of Investment is not required at this stage.

Our report is not modified in respect of this matter.

For Dewan P.N. Chopra & Co.

Chartered Accountants

(Firm Registration No: 0004728)

Sandeep Dahiya
Partner

Membership No. 505371

Place: Vaishali, Ghaziabad

Date: November 14, 2018

CIN: L45201DL1983PLC016821

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

(Rs. in Lacs)

EXTRACT OF STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER / HALF YEAR ENDED 30TH SEPTEMBER, 2018

Sr. No.	PARTICULARS	Quarter Ended			Half Year Ended		Year Ended
		30.09.2018 (Unaudited)	30.06.2018 (Unaudited)	30.09.2017 (Unaudited)	30.09.2018 (Unaudited)	30.09.2017 (Unaudited)	31.03.2018 (Audited)
1	Income						
	a) Revenue from operations	4,112.44	3,675.16	5,089.55	7,787.60	10,529.13	20,272.78
	b) Other Income	631.52	443.38	465.49	1,074.90	922.73	2,223.97
	Total Income	4,743.95	4,118.54	5,555.04	8,862.49	11,451.86	22,496.75
2	Expenses						
	a) (Increase)/decrease in stock in trade and work in progress	19.29	16.15	(0.37)	35.44	1.03	27.39
	b) Cost of Construction, Raw Materials & Constructed Properties	2,409.86	1,746.16	3,462.91	4,156.02	6,777.23	13,140.31
	c) Employees benefits expense	387.62	374.72	447.87	762.34	894.56	1,580.56
	d) Depreciation	39.68	39.82	43.87	79.49	89.58	157.44
	e) Other expenditure	619.89	545.93	561.94	1,165.81	1,201.54	2,585.50
	f) Finance Costs	2,000.62	1,759.37	1,907.78	3,759.99	3,749.83	8,111.50
	Total Expenses	5,476.95	4,482.14	6,424.00	9,959.10	12,713.76	25,602.69
3	Profit (+)/ Loss (-) before Exceptional Items and Tax(1-2)	(733.00)	(363.61)	(868.96)	(1,096.60)	(1,261.90)	(3,105.94)
4	Exceptional Items- (Income)/(Expense))	-	-	-	-	-	-
5	Profit (+)/ Loss (-) before tax (3+4)	(733.00)	(363.61)	(868.96)	(1,096.60)	(1,261.90)	(3,105.94)
6	Tax Expense	(764.06)	(94.68)	(294.15)	(858.74)	(472.18)	(973.56)
7	Profit (+)/ Loss (-) from Ordinary Activities after tax (5-6)	31.06	(268.92)	(574.81)	(237.87)	(789.72)	(2,132.38)
8	Other Comprehensive Income (net of tax expense)	15.19	12.49	9.23	27.68	18.46	49.97
9	Total Comprehensive Income for the period (7+8)	46.25	(256.43)	(565.58)	(210.18)	(771.26)	(2,082.41)
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	5,938.58
11	Earning Per Share (EPS) (Not Annualized)						
	a) Basic and diluted EPS (In Rs.)	0.08	(0.43)	(0.95)	(0.35)	(1.30)	(3.51)



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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 November 14, 2018. 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 Ind AS 115 "Revenue from contracts with customers", mandatory for reporting period beginning on or after April 1, 2018, which replaces the existing revenue recognition policy. The application of Ind AS 115 has impacted the Company's accounting for recognition of revenue from real estate projects. The company has applied the modified retrospective approach, and in respect of the contracts not completed as of April 1, 2018 (being the transition date), the figure for the previous year has been restated / reclassified as per the requirement of Ind AS 115. Due to the application of Ind AS 115 for the quarter and half year ended September 30, 2018, revenue from operations is lower by Rs. 517.95 lakh and Rs 451.16 lakh respectively and Net profit after tax is lower by Rs 428.20 lakh and Rs 15.25 lakh respectively, vis-à-vis the amounts if the standards replaced continued to be applicable. Accordingly, the basic and diluted EPS for the quarter and half year ended September 30, 2018 is lower by Rs. 0.72 and Rs. 0.02 per share respectively. Under the modified retrospective approach, the comparative figures for the previous period are not required to be restated and hence are not comparable.
- 3 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 requirements of Ind AS - 108 in this regard are not applicable.
- 4 The company has entered into a Share Purchase Agreement on 12th November, 2018 for disposal of all the shares held by it in its wholly owned subsidiary viz. Rishu Buildtech Private Limited.
- 5 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 subsidiary company had filed an arbitration claim against the Board of Investment of Sri Lanka (BOI) which has been withdrawn during the financial year 2017-18 and company has gone for settlement. The BOI has terminated the agreements for development of integrated township in Sri Lanka between the subsidiary and the 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 through the settlement and write down of Investment is not required at this stage.
- 6 Previous quarter figures have been regrouped/ reclassified wherever considered necessary to conform to the current period classification.
- 7 The above results are available on the website of the Company i.e. www.ansals.com and on websites of BSE & NSE.

This is the statement of unaudited results referred to in our review report of even date.

For Dewan P.N. Chopra & Co.
Chartered Accountants
FRN: 000472N

(SANDEEP DAHIYA)
PARTNER
MEMBERSHIP NO.505371

Place : Vaishali, Ghaziabad
Dated : 14th November, 2018



For and on behalf of the Board

(DEEPAK ANSAL)
CHAIRMAN AND MANAGING DIRECTOR
DIN: 00047971



SUMMARY OF ASSETS AND LIABILITIES AS AT 30th September, 2018

		(Rs. In Lakhs)	
		As at	As at
		30th Sept, 2018	31st Mar, 2018
		(Unaudited)	(Audited)
I. ASSETS			
1	Non-current assets		
a	Property, plant and equipment	4936.59	5207.81
b	Financial assets		
i	Investments	2487.34	2485.10
ii	Loans	11.87	14.28
c	Deferred tax assets (net)	2499.97	--
d	Income tax	1026.41	940.64
	Total non-current assets	10962.18	8647.83
2	Current Assets		
a	Inventories	193182.25	140327.30
b	Financial assets		
i	Other investments	12.00	11.87
ii	Trade receivables	6229.25	7485.30
iii	Unbilled Revenue	1339.76	1518.56
iv	Cash and cash equivalents	245.81	233.94
v	Bank balances other than (iv) above	2005.88	1816.03
vi	Loans	3734.89	3298.43
vii	Other financial assets	5795.91	5729.17
c	Other Current Assets	17932.48	16325.77
	Total current assets	230478.23	176746.37
	TOTAL ASSETS	241440.41	185394.20
I. EQUITY AND LIABILITIES			
1	Equity		
a	Equity	5938.58	5938.58
b	Other Equity	21888.01	35087.17
	Equity attributable to owners of the Company	27826.59	41025.76
2	Non Current Liabilities		
a	Financial liabilities		
i	Long Term Borrowings	41627.79	38376.58
b	Long Term Provisions	99.27	93.83
c	Deferred Tax Liabilities (Net)	--	3269.87
d	Other non-current liabilities	65.39	90.35
	Total non-current liabilities	41792.45	41830.63
3	Current Liabilities		
a	Financial liabilities		
i	Short Term Borrowings	9994.62	9528.33
ii	Trade Payables	29222.27	30395.45
iii	Other financial liabilities	25135.29	24910.10
b	Short Term Provisions	165.55	156.47
c	Other Current Liabilities	107303.64	37547.46
	Total current liabilities	171821.37	102537.81
		241440.41	185394.20

