

ansal HOUSING & CONSTRUCTION LTD.

An ISO 9001:2008 Company

Registered & Head Office : 15, UGF, Indra Prakash, 21, Barakhamba Road, New Delhi - 110001
Ph.: +91-11-43577100 Fax: +91-11-23350847 www.ansals.com e-mail: ahcl@ansals.com
CIN:L45201DL1983PLC016821

Ref. No.: SECY/S-16/2017

12th December, 2017

Department of Corporate Services BSE Ltd. Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai - 400001 Ph.No.: 022-22721233-34 COMPANY NO. 507828	National Stock Exchange of India Limited (NSE) "Exchange Plaza", Bandra-Kurla Complex, Bandra (E), Mumbai - 400051 Ph.No.: 011-26598236 SYMBOL : ANSALHSG SERIES : EQ
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Sub: a) Submission of Unaudited Financial Results for the Quarter and half year ended 30th September, 2017, 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 12th December, 2017 concluded at 4.00 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 letter dated 01st December, 2017, we would like to inform you that the Board of Directors of the Company at its meeting held today i.e. 12th December, 2017 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, 2017, 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

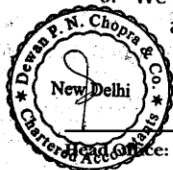
C-109, Defence Colony, New Delhi - 110 024, India
Phones : +91-11-24645895/96 E-mail : audit@dpncindia.com

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, 2017 ("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, read with SEBI Circular No. CIR/CFD/CMD/15/2015 dated 30th November, 2015 and SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016 ("the Regulations").
2. The financial results and others financial information for the corresponding quarter and six month ended 30th September 2016 including the reconciliation of net profit for the quarter and six month under Ind AS with net profit for the quarter and six month reported under previous GAAP, as reported in these financial results have been approved by the Company's Board of Directors but have not been subjected to review.
3. This Statement is the responsibility of the Company's Management and has been approved by the Board of Directors at its meeting held on 12th December 2017. Our responsibility is to issue a report on these standalone financial statements based on our review.
4. 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.
5. 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.
6. We draw attention to:
 - a. Note No 7 to the statement regarding the investment of Rs. Rs. 4,91,66,740/- in a wholly owned subsidiary company in Sri Lanka by way of equity shares. The management is of the




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opinion that the subsidiary has enough assets to redeem the said investment and write down of Investment is not required at this stage.

- b. The status of various ongoing projects, recognition of expense and income and the realizable value of costs incurred are as per the judgment of management of the company and being of technical nature, have been relied upon by us.

Our report is not modified in respect of these matters.

For Dewan P.N. Chopra & Co.
Chartered Accountants
(Firm Registration No. 2003/2007)


Sandeep Dahiya
Partner



Membership No. 505371
Place: New Delhi
Date: December 12, 2017

CIN: L45201DL1983PLC016821

REGD.OFFICE : 15 UGF, INDRA PRAKASH, 21 BARAKHAMBA ROAD, NEW DELHI - 110 001

(Rs. in Lacs)

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER / HALF YEAR ENDED 30TH SEPTEMBER, 2017

Sr. No.	PARTICULARS	Quarter Ended			Half Year Ended	
		30.09.2017 (Unaudited)	30.06.2017 (Unaudited)	30.09.2016 (Unaudited)	30.09.2017 (Unaudited)	30.09.2016 (Unaudited)
1	Income					
	a) Revenue from operations	5,089.55	5,439.58	6,902.50	10,529.13	13,626.76
	b) Other Income	465.49	457.23	359.11	922.73	690.86
	Total Income	5,555.04	5,896.82	7,261.61	11,451.86	14,317.62
2	Expenses					
	a) (Increase)/decrease in stock in trade and work in progress	(0.37)	1.40	2.35	1.03	3.97
	b) Cost of Construction, Raw Materials & Constructed Properties	3,462.91	3,314.32	4,452.37	6,777.23	8,392.46
	c) Employees benefits expense	447.87	446.69	546.73	894.56	1,151.91
	d) Depreciation	43.87	45.71	58.79	89.58	121.33
	e) Other expenditure	561.94	639.60	681.32	1,201.54	1,315.16
	f) Finance Costs	1,907.78	1,842.04	1,352.63	3,749.83	2,754.05
	Total Expenses	6,424.00	6,289.76	7,094.19	12,713.76	13,738.88
3	Profit (+)/ Loss (-) before Exceptional Items and Tax(1-2)	(868.96)	(392.94)	167.42	(1,261.90)	578.74
4	Exceptional Items- (Income/(Expense))	-	-	-	-	-
5	Profit (+)/ Loss (-) before tax (3+4)	(868.96)	(392.94)	167.42	(1,261.90)	578.74
6	Tax Expense	(294.15)	(178.03)	66.99	(472.18)	218.69
	- Current Tax	-	-	58.01	-	144.00
	- MAT Credit Utilisation / (Entitlement)	-	-	(261.00)	-	(409.00)
	- Deferred Tax	(294.15)	(178.03)	269.98	(472.18)	483.69
7	Net Profit (+) / Loss (-) for the period (5-6)	(574.81)	(214.91)	100.43	(789.72)	360.05
8	Other Comprehensive Income (net of tax expense)	9.23	9.23	(0.70)	18.46	(1.39)
9	Total Comprehensive Income for the period (7+8)	(565.58)	(205.68)	99.73	(771.26)	358.66
10	Paid-up Equity share capital (Face value of Rs.10/- each)					
	- Issued and Subscribed Capital	5,938.58	5,938.58	5,938.58	5,938.58	5,938.58
	- Share Forfeited Amount	-	-	-	-	9.32
11	Earning Per Share (EPS) (Not Annualized)					
	a) Basic and diluted EPS (In Rs.)	(0.95)	(0.35)	0.17	(1.30)	0.60



ANSA HOUSING

SUMMARY OF UNAUDITED STANDALONE ASSETS AND LIABILITIES AS AT 30TH SEP, 2017

	As at 30th Sep, 2017 (Unaudited)
I. ASSETS	
1 Non-current assets	
a Property, plant and equipment	5505.76
b Financial assets	
i Investments	2503.89
ii Loans	18.45
iii Other financial assets	148.22
c Income tax	777.91
Total non-current assets	8954.24
2 Current Assets	
a Inventories	140807.07
b Financial assets	
i Other investments	12.48
ii Trade receivables	7711.23
iii Cash and cash equivalents	231.84
iv Bank balances other than (iii) above	1788.62
v Loans	15.53
vi Other financial assets	8787.25
c Other Current Assets	18705.55
Total current assets	178059.58
TOTAL ASSETS	187013.82
I. EQUITY AND LIABILITIES	
1 Equity	
a Share Capital	5938.58
b Reserves and Surplus	36567.48
Equity attributable to owners of the Company	42506.06
2 Non Current Liabilities	
a Financial liabilities	
i Long Term Borrowings	37772.58
b Long Term Provisions	140.47
c Deferred Tax Liabilities (Net)	3580.69
d Other non-current liabilities	89.58
Total non-current liabilities	41583.33
3 Current Liabilities	
a Financial liabilities	
i Short Term Borrowings	9841.41
ii Trade Payables	29067.32
iii Other financial liabilities	25223.09
b Short Term Provisions	136.12
d Other Current Liabilities	38656.49
Total current liabilities	102924.43
	187013.82



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 meeting held on 12th December, 2017. 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 The Statutory Auditors have carried out Limited Review of the Standalone Financial Results of the Company as required under Regulation 52 of SEBI (Listing Obligation and Disclosure Requirements) Rules, 2015 (as amended). The Ind AS compliant financial results for the corresponding previous quarter/ half year ended 30th September 2016 have not been audited or subjected to limited review by the Statutory auditors and have been presented based on the information compiled by the management after exercising due diligence and making necessary Ind AS adjustment to ensure that the results provide a true and fair view of the affairs, in accordance with Ind AS and as per SEBI circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016.
- 3 The Statement does not include Ind AS compliant financial results for the previous year ended on March 31, 2017 and statement of assets and liabilities as at March 31, 2017 as per the SEBI's circular no. CIR/CFD/FAC/62/2016 dated July 5, 2016.
- 4 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.
- 5 The Company has adopted Indian Accounting Standards ("IndAS") with effect from 1 April 2017 and accordingly these financial results have been prepared in accordance with the recognition and measurement principles laid down in the Ind AS 34 Interim Financial Reporting prescribed under Section 133 of The Companies Act, 2013 read with the relevant rules issued there under and the other accounting principles generally accepted in India. Financial results for all the periods presented have been prepared in accordance with the recognition and measurement principles of Ind AS 34. The date of Transition to IND AS is 1 April 2016 and the impact of transition has been accounted for in opening reserves and the comparative period results disclosed here are restated accordingly. However, the opening balance sheet as at 1 April 2016 and the results of the subsequent periods would get finalized along with the annual financial statements for the year ended 31 March 2018.
- 6 There is a possibility that these quarterly financial results along with the opening balance sheet as of 1 April, 2016 and provisional financial statements as of and for the year ended March 31, 2017 may require adjustment before constituting the final Ind AS financial statements as of and for the year ending March 31, 2018 due to changes in financial reporting requirements arising from new or revised standards or interpretations issued by MCA or changes in the use of one or more optional exemptions from full retrospective application of certain Ind AS as permitted under Ind AS 101.
- 7 The Company has an investment of Rs. 4,91,66,740/- in a wholly owned subsidiary company in Sri Lanka by way of equity shares. The subsidiary company has filed an arbitration claim against the Board of Investment of Sri Lanka (BOI). The BOI has terminated the agreements for development of integrated township in Sri Lanka between the subsidiary and the BOI. The management is of the opinion that the subsidiary has enough assets to redeem the said investment and write down of investment is not required at this stage.
- 8 Reconciliation of Net profit/(Loss) as previously reported on account of transition from Indian GAAP to IND AS for the quarter /half year ended September 30,2016 :-

S.N.	Particulars	Rs. In Lakhs		
		Quarter ended 30.09.2016	Quarter ended 30.06.2016	Half Year ended 30.09.2016
A	Net Profit/(Loss) for the period under previous Indian GAAP	161.22	255.97	417.19
B	Adjustments:			
i	Fair valuation of investments in mutual funds	0.46	1.00	1.46
ii	Impact of recognition of borrowing cost at amortised cost using effective interest method under Ind AS on cost of construction	143.85	(7.42)	136.43
iii	Impact of recognition of revenue as per effective interest method under Ind AS	(238.34)	10.96	(227.38)
iv	Employee Benefit Expenses (Actuarial gain/loss)	1.07	1.06	2.13
v	Tax effect on above adjustments	32.18	(1.94)	30.24
C	Net Profit/(Loss) for the period under Ind AS	100.43	259.63	360.06
	Other Comprehensive income:			
i	Employee Benefit Expenses (Actuarial gain/loss)	(1.07)	(1.06)	(2.13)
ii	Tax effect on above adjustments	0.38	0.36	0.74
D	Total comprehensive income for the period under Ind AS	99.74	258.93	358.67

9 Previous quarter/half Year figures have been regrouped / reclassified wherever considered necessary to conform to the current period classification.

10 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
New Delhi
Sandeep Dahina
Partner
Membership No. 106314
Place : New Delhi
Dated : 12th Dec, 2017

For and on behalf of the Board
(DEEPAK ANSAL)
CHAIRMAN AND MANAGING DIRECTOR
DIN: 00047971

