

Ref. No.: SECY/S-16/2021

27th July, 2021

BSE Ltd. Corporate Relationship Department Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai - 400 001	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 (Consolidated and Standalone) and Auditors' Report thereon for the Financial Year ended 31st March, 2021.
b) Unaudited Financial Results (Consolidated and Standalone) and Auditors' Report thereon for the Quarter ended 31st March, 2021.
c) Outcome of the Board Meeting dated the 27th July, 2021.

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 on today i.e. 27th July, 2021 has considered and approved the Financial Results (Consolidated and Standalone) for the Quarter and Financial Year ended 31st March, 2021. In this connection, please find enclosed herewith the following:

1. Copies of Auditors Report (Consolidated and Standalone) for the Financial Year ended on 31st March, 2021 including Limited Review Report (Consolidated and Standalone) for the Quarter ended 31st March, 2021 submitted by the Statutory Auditors of the Company, M/s Dewan P.N. Chopra & Co., Chartered Accountants.
2. Audited Financial Results (Consolidated and Standalone) for the Financial Year ended on the 31st March, 2021.
3. Unaudited Financial Results (Consolidated and Standalone) for the Quarter ended 31st March, 2021.
4. Statement on Impact of Audit Qualifications [for audit report with modified opinion] (Consolidated and Standalone) with respect to qualified opinion of the Statutory Auditors in Audited Financial Results (Consolidated and Standalone) pursuant to Regulation 33 of SEBI (LODR), Regulation, 2015 for the Financial Year ended on the 31st March, 2021.

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:

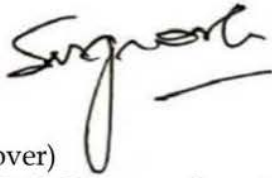
1. have not recommended any dividend to the Shareholders of the Company for the Financial Year 2020-21.
2. fixed the date, time and place of the ensuing 37th Annual General Meeting (AGM) to be held on Wednesday, 29th September, 2021 at 11:30 a.m. through Video Conferencing/ other Audio Visual Means.

The Board meeting commenced at 15.30 Hrs and concluded at 19.00 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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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

Qualified Opinion and Qualified Conclusion

We have (a) audited the Annual Standalone Financial Results for the year ended 31st March 2021 and (b) reviewed the Standalone Financial Results for the quarter ended 31st March, 2021 (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 31.03.2021" of Ansal Housing Limited ("the Company"), ("the statement"), being submitted by the company pursuant to the requirement of Regulation 33 and Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations').

(a) Qualified Opinion on Annual Financial Results

In our opinion and to the best of our information and according to the explanations given to us, except for the possible effects of the matter described in the Basis for Qualified Opinion section of our report, the aforesaid Annual Standalone Financial Results for the year ended 31st March, 2021:

- a. are presented in accordance with the requirements of Regulation 33 and Regulation 52 of the Listing Regulations in this regard; and
- b. 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) Qualified Conclusion on Unaudited Standalone Financial Results for the quarter ended 31st March, 2021

With respect to the Standalone Financial Results for the quarter ended 31st March, 2021, based on our review conducted as stated in paragraph (b) of Auditor's Responsibilities section below, except for the possible effects of the matter described in the Basis for Qualified Opinion section of our report, nothing has come to our attention that causes us to believe that the Standalone Financial Results for the quarter ended 31st March, 2021, 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 and Regulation 52 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.

Basis for Qualified Opinion on the Audited Annual Standalone Financial Results for the year ended 31st March, 2021

We draw attention to Note 5 to the statements which describe that IFCI Limited has revoked the restructuring and recalled repayment of outstanding dues amounting Rs.11,296.77 Lakh (including default interest). Company has not recognized the default interest cost amounting Rs.805.35 Lakh for the year ended 31st March, 2021 considering covid-19 and other factors. The company is in discussion with the lender to resolve the matter in best possible manner. The Company's records indicate that, had management recognized the default interest, an amount of Rs.805.35 Lakh would have been required to provide for as finance cost. Accordingly, Finance Cost, Deferred tax assets and Loss after tax would have been increased by Rs.805.35 Lakh, Rs.224.05 Lakh and Rs.581.30 Lakh respectively and shareholder's fund would have been reduced by Rs.581.30 Lakh for the year ending 31st March, 2021.

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, 2021 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 qualified opinion.

Emphasis of Matter

1. We draw attention to Note 3 of the statement regarding loan from financial institution aggregating Rs.18,869.83 Lakh (including overdue interest thereon) which is subject to confirmation as on March 31, 2021. Adjustments, if any will be accounted for on confirmation/reconciliation of the same, which in the opinion of the management will not have a material impact.
2. 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 property plant & equipment, revenue, trade receivables, unbilled revenue, advances, 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 years is dependent upon circumstances as they evolve.
3. We draw attention to Note 7 to the Statement regarding Company's investment of Rs. 491.67 lakh in Housing and Construction Lanka Private Limited (a wholly-owned subsidiary company located at Sri Lanka) by way of equity shares. The Board of Investment ("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 BOI of Sri Lanka. 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.
4. We draw attention to Note 8 of the statement which describe that 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 has approached the NCLT for initiation of the Corporate Insolvency Resolution Process and the management is of the view that the full amount of Rs. 5,795.20 Lakhs (including accrued interest till 31.03.2020) is recoverable from the party and hence no provision for the same has been made in the books of accounts.
5. We draw attention to Note 9 To the statement regarding pending litigation matters with Court/Appellate Authorities. Due to the significance of the balance to the financial statements as a whole and the involvement of estimates and judgement in the assessment which is being technical in nature, the management is of the opinion that the company will succeed in the appeal and there will not be any material impact on the statements on account of probable liability vis-à-vis the provisions already created in the books.
6. We draw attention to Note 11 of the Statement which describes that the Company have a system of obtaining periodic confirmation of balances from various parties (other than disputed parties). The External Balance Confirmations were sent to banks and parties and certain party's balances are subject to confirmation / reconciliation. Adjustments, if any will be accounted for on confirmation/reconciliation of the same, which in the opinion of the management will not have a material impact.
7. We draw attention to Note 12 of the statement regarding the net recoverable value of advances/security deposits paid by company for acquisition of land/project development is based on the management's estimates and internal documentation, which include, among other things, the likelihood when the land acquisition would be completed, the expected date of plan approvals for commencement of project, expected date of completion of project and the estimation of sale prices and construction costs. Due to the significance of the balance to the financial statements as a whole and the involvement of estimates and judgement in the assessment which is being technical in nature, the management is of the opinion that entire amount is recoverable/adjustable against the land procurement/amount payable to collaborator under collaboration agreement and hence no provision is required at this stage.

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, 2021 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, 2021 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 and Regulation 52 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, 2021

Our objectives are to obtain reasonable assurance about whether the Standalone Financial Results for the year ended 31st March, 2021 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 and Regulation 52 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.

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, 2021

We conducted our review of the Standalone Financial Results for the quarter ended 31st March, 2021 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. Figures for the quarter ended 31st March, 2021 and 31st March, 2020 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, 2020 and 31st December, 2019 respectively.
2. The status of various ongoing projects, recognition of expense and income and the realizable value of the costs incurred as per the judgement of management of the company and certified by their technical personnel and being technical nature, have been relied upon by us.
3. Due to the outbreak of COVID-19 pandemic, the consequent lockdown/curfew and travel restrictions imposed by the Government/local administration during the audit year, the audit processes could not be carried out physically at the Company's premises.

The statutory audit was conducted via making arrangements to provide requisite documents/ information through electronic medium as an alternative audit procedure.

As a part of alternative audit procedure, the Company has made available the following information/ records/ documents/ explanations to us through e-mail and remote secure network of the Company: -

- a) Scanned copies of necessary records/documents deeds, certificates and the related records made available electronically through e-mail or remote secure network of the Company; and
- b) By way of enquiries through video conferencing, dialogues and discussions over phone, e-mails and similar communication channels.

It has also been represented by the management that the data and information provided electronically for the purpose of our audit are correct, complete, reliable and are directly generated from the accounting system of the Company, extracted from the records and files, without any further manual modifications so as to maintain its integrity, authenticity, readability and completeness. In addition, based on our review of the various internal audit reports/inspection reports, nothing has come to our knowledge that make us believe that such alternate audit procedure would not be adequate.

Our report is not modified in respect of above matters.

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

Sandeep Dahiya
Partner
Membership No. 505371
UDIN: 21505371AAAAPG3201
Place of Signature: Vaishali, Ghaziabad
Date: 27th July, 2021

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

Qualified Opinion and Qualified Conclusion

We have (a) audited the Annual Consolidated Financial Results for the year ended 31st March, 2021 (b) reviewed the Consolidated Financial Results for the quarter ended 31st March, 2021 (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 31st March 2021 of Ansal Housing Limited ("Parent/Holding Company") and its subsidiaries (Parent Company and its subsidiaries together referred to as "the Group") and its associate, for the quarter and year ended 31st March 2021 ("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) Qualified Opinion on Annual Consolidated Financial Results

In our opinion and to the best of our information and according to the explanations given to us, except for the possible effects of the matter described in the Basis for Qualified Opinion section of our report, the aforesaid statement:

- a. include the annual financial results of the following entities:

Holding Company

- a. Ansal Housing Limited

Subsidiaries:

- a. A.R. Infrastructure Private Limited
b. A.R. Paradise Private Limited
c. Aevee Iron & Steel Works Private Limited
d. Andri Builders & Developers Private Limited
e. Anjuman Buildcon Private Limited
f. Cross Bridge Developers Private Limited
g. Fenny Real Estate Private Limited
h. Geo Connect Limited
i. Housing and Construction Lanka Private Limited
j. Identity Buildtech Private Limited
k. Maestro Promoters Private Limited
l. Oriane Developers Private Limited
m. Shamia Automobiles Private Limited
n. Sunrise Facility Management Private Limited
o. Third Eye Media Private Limited
p. V.S. Infratown Private Limited
q. Wrangler Builders Private Limited

Associates:

- a. Optus Corona Developers Private Limited

- b. are presented in accordance with the requirements of Regulation 33 of the Listing Regulations in this regard; and

- c. 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 and its associates for the year ended 31st March, 2021.

(b) Qualified Conclusion on Unaudited Consolidated Financial Results for the quarter ended 31st March, 2021

With respect to the Consolidated Financial Results for the quarter ended 31st March, 2021, based on our review conducted and procedures performed as stated in paragraph (b) of Auditor's Responsibilities section below, except for the possible effects of the matter described in the Basis for Qualified Opinion section of our report, nothing has come to our attention that causes us to believe that the Consolidated Financial Results for the quarter ended 31st March, 2021, 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.

Basis for Opinion on the Consolidated Financial Results

We draw attention to Note 5 to the statements which describe that IFCI Limited has revoked the restructuring and recalled repayment of outstanding dues amounting Rs.11,296.77 Lakh (including default interest). Company has not recognized the default interest cost amounting Rs.805.35 Lakh for the year ended 31st March, 2021 considering covid-19 and other factors. The company is in discussion with the lender to resolve the matter in best possible manner. The Company's records indicate that, had management recognized the default interest, an amount of Rs.805.35 Lakh would have been required to provide for as finance cost. Accordingly, Finance Cost, Deferred tax assets and Loss after tax would have been increased by Rs.805.35 Lakh, Rs.224.05 Lakh and Rs.581.30 Lakh respectively and shareholder's fund would have been reduced by Rs.581.30 Lakh for the year ending 31st March, 2021.

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 qualified opinion.

Emphasis of Matter

1. We draw attention to Note 3 of the statement regarding loan from financial institution aggregating Rs.18,869.83 Lakh (including overdue interest thereon) which is subject to confirmation as on March 31, 2021. Adjustments, if any will be accounted for on confirmation/reconciliation of the same, which in the opinion of the management will not have a material impact.
2. 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 property plant & equipment, revenue, trade receivables, unbilled revenue, advances, 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 years is dependent upon circumstances as they evolve.
3. We draw attention to Note 8 of the statement which describe that the Holding 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 holding company for making the payment related to project under collaboration and failed to discharge its obligations for the repayment. The holding company has approached the NCLT for initiation of the Corporate Insolvency Resolution Process and the management is of the view that the full amount of Rs.5,795.20 Lakhs (including accrued interest till 31.03.2020) is recoverable from the party and hence no provision for the same has been made in the books of accounts.
4. We draw attention to Note 9 To the statement regarding pending litigation matters with Court/Appellate Authorities. Due to the significance of the balance to the financial statements as a whole and the involvement of estimates and judgement in the assessment which is being technical in nature, the management is of the opinion that the group will succeed in the appeal and there will not be any material impact on the statements on account of probable liability vis-à-vis the provisions already created in the books.

5. We draw attention to Note 11 of the Statement which describes that the Group have a system of obtaining periodic confirmation of balances from various parties (other than disputed parties). The External Balance Confirmations were sent to banks and parties and certain party's balances are subject to confirmation / reconciliation. Adjustments, if any will be accounted for on confirmation/reconciliation of the same, which in the opinion of the management will not have a material impact.
6. We draw attention to Note 12 of the statement regarding the net recoverable value of advances/security deposits paid by group for acquisition of land/project development is based on the management's estimates and internal documentation, which include, among other things, the likelihood when the land acquisition would be completed, the expected date of plan approvals for commencement of project, expected date of completion of project and the estimation of sale prices and construction costs. Due to the significance of the balance to the financial statements as a whole and the involvement of estimates and judgement in the assessment which is being technical in nature, the management is of the opinion that entire amount is recoverable/adjustable against the land procurement/amount payable to collaborator under collaboration agreement and hence no provision is required at this stage.

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, 2021, 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, 2021 that give a true and fair view of the consolidated net loss and other comprehensive income and other financial information of the Group and 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 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 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 and its associates 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 its associate' entities are responsible for overseeing the financial reporting process of Group and its associate' entities.

Auditor's Responsibilities

(a) Audit of the Annual Consolidated Financial Results for the year ended 31st March, 2021

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, 2021

We conducted our review of the Consolidated Financial Results for the quarter ended 31st March, 2021 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.20,287.81 Lakh as at 31st March, 2021, Group's share of total revenue of Rs.1,473.87 Lakh and Rs. 3,292.25 Lakh and Group's share of total net profit after tax of Rs.17.90 Lakh and

Rs.191.25 Lakh for the quarter ended and year ended 31st March, 2021, 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 one subsidiary, whose Financial Statements reflect Group's share of total assets of Rs.5.41 Lakh as at 31st March, 2021, Group's share of total revenue of Rs. Nil and Rs. Nil and Group's share of total net loss after tax of Rs. 0.16 and Rs. 0.94 Lakh for the quarter and year ended 31st March, 2021 respectively, as considered in the consolidated Financial Results. The consolidated financial statements also include the Group's share of net loss of Rs.0.12 and Rs.0.26 Lakh. This 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, this Financial Statements/financial information are not material to the Group.
3. Figures for the quarter ended 31st March, 2021 and 31st March, 2020 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, 2020 and 31st December,2019 respectively.
4. Due to the outbreak of COVID-19 pandemic, the consequent lockdown/curfew and travel restrictions imposed by the Government/local administration during the audit year, the audit processes could not be carried out physically at the Company's premises.

The statutory audit was conducted via making arrangements to provide requisite documents/ information through electronic medium as an alternative audit procedure.

As a part of alternative audit procedure, the Holding Company has made available the following information/ records/ documents/ explanations to us through e-mail and remote secure network of the Holding Company: -

- a) Scanned copies of necessary records/documents deeds, certificates and the related records made available electronically through e-mail or remote secure network of the Holding Company; and
- b) By way of enquiries through video conferencing, dialogues and discussions over phone, e-mails and similar communication channels.

It has also been represented by the management of the Holding Company that the data and information provided electronically for the purpose of our audit are correct, complete, reliable and are directly generated from the accounting system of the Holding Company, extracted from the records and files, without any further manual modifications so as to maintain its integrity, authenticity, readability and completeness. In addition, based on our review of the various internal audit reports/inspection reports, nothing has come to our knowledge that make us believe that such alternate audit procedure would not be adequate.

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 certified by the Board of Directors.

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

Sandeep Dahiya

Partner

Membership No. 505371

UDIN: 21505371AAAAP14836

Place of Signature: Vaishali, Ghaziabad

Date: 27th July, 2021

ANSAL HOUSING LIMITED
(FORMERLY KNOWN AS ANSAL HOUSING & CONSTRUCTION LIMITED)

CIN: L45201DL1983PLC016821

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

(Rs. in Lakh)

STATEMENT OF STANDALONE FINANCIAL RESULTS FOR THE QUARTER / YEAR ENDED 31st March, 2021

Sr. No.	PARTICULARS	Quarter Ended			Year Ended	
		31.03.2021 (Unaudited)	31.12.2020 (Unaudited)	31.03.2020 (Unaudited)	31.03.2021 (Audited)	31.03.2020 (Audited)
1	Income					
	a) Revenue from operations	6,729.05	3,222.43	1,983.05	13,903.26	11,693.49
	b) Other Income	112.65	71.72	2,375.98	257.40	5,477.23
	Total Income	6,841.70	3,294.15	4,359.03	14,160.66	17,170.72
2	Expenses					
	a) (Increase)/decrease in stock in trade and work in progress	89.43	14.95	(20.31)	107.56	(107.13)
	b) Cost of Construction, Raw Materials & Constructed Properties	6,205.88	2,016.97	5,634.39	10,698.12	14,627.46
	c) Purchase of Flats	-	-	(125.00)	-	(125.00)
	d) Employees benefits expense	314.44	221.83	315.15	870.68	1,156.09
	e) Depreciation	27.52	28.19	37.76	116.99	158.55
	f) Other expenditure	1,641.31	340.43	1,389.15	2,477.53	2,804.96
	g) Finance Costs	2,467.65	1,496.34	1,877.44	6,497.94	6,479.73
	Total Expenses	10,746.23	4,118.72	9,108.56	20,768.81	24,994.66
3	Profit (+)/ Loss (-) before Exceptional Items and Tax(1-2)	(3,904.53)	(824.57)	(4,749.53)	(6,608.14)	(7,823.94)
4	Exceptional Items- (Income/(Expense))	-	-	-	-	-
5	Profit (+)/ Loss (-) before tax (3+4)	(3,904.53)	(824.57)	(4,749.53)	(6,608.14)	(7,823.94)
6	Tax Expense	(1,507.94)	(220.61)	(1,327.00)	(2,188.65)	(1,842.96)
7	Profit (+)/ Loss (-) from Ordinary Activities after tax (5-6)	(2,396.60)	(603.97)	(3,422.53)	(4,419.49)	(5,980.98)
8	Other Comprehensive Income (net of tax expense)	12.62	(1.33)	(17.89)	8.62	(5.33)
9	Total Comprehensive Income for the period (7+8)	(2,383.98)	(605.30)	(3,440.42)	(4,410.87)	(5,986.31)
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.)	(4.04)	(1.02)	(5.76)	(7.44)	(10.07)

Ansal Housing Limited
(Formerly known as Ansal Housing and Construction Limited)
CIN No.- L45201DL1983PLC016821
STANDALONE BALANCE SHEET AS AT 31st Mar, 2021

(Rs. In Lakh)

	As at 31st Mar, 2021	As at 31st Mar, 2020
I. ASSETS		
1 Non-current assets		
a Property, plant and equipment	2,627.93	3,150.90
b Financial assets		
i Investment in subsidiary and Associates	2,481.10	2,481.10
ii Loans	0.65	3.19
iii Other financial assets	206.63	-
c Deferred tax assets (net)	6,848.55	4,663.22
d Income tax	983.93	923.12
e Other Non-Current Assets	<u>3,418.02</u>	<u>3,418.02</u>
Total non-current assets	16,566.82	14,639.55
2 Current Assets		
a Inventories	1,80,878.76	1,84,164.13
b Financial assets		
i Trade receivables	9,039.72	8,937.58
ii Cash and cash equivalents	1,096.78	331.68
iii Bank balances other than (iii) above	711.81	1,136.28
iv Loans	5,797.24	5,798.02
v Other financial assets	5,350.44	5,265.21
c Other Current Assets	<u>12,705.47</u>	<u>13,777.11</u>
Total current assets	2,15,580.23	2,19,410.00
3 Non Current Assets held for Sale	52.54	5.11
TOTAL ASSETS	<u>2,32,199.59</u>	<u>2,34,054.66</u>
II. EQUITY AND LIABILITIES		
1 Equity		
a Equity	5,938.58	5,938.58
b Other Equity	<u>11,062.85</u>	<u>15,473.71</u>
Equity attributable to owners of the Company	17,001.43	21,412.29
2 Non Current Liabilities		
a Financial liabilities		
i Long Term Borrowings	16,842.35	28,703.21
b Long Term Provisions	76.14	85.06
c Other non-current liabilities	<u>5,049.56</u>	<u>5,059.72</u>
Total non-current liabilities	21,968.04	33,847.99
3 Current Liabilities		
a Financial liabilities		
i Short Term Borrowings	5,382.22	6,467.64
ii Trade Payables		
(a) Total outstanding dues of micro enterprises and small enterprises	69.68	
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	23,438.65	21,952.64
iii Other financial liabilities	53,156.39	36,767.62
b Short Term Provisions	253.94	223.08
c Other Current Liabilities	<u>1,10,929.23</u>	<u>1,13,383.39</u>
Total current liabilities	1,93,230.12	1,78,794.37
TOTAL LIABILITIES	<u>2,32,199.59</u>	<u>2,34,054.66</u>

Ansal Housing Limited (Formerly known as Ansal Housing and Construction Limited) CIN No.- L45201DL1983PLC016821		(Rs. in Lakh)	
STANDALONE STATEMENT OF CASH FLOW FOR THE YEAR ENDED 31ST March, 2021		For the year ended 31st March, 2021	For the Year ended 31st Mar, 2020
A. Cash flow from Operating Activities:			
Profit/(Loss) before Tax (including OCI)		(6,596.20)	(7,831.33)
Adjustment for:			
Loss on Sale of fixed assets		4.00	276.73
Depreciation and amortization expenses		116.99	158.55
Profit on Sale of fixed assets		(154.52)	(23.45)
Liability written back		-	(1,674.60)
Interest & Finance charges		6,497.94	6,479.73
Profit on Sale of Non Current Investment		-	(0.01)
Interest Income		(73.52)	(3,556.54)
Operating profit/(Loss) before working capital changes		(205.32)	(6,170.92)
Movement in working capital:			
Adjustments for (Increase)/decrease in operating assets:			
Inventories		5,099.06	11,763.11
Trade receivable		(102.14)	(1,866.70)
Loan-Current		0.78	4.51
Loan-non current		2.54	3.61
Other financial assets - current		(85.22)	141.83
Other assets - current		1,071.64	3,509.85
Other non-current Assets		-	(3,418.02)
Non Current Assets held for Sale		47.43	4.11
Adjustments for Increase/(decrease) in operating liabilities:			
Trade payable		1,555.70	(4,277.24)
Other financial liabilities - current		27.25	(1,199.35)
Other liabilities - non current		(10.16)	5,020.78
Other liabilities - current		(2,443.27)	4,771.60
Provisions - current		30.86	44.05
Provisions - non current		(8.92)	(0.34)
Cash generated from/(used in) operations		4,980.21	8,330.90
Income Taxes paid(net)		(60.82)	164.06
Net cash flow from/(used in) operating activities	A	4,919.39	8,494.94
B. Cash flow from Investing Activities:			
Payments for Property, Plant and equipment, Investment Properties and intangible assets including under development		(2.05)	(46.47)
Proceeds from sale of Property, plant and equipment and intangible assets		220.79	167.31
(Increase)/decrease in bank balance not considered as cash and cash equivalents		217.83	81.92
Purchase of current investments			
Others		-	12.36
Redemption/sale of current investment			
Others		-	(0.01)
Redemption/sale of non-current investment			
Others		(47.43)	(3.10)
Interest Received		62.62	408.38
Net cash flow from/(used in) investing activities	B	451.77	620.39
C. Cash flow from Financing Activities :			
Interest paid		(2,393.27)	(6,475.23)
Proceeds from / (repayments of) working capital borrowings		(1,085.42)	(6.38)
Proceeds from/ (repayment of) other short-term borrowings		(0.00)	(1,373.00)
Proceeds from Long-term borrowings		(1,096.08)	(734.56)
Dividend paid (including dividend tax)		(12.58)	(5.97)
Repayment of Public Deposit		(18.73)	(491.00)
Net cash flow from/(used in) financing activities	C	(4,606.07)	(9,086.13)
D. Net increase/(decrease) in cash and cash equivalents	(A+B+C)	765.10	29.20
E. Cash and cash equivalents at the beginning of the year		331.68	302.47
F. Cash and cash equivalents at the end of the year		1,096.78	331.68

Ansal Housing Limited
(FORMERLY KNOWN AS ANSAL HOUSING & CONSTRUCTION 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, 2021

Sr. No.	PARTICULARS	Quarter Ended			Year Ended	
		31.03.2021 (Unaudited)	31.12.2020 (Unaudited)	31.03.2020 (Unaudited)	31.03.2021 (Audited)	31.03.2020 (Audited)
1	Income					
	a) Revenue from operations	7,773.54	3,967.66	2,966.59	17,055.93	16,390.09
	b) Other Income	153.00	90.48	2,367.33	381.53	5,731.35
	Total Income	7,926.54	4,058.14	5,333.92	17,437.46	22,121.45
2	Expenses					
	a) (Increase)/decrease in stock in trade and work in progress	87.15	14.95	137.06	105.27	657.70
	b) Cost of Construction, Raw Materials & Constructed Properties	6,119.53	2,104.51	5,600.03	10,699.30	14,593.11
	c) Purchase of Flats	123.46	-	(125.00)	123.46	(125.00)
	d) Employees benefits expense	432.09	303.36	486.45	1,340.55	1,909.88
	e) Depreciation	29.58	31.76	43.16	129.54	170.04
	f) Other expenditure	2,296.92	838.44	1,800.33	4,601.92	5,639.83
	g) Finance Costs	2,561.87	1,562.27	1,948.76	6,783.16	6,750.93
	Total Expenses	11,650.60	4,855.31	9,890.81	23,783.21	29,596.49
3	Profit (+)/ Loss (-) before Exceptional Items and Tax(1-2)	(3,724.06)	(797.17)	(4,556.90)	(6,345.75)	(7,475.03)
4	Exceptional Items- (Income/(Expense))	-	-	-	-	-
5	Profit (+)/ Loss (-) before tax (3+4)	(3,724.06)	(797.17)	(4,556.90)	(6,345.75)	(7,475.03)
6	Tax Expense	(1,466.71)	(209.83)	(1,247.11)	(2,117.23)	(1,684.84)
7	Profit (+)/ Loss (-) from Ordinary Activities after tax (5-6)	(2,257.35)	(587.33)	(3,309.79)	(4,228.52)	(5,790.19)
8	Other Comprehensive Income (net of tax expense)	14.33	(1.33)	(6.39)	10.33	6.16
9	Total Comprehensive Income for the period (7+8)	(2,243.02)	(588.66)	(3,316.18)	(4,218.19)	(5,784.03)
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.)	(3.80)	(0.99)	(5.57)	(7.12)	(9.75)

Ansal Housing Limited
 (Formerly known as Ansal Housing and Construction Limited)
 CIN No.- L45201DL1983PLC016821
 CONSOLIDATED BALANCE SHEET AS AT 31st Mar,2021

(Rs. in Lakh)

	As at 31st Mar,2021	As at 31st March,2020
I. ASSETS		
1 Non-current Assets		
a Property, plant and equipment	2,736.93	3,252.47
b Other intangible assets	880.77	880.77
c Financial assets		
i Investments	124.21	123.95
ii Loans	0.65	3.19
iii Other financial assets	228.59	5.31
d Deferred tax assets (net)	6,911.97	4,718.01
e Income tax	987.55	925.43
f Other non-current assets	933.17	934.27
Total non-current assets	12,803.84	10,843.39
2 Current Assets		
a Inventories	1,89,310.32	1,92,548.92
b Financial assets		
i Trade receivables	11,331.19	10,783.53
ii Cash and cash equivalents	3,083.93	575.97
iii Bank balance other than (iii) above	732.36	1,155.70
iv Loans	5,797.24	5,798.02
v Other financial assets	5,463.54	5,379.50
c Other Current Assets	11,303.35	12,285.38
Total current assets	2,27,021.95	2,28,527.02
3 Non Current Assets held for sale	51.54	4.11
TOTAL ASSETS	2,39,877.32	2,39,374.52
II. EQUITY AND LIABILITIES		
1 Equity		
a Equity	5,938.58	5,938.58
b Other Equity	12,920.94	17,138.43
Equity attributable to owners of the Company	18,859.52	23,077.01
2 Non Current Liabilities		
a Financial liabilities		
i Long Term Borrowings	19,139.21	29,088.57
ii Other financial liabilities	3,464.49	3,176.12
b Long Term Provisions	166.21	163.57
c Other non-current liabilities	27.47	37.63
Total non-current liabilities	22,797.37	32,465.89
3 Current Liabilities		
a Financial liabilities		
i Short Term Borrowings	5,740.12	7,738.83
ii Trade Payables		
(a) Total outstanding dues of micro enterprises and small enterprises	69.68	-
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	25,451.19	23,994.21
iii Other financial liabilities	54,510.66	37,946.24
b Short Term Provisions	260.26	228.56
c Current Tax Liabilities (Net)	48.29	196.49
d Other Current Liabilities	1,12,140.22	1,13,727.28
Total current liabilities	1,98,220.43	1,83,831.62
TOTAL LIABILITIES	2,39,877.32	2,39,374.52

Ansal Housing Limited (Formerly known as Ansal Housing and Construction Limited) CIN No.- L45201DL1983PLC016821		(Rs. in Lakh)	
STATEMENT OF Consolidated CASH FLOW FOR THE PERIOD ENDED 31st March,2021		For the year 31st Mar,2021	For the year 31st Mar,2020
A. Cash flow from Operating Activities:			
Profit/(Loss) before Tax (including OCI)		(6,331.44)	(7,466.50)
Adjustment for:			
Loss on Sale of fixed assets		4.00	276.82
Depreciation and amortisation expenses		129.54	170.04
Profit on Sale of fixed assets		(154.52)	(23.45)
Loss on Sale of Current Investment		-	0.45
Amounts written off		73.92	17.72
Interest & Finance charges		6,783.16	6,750.93
Loss due to Written down value of Inventory		-	4,402.29
Reversal of External Development Charges		-	(1,453.57)
Liability Relinquished		-	(2,981.64)
Share of loss on Associate		(0.26)	0.08
Interest Income		(63.72)	(2,251.01)
Exchange Difference on translation of financial statements of a non-integral foreign operation.		0.71	25.73
Operating profit/(Loss) before working capital changes		441.39	(2,532.10)
Movement in working capital:			
Adjustments for (Increase)/decrease in operating assets:			
Inventories		5,052.30	5,446.39
Trade receivable		(547.66)	(1,843.65)
Loan-Current		0.78	4.51
Loan-non current		2.54	3.61
Other financial assets - current		(157.96)	119.81
Other assets - current		982.03	125.02
Other non-current assets		1.10	(859.07)
Other financial assets		(223.28)	(0.11)
Non Current Assets held for sale		(47.43)	(4.11)
Adjustments for (decrease)/increase in operating liabilities:			
Trade payable		1,526.66	(1,131.46)
Other financial liabilities - non current		288.37	(69.98)
Other financial liabilities - current		182.20	(693.30)
Other liabilities - non current		(10.16)	(1.31)
Other liabilities - current		(1,576.16)	7,260.53
Provisions - current		31.70	33.17
Provisions - non current		2.64	(25.72)
Cash generated from/(used in) operations		5,949.04	5,836.34
Income Taxes paid(net)		(291.04)	59.07
Net cash flow from/(used in) operating activities	A	5,658.01	5,895.41
B. Cash flow from Investing Activities:			
Payments for Property, Plant and equipment, Investment Properties and intangible assets including under development		(22.05)	(141.75)
Proceeds from sale of Property, plant and equipment and intangible assets		268.22	172.33
(Increase)/decrease in bank balance not considered as cash and cash equivalent		423.33	80.75
Redemption/(Purchase) of current investments			
Others		-	11.91
Interest Received		52.83	718.10
Net cash flow from/(used in) investing activities	B	722.34	841.35
C. Cash flow from Financing Activities :			
Interest (paid)		(2,676.27)	(6,050.56)
Proceeds from / (repayments of) working capital borrowings		(1,085.42)	(6.38)
Proceeds / (repayments of) other short-term borrowings		(913.30)	(214.87)
Proceeds from Long-term borrowings		829.88	(184.06)
Dividend paid (including dividend tax)		(12.58)	(5.97)
Repayment of Public Deposit		(14.70)	(205.30)
Net cash flow from/(used in) financing activities	C	(3,872.38)	(6,667.13)
D. Net increase/(decrease) in cash and cash equivalents	(A+B+C)	2,507.96	69.64
E. Cash and cash equivalents at the beginning of the year		575.97	506.32
F. Cash and cash equivalents at the end of the year		3,083.93	575.97



Ansal Housing Limited
(FORMERLY KNOWN AS ANSAL HOUSING & CONSTRUCTION LIMITED)
CIN: L45201DL1983PLC016821
REGD.OFFICE : 15 UGF, INDRA PRAKASH, 21 BARAKHAMBA ROAD, NEW DELHI - 110 001

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 27, 2021. 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** Figures for the quarter ended March 31, 2021 and March 31, 2020 represent the difference between the audited figures in respect of the full financial year and the published unaudited figures of nine months ended December 31, 2020 and December 31, 2019 respectively which were subject to limited review by the Auditors.
- 3** The Company received notice under Sec 13(2) of the Securitisation and Reconstructions of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 from India bulls Asset Reconstruction Company Limited ("Lender") demanding full repayment of Rs. 17,508 Lakh (including interest till 05.04.2019). Further, 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. Considering technical issues, the one of the mortgaged projects (Highland Park) has been transferred to Group Entity (namely Identity Buildtech Private Limited). Further during the year, lender ceded first charge in Highland Project vide agreement dated 5th March 2021 and now first charge is of IDBI trusteeship services ltd through New Investor/SBI Cap (SWAMIH INVESTMENT FUND I). The outstanding liability as per books of accounts on 31.03.2021 is Rs.18,869.83 Lakh (including interest) pending confirmation/reconciliation with lender.
- 4** The Company has received notice under Sec 13(2) of the Securitisation and Reconstructions of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 from Hero Fincorp dated 17th May 2021 demanding full repayment of their outstanding dues of Rs. 63.53 Lakh (including interest till 16.04.2021). The outstanding Liability as per books of accounts as on 31.03.2021
- 5** The company has received letter dated 28/01/2021 on "Revocation of settlement of outstanding dues approved vide letter dated 17/11/2017" from IFCI Limited("Lender") and consequently received "Notice for payment of Dues" showing outstanding balance of Rs. 5,899.40 Lakh & Rs 5,397.37 as principal and interest respectively till 14.04.2021. Due to the revocation of restructuring, interest liability has been enhanced due to default interest. Management vide its letter dated 24th May 2021 requested for resummptions of restructuring considering COVID-19 and other factors. The management accounted for the outstanding principal and interest as current liability without taking impact of enhanced interest. Till the date of approval of the financial statement no further communication has been received from IFCI limited and the company is in discussion with the lender to resolve the matter in best possible manner. The outstanding liability as per books of accounts as on 31st March 2021 is Rs. 10,414.12 Lakh (including interest) and default interest shown under Contingent liability amounting Rs. 805.34 Lakh.
- 6** Due to outbreak of COVID-19 globally and in India, the Company's management has made initial assessment of impact on business and financial risks on account of COVID-19. Considering that the company is in the business of real estate, the management believes that the impact of this outbreak on the business and financial position of the company will not be significant as at the date of approval of these financial results. The management does not see any risks in the company's ability to continue as a going concern and meeting its liabilities. 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 advances, 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.

The company is running a restaurant under hospitality division which has been shut down due to COVID-19 pandemic and not having any significant impact on the financial statements.

- 7 The Company has done investment of Rs. 491.67 lakh in a Housing Construction & Lanka Private Limited (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.
- 8 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 has approached the NCLT for initiation of the Corporate Insolvency Resolution Process and the management is of the view that the full amount of Rs. 5,795.20 Lakhs (including accrued interest till 31.03.2020) is recoverable from the party and hence no provision for the same has been made in the books of accounts. Further company has not recognised the interest income amounting Rs. 765.10 Lakh & Rs. 3,060.43 for the quarter and year ended 31st March, 2021 due to uncertainty of realisation of income as per Ind AS 115, “Revenue from Contract with Customer”.
- 9 Due to unascertainable outcome for pending litigation matters with Court/Appellate Authorities, the company's management expects no material adjustments on the standalone financial statements. Further, the company may be liable to pay damages/ interest for specific non- performance of certain real estate agreements, civil cases preferred against the Company for specific performance of the land agreement. The actual liability on account of these may differ from the provisions already created in the books of accounts and disclosed as contingent liability.
- 10 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.
- 11 The Company has a system of obtaining periodic confirmation of balances from various parties (other than disputed parties). The balance confirmation letters as referred in the Standard on Auditing (SA) 505 (Revised) ‘External Confirmations’, were sent to parties and party's balances are subject to confirmation / reconciliation. Adjustments, if any will be accounted for on confirmation/reconciliation of the same, which in the opinion of the management will not have a material impact.
- 12 The net recoverable value of advances/security deposits paid by company for acquisition of land/project development is based on the management's estimates and internal documentation, which include, among other things, the likelihood when the land acquisition would be completed, the expected date of plan approvals for commencement of project, expected date of completion of project and the estimation of sale prices and construction costs. Due to the significance of the balance to the financial statements as a whole and the involvement of estimates and judgement in the assessment which is being technical in nature, the management is of the opinion that entire amount is recoverable/adjustable against the land procurement/amount payable to collaborator under collaboration agreement and hence no provision is required at this stage.
- 13 The National Company Law Tribunal (NCLT) vide its order dated 11th July,2019 has permitted to pay Rs.75.00 Lakh per month till the end of March 2020 and Rs.100.00 Lakh per month till the end of March, 2021. The Company has not been able to comply with the said order in respect of repayment for the period February,2020 to March 2021. Further, company is not able to maintain statutory margin money as liquid assets in the deposit redemption reserve till March, 2021. However, company has filed application for seeking relief in respect of above defaults & further extensions in repayment schedule and same is pending for hearing. The management is of the opinion that the company will get relief from the NCLT and there will not be any material impact on the statements, hence no adjustments/provision have been made in these Statements.

- 14 Previous quarter figures have been regrouped / reclassified wherever considered necessary to conform to the current period
- 15 The above results are available on the website of the Company i.e., www.ansals.com and on websites of BSE & NSE.

For and on behalf of the Board

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

(SANDEEP DAHIYA)
PARTNER
MEMBERSHIP NO.505371
UDIN: 21505371AAAAPG3201/21505371AAAAP14836

(KUSHAGR ANSAL)
WHOLETIME DIRECTOR
DIN: 01216563

Place : Vaishali, Ghaziabad

Dated : 27th July, 2021


**Statement on Impact of Audit Qualifications (for audit report with modified opinion)
submitted along- with Annual Audited Financial Results - (Standalone)**

Statement on Impact of Audit Qualifications for the Financial Year ended March 31, 2021 [See Regulation 33 of the SEBI (LODR) (Amendment) Regulations, 2016]				
(Figures in Lakhs)				
I	Sl. No.	Particulars	Audited Figures (as reported before adjusting for qualifications)	Adjusted Figures (audited figures after adjusting for qualifications)
	1.	Turnover / Total income	14160.66	14160.66
	2.	Total Expenditure (including Tax)	18580.16	19161.46
	3.	Net Profit/(Loss)	-4419.50	-5000.80
	4.	Earnings Per Share	-7.44	-8.42
	5.	Total Assets	232199.59	232423.64
	6.	Total Liabilities	215198.16	216003.51
	7.	Net Worth	17001.43	16420.13
	8.	Any other financial item(s) (as felt appropriate by the management)	N.A.	N.A.
II	Audit Qualification:			
	<p>a. Details of Audit Qualification: Please refer Independent Auditor's Report on audit of Annual Standalone Financial Results and review of Quarterly Financial Results under the heading "Basis for Qualified Opinion on the Audited Annual Standalone Financial Results for the year ended 31st March, 2021" as under: <i>"IFCI Limited has revoked the restructuring and recalled repayment of outstanding dues amounting Rs.11,296.77 Lakh (including default interest). The Company has not recognized the default interest cost amounting Rs.805.35 Lakh for the year ended 31st March, 2021 considering covid-19 and other factors. The company is in discussion with the lender to resolve the matter in best possible manner. The Company's records indicate that, had management recognized the default interest, an amount of Rs.805.35 Lakh would have been required to provide for as finance cost. Accordingly, Finance Cost, Deferred tax assets and Loss after tax would have been increased by Rs.805.35 Lakh, Rs.224.05 Lakh and Rs.581.30 Lakh respectively and shareholder's fund would have been reduced by Rs.581.30 Lakh for the year ending 31st March, 2021."</i></p>			
	b. Type of Audit Qualification : Qualified Opinion			
	c. Frequency of qualification: Appeared first time			

Ansal Housing Limited

— An ISO 9001:2015 Company —

(Formerly known as Ansal Housing & Construction Ltd.)

	<p>d. For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: <i>It has been a very tough time for the Real Estate industries considering various regulatory changes during the past few years which has got worse than ever before due to the spread of the COVID 19 pandemic. There is a difference of recognition of interest cost amounting to Rs. 805.35 Lakhs as quantified by the auditors with regard to outstanding dues amounting Rs. 11,296.77 Lakhs as recalled by the lender namely IFCI Limited. The management is in negotiations with the lender in this regard and has denied the revocation during COVID affected period. The management is very much hopeful that the request will be considered by the lender particularly when we are in proactive discussion with IFCI since Mar'20 to work out the resolution on this matter.</i></p>
	<p>e. For Audit Qualification(s) where the impact is not quantified by the auditor: N.A.</p>
	<p>(i) Management's estimation on the impact of audit qualification: N.A.</p>
	<p>(ii) If management is unable to estimate the impact, reasons for the same: N.A.</p>
	<p>(iii) Auditors' Comments on (i) or (ii) above: N.A.</p>
II	<u>Signatories:</u>
I	
	<ul style="list-style-type: none"> • CEO Mr. Kushagr Ansal • CFO Mr. Tarun Kathuria • Audit Committee Chairman Mr. S.L. Kapur  • Statutory Auditor M/s. Dewan P.N. Chopra & Co. Chartered Accountants Firm Registration No.000472N Mr. Sandeep Dahiya Partner M.No. 505371
	<p>Place: Vaishali, Ghaziabad Date: 27.07.2021</p>

Ansal Housing Limited

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Statement on Impact of Audit Qualifications (for audit report with modified opinion) submitted along- with Annual Audited Financial Results - (Consolidated)

Statement on Impact of Audit Qualifications for the Financial Year ended March 31, 2021 [See Regulation 33 of the SEBI (LODR) (Amendment) Regulations, 2016]				
(Figures in Lakhs)				
I	Sl. No.	Particulars	Audited Figures (as reported before adjusting for qualifications)	Adjusted Figures (audited figures after adjusting for qualifications)
	1.	Turnover / Total income	17437.46	17437.46
	2.	Total Expenditure (including Tax)	21665.98	22247.28
	3.	Net Profit/(Loss)	-4228.52	-4809.82
	4.	Earnings Per Share	-7.12	-8.10
	5.	Total Assets	239877.32	240101.37
	6.	Total Liabilities	221017.8	221823.15
	7.	Net Worth	18859.52	18278.22
	8.	Any other financial item(s) (as felt appropriate by the management)	N.A.	N.A.
II	Audit Qualification:			
	<p>f. Details of Audit Qualification: Please refer Independent Auditor's Report on audit of Annual Standalone Financial Results and review of Quarterly Financial Results under the heading "Basis for Qualified Opinion on the Audited Annual Standalone Financial Results for the year ended 31st March, 2021" as under: <i>"IFCI Limited has revoked the restructuring and recalled repayment of outstanding dues amounting Rs.11,296.77 Lakh (including default interest). The Company has not recognized the default interest cost amounting Rs.805.35 Lakh for the year ended 31st March, 2021 considering covid-19 and other factors. The company is in discussion with the lender to resolve the matter in best possible manner. The Company's records indicate that, had management recognized the default interest, an amount of Rs.805.35 Lakh would have been required to provide for as finance cost. Accordingly, Finance Cost, Deferred tax assets and Loss after tax would have been increased by Rs.805.35 Lakh, Rs.224.05 Lakh and Rs.581.30 Lakh respectively and shareholder's fund would have been reduced by Rs.581.30 Lakh for the year ending 31st March, 2021."</i></p>			
	g. Type of Audit Qualification : Qualified Opinion			
	h. Frequency of qualification: Appeared first time			

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	<p>j. For Audit Qualification(s) where the impact is not quantified by the auditor: N.A.</p>								
	<p>(i) Management's estimation on the impact of audit qualification: N.A.</p>								
	<p>(ii) If management is unable to estimate the impact, reasons for the same: N.A.</p>								
	<p>(iii) Auditors' Comments on (i) or (ii) above: N.A.</p>								
<p>II I</p>	<p>Signatories:</p>								
	<table border="0"> <tr> <td data-bbox="289 1058 402 1087">• CEO</td> <td data-bbox="727 1058 987 1087">Mr. Kushagr Ansal</td> </tr> <tr> <td data-bbox="289 1171 402 1201">• CFO</td> <td data-bbox="727 1171 993 1201">Mr. Tarun Kathuria</td> </tr> <tr> <td data-bbox="289 1285 578 1356">• Audit Committee Chairman</td> <td data-bbox="727 1285 928 1314">Mr. S.L. Kapur </td> </tr> <tr> <td data-bbox="289 1440 578 1470">• Statutory Auditor</td> <td data-bbox="727 1440 1162 1654">M/s. Dewan P.N. Chopra & Co. Chartered Accountants Firm Registration No.000472N Mr. Sandeep Dahiya Partner M.No. 505371</td> </tr> </table>	• CEO	Mr. Kushagr Ansal	• CFO	Mr. Tarun Kathuria	• Audit Committee Chairman	Mr. S.L. Kapur 	• Statutory Auditor	M/s. Dewan P.N. Chopra & Co. Chartered Accountants Firm Registration No.000472N Mr. Sandeep Dahiya Partner M.No. 505371
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