

Ref No.: SECY/S-16/2025

28th May, 2025

BSE Ltd.

Phiroze Jeejeebhoy Towers, Dalal Street,

Mumbai – 400 001

Ph. No.: 022-22723121

COMPANY NO. 507828

Sub: Outcome of Board Meeting held on 28th May, 2025 and submission of Financial Results (Standalone and Consolidated) for the quarter and year ended 31st March 2025.

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

Dear Sir/Madam,

This is to inform you that the Board of Directors in its meeting held on today i.e. 28th May, 2024 commenced at 03.00 p.m. and concluded at 06:00 p.m. has considered and approved the Financial Results (Standalone and Consolidated) for the Quarter and Financial year ended 31st March, 2025 In this connection, please find enclosed herewith the following:

1. Standalone Auditors Report (including Standalone Limited Review Report for the Quarter ended 31st March, 2025) submitted by the Statutory Auditors of the Company, M/s Dewan P.N. Chopra & Co., Chartered Accountants, along with Standalone Financial Results for the Financial Year ended on 31st March, 2025;
2. Consolidated Auditors Report (including Consolidated Limited Review Report for the Quarter ended 31st March, 2025) submitted by the Statutory Auditors of the Company, M/s Dewan P.N. Chopra & Co., Chartered Accountants, along with Consolidated Financial Results for the Financial Year ended on 31st March, 2025;
3. Declaration with respect to Audit Report with unmodified opinion to the Annual Audited (Standalone and Consolidated) Financial Results for the Financial Year ended on the 31st March, 2025.

Further, the Board of Directors have not recommended any dividend to the Shareholders of the Company for the Financial Year 2024-25.

This is for your information and record please.

Thanking you.

Yours faithfully,

For Ansal Housing Limited**(Shalini Talwar)****Company Secretary**


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 : GF - SR - 18, 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

Dewan P N Chopra & Co

Chartered Accountants

Windsor Grand, 15th Floor, Plot No. 1C, Sector-126, Noida-201303, U.P., India
Phone: +91-120-6456999, E-mail: dpnc@dpncindia.com

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

To the Board of Directors of Ansal Housing Limited

Opinion and Conclusion

We have (a) audited the Annual Standalone Financial Results for the year ended March 31, 2025 and (b) reviewed the Standalone Financial Results for the quarter ended March 31, 2025 (refer to '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 31.03.2025" of Ansal Housing Limited ("the Company"), ("the statement"), being submitted by the company pursuant to the requirement of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations').

(a) Opinion on Annual Financial Results

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Annual Standalone Financial Results for the year ended March 31, 2025:

- a. are presented in accordance with the requirements of Regulation 33 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 profit, other comprehensive income and other financial information of the company for the year ended.

(b) Conclusion on Unaudited Standalone Financial Results for the quarter ended March 31, 2025

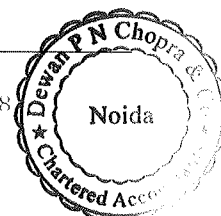
With respect to the Standalone Financial Results for the quarter ended March 31, 2025, based on our review conducted as stated in paragraph (b) of Auditor's Responsibilities section below, nothing has come to our attention that causes us to believe that the Standalone Financial Results for the quarter ended March 31, 2025, 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 Audited Annual Standalone Financial Results for the year ended March 31, 2025

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 the 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 March 31, 2025 under the provisions of the Companies Act, 2013 and the Rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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Emphasis of Matter

1. We draw attention to Note 2 & 3 of the statement which describe the matter of the Company with the Samyak Projects Private Limited ("Samyak"/"Collaborator").
2. We draw attention to Note 4 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.
3. We draw attention to Note 6 of the statement regarding the net recoverable value of advances/security deposits paid by the company for the acquisition of land/project development.
4. We draw attention to Note 8 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.

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 March 31, 2025 have 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 March 31, 2025 that give a true and fair view of the net profit, other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Indian Accounting Standards prescribed under section 133 of the Act and other accounting principles generally accepted in India and compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate implementation and maintenance of accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Annual Standalone Financial Results that give a true and fair view and is free from material misstatement, whether due to fraud or error.

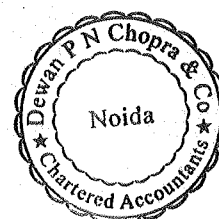
In preparing the Standalone Financial Results, the Board of Directors are responsible for assessing the Company's ability, to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends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

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

Auditor's Responsibilities

(a) Audit of the Annual Standalone Financial Results for the year ended March 31, 2025

Our objectives are to obtain reasonable assurance about whether the Standalone Financial Results for the year ended March 31, 2025 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 Statements.



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

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

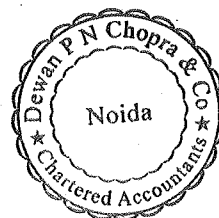
Materiality is the magnitude of misstatements in the annual standalone financial results that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative 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 March 31, 2025

We conducted our review of the Standalone Financial Results for the quarter ended March 31, 2025 in accordance with the Standard on Review Engagements ("SRE") 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the ICAI. A review of interim financial information consists of making inquiries, primarily of the Company's personnel responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with SAs specified under section 143(10) of the Act and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.



Other Matters

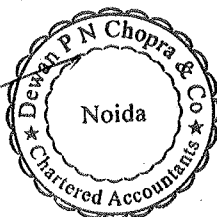
1. The Statement includes the results for the quarter ended March 31, 2025 and March 31, 2024 being the balancing figure between the audited figures in respect of the full financial year and the unaudited year to date figures of the nine months ended December 31, 2024 and December 31, 2023 respectively which was subject to limited review by us.
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. The statutory audit was conducted via making arrangements to provide requisite documents/ information through electronic medium as an 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 (as applicable), nothing has come to our knowledge that make us believe that such 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: 25505371BMHZEO6799
Place of Signature: Vaishali, Ghaziabad
Date: May 28, 2025



Dewan P N Chopra & Co

Chartered Accountants

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

To the Board of Directors of Ansal Housing Limited

Report on the Audit of the Annual Consolidated Financial Results

Opinion and Conclusion

We have (a) audited the Annual Consolidated Financial Results for the year ended March 31, 2025 (b) reviewed the Consolidated Financial Results for the quarter ended March 31, 2025 (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 March 31, 2025 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 March 31, 2025 ("the Statement"), being submitted by the Parent company pursuant to the requirement of Regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations").

(a) Opinion on Annual Consolidated Financial Results

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

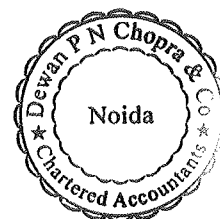
- a. include the annual financial results of the following entities:

Holding Company

1. Ansal Housing Limited

Subsidiaries:

1. A.R. Infrastructure Private Limited
2. A.R. Paradise Private Limited
3. Aevee Iron & Steel Works Private Limited
4. Andri Builders & Developers Private Limited
5. Anjuman Buildcon Private Limited
6. Cross Bridge Developers Private Limited
7. Fenny Real Estate Private Limited
8. Geo Connect Limited
9. Housing and Construction Lanka Private Limited
10. Identity Buildtech Private Limited
11. Maestro Promoters Private Limited
12. Oriane Developers Private Limited
13. Shamia Automobiles Private Limited
14. Sunrise Facility Management Private Limited
15. Third Eye Media Private Limited
16. V.S. Infratown Private Limited
17. Wrangler Builders Private Limited



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- 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 profit, other comprehensive income and other financial information of the Group and its associates for the year ended March 31, 2025.

(b) Conclusion on Unaudited Consolidated Financial Results for the quarter ended March 31, 2025

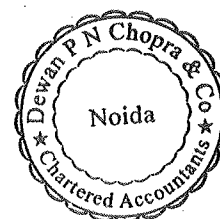
With respect to the Consolidated Financial Results for the quarter ended March 31, 2025, based on our review conducted and procedures performed as stated in paragraph (b) of Auditor's Responsibilities section below, nothing has come to our attention that causes us to believe that the Consolidated Financial Results for the quarter ended March 31, 2025, 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 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 paragraphs (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 Consolidated Financial Results for the year ended March 31, 2025 financial results under the provisions of the Companies Act, 2013 and the Rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us, is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter

1. We draw attention to Note 2 & 3 of the statement which describe the matter of the Company with the Samyak Projects Private Limited ("Samyak"/"Collaborator").
2. We draw attention to Note 4 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.
3. We draw attention to Note 6 of the statement regarding the net recoverable value of advances/security deposits paid by the company for the acquisition of land/project development.
4. We draw attention to Note 8 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.



Our report is not modified in respect of the 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 March 31, 2025, 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 March 31, 2025 that give a true and fair view of the consolidated net profit 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 associate's 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 the Group and its associate entities.

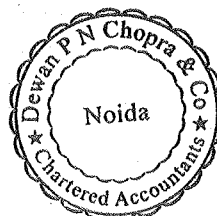
Auditor's Responsibilities

(a) Audit of the Annual Consolidated Financial Results for the year ended March 31, 2025

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.

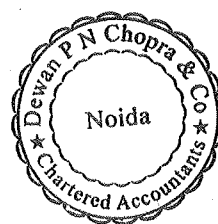
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the 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 March 31, 2025

We conducted our review of the Consolidated Financial Results for the quarter ended March 31, 2025 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.

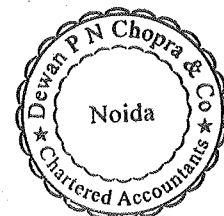
We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33(8) of the Listing Regulations, as amended, to the extent applicable.

Other Matters

1. The consolidated Financial Results include the Audited Financial Results of seventeen subsidiaries, whose Financial Statements reflect the Group's share of total assets of Rs. 29,545.97 Lakh as at March 31, 2025, the Group's share of the total revenue of Rs. 2,012.13 Lakh & Rs. 8747.76 Lakh and Group's share of total net profit after/(loss) tax of Rs. (62.70) lakh & Rs. 149.74 Lakh and total comprehensive income/(loss) of Rs. (69.04) Lakh & Rs. 143.28 Lakh for the quarter ended and year ended March 31, 2025, 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 the paragraph above.
2. The Statement does not include the Group's share of net profit/loss for the quarter/year ended March 31, 2025, in respect of 1 associate, whose financial information has not been furnished to us. According to information and explanations given to us by the management, these financial statements are not material to the group.

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

3. 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.
4. The Statement includes the results for the quarter ended March 31, 2025 and March 31, 2024 being the balancing figure between the audited figures in respect of the full financial year and the unaudited year to date figures of the nine months ended December 31, 2024 and December 31, 2023 respectively which was subject to limited review by us.
5. The statutory audit was conducted via making arrangements to provide requisite documents/ information through an electronic medium. As a part of the 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 the 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 (as applicable), nothing has come to our knowledge that makes us believe that such an 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.

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



Sandeep Dahiya
Partner
Membership No. 505371
UDIN: 25505371BMHZEP6136
Place of Signature: Vaishali, Ghaziabad
Date: May 28, 2025

ANSAL HOUSING LIMITED

CIN: L45201DL1983PLC016821

REGD.OFFICE : 606, 6th FLOOR, INDRA PRAKASH BUILDING, 21 BARAKHAMBA ROAD, NEW DELHI - 110001

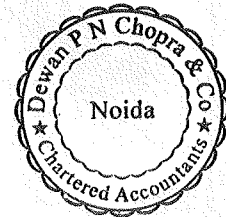
(Rs. in Lakh)

STATEMENT OF STANDALONE FINANCIAL RESULTS FOR THE QUARTER / YEAR ENDED 31st MARCH, 2025

Sr. No	PARTICULARS	Quarter Ended			Year Ended	
		31.03.2025 (Unaudited)	31.12.2024 (Unaudited)	31.03.2024 (Unaudited)	31.03.2025 (Audited)	31.03.2024 (Audited)
1	Income					
	a) Revenue from operations	10,123.79	7,559.32	12,008.38	36,618.27	38,667.74
	b) Other Income	44.78	34.83	57.09	1,780.56	267.52
	Total Income	10,168.57	7,594.15	12,065.47	38,398.83	38,935.26
2	Expenses					
	a) Cost of Construction, Raw Materials & Constructed Properties	8,704.75	6,025.93	9,583.15	31,087.01	28,223.60
	b) (Increase)/ decrease in stock in trade and work in progress	(128.32)	(2.82)	29.07	(65.89)	72.65
	c) Employees benefits expense	354.71	236.83	208.86	1,044.53	912.78
	d) Finance Costs	664.73	734.01	1,596.86	3,034.18	6,569.39
	e) Depreciation	29.95	35.82	36.94	138.89	152.14
	f) Other expenditure	672.69	485.76	491.42	2,546.19	2,519.02
	Total Expenses	10,298.51	7,515.53	11,946.30	37,784.91	38,449.58
3	Profit (+)/ Loss (-) before Exceptional Items and Tax(1-2)	(129.94)	78.62	119.17	613.92	485.68
4	Exceptional Items- (Income)/(Expense))	(1,880.40)	(98.35)	47.66	6,058.68	47.66
5	Profit (+)/ Loss (-) before tax (3+4)	(2,010.34)	(19.73)	166.83	6,672.60	533.34
6	Tax Expense					
	- Current Tax	-	-	-	-	-
	- Deferred Tax	(523.51)	(5.18)	(1,269.05)	4,758.67	157.92
7	Profit (+)/ Loss (-) from Ordinary Activities after tax (5-6)	(1,486.83)	(14.55)	1,435.88	1,913.93	375.42
8	Other Comprehensive Income (net of tax expense)	(7.30)	0.00	(94.35)	(22.10)	(86.38)
9	Total Comprehensive Income for the period (7+8)	(1,494.13)	(14.55)	1,341.53	1,891.83	289.04
10	Paid-up Equity share capital (Face value of Rs.10/- each)	6,963.58	6,963.58	6,963.58	6,963.58	6,963.58
11	Other Equity				5,157.18	3,265.33
11	Earning Per Share (EPS) (Not Annualized)					
	Basic EPS (In Rs.)	(2.14)	(0.02)	2.06	2.75	0.54

Kushagra Ansal

Ansai Housing Limited
Vaishali
Ghaziabad



Ansal Housing Limited

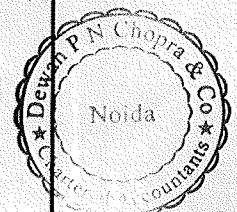
CIN No.- L45201DL1983PLC016821

STANDALONE BALANCE SHEET AS AT 31st MARCH, 2025

(Rs. In Lakh)

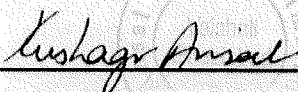
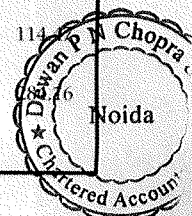
	As at 31st Mar, 2025	As at 31st Mar, 2024
I. ASSETS		
1 Non-current assets		
a Property, plant and equipment	943.89	1,256.47
b Financial assets		
i Investment in subsidiary and Associates	1,490.18	1,490.18
iii Other financial assets	790.50	416.67
c Deferred tax assets (net)	5,725.60	10,483.64
d Income tax	1,303.20	1,183.71
e Other Non-Current Assets	79.14	2,633.37
Total non-current assets	<u>10,332.51</u>	<u>17,464.04</u>
2 Current Assets		
a Inventories	91,784.84	1,17,336.61
b Financial assets		
i Trade receivables	10,463.29	10,713.13
ii Cash and cash equivalents	148.83	284.16
iii Bank balances other than (ii) above	745.95	934.49
iv Loans	5,795.21	5,795.21
v Other financial assets	5,510.89	4,704.70
c Other Current Assets	10,913.76	11,396.11
Total current assets	<u>1,25,362.77</u>	<u>1,51,164.41</u>
TOTAL ASSETS	<u><u>1,35,695.28</u></u>	<u><u>1,68,628.45</u></u>
II. EQUITY AND LIABILITIES		
1 Equity		
a Equity	6,963.58	6,963.58
b Other Equity	5,157.18	3,265.33
Equity attributable to owners of the Company	<u>12,120.76</u>	<u>10,228.91</u>
2 Non Current Liabilities		
a Financial liabilities		
i Long Term Borrowings	8,688.70	2,809.32
b Long Term Provisions	70.88	66.56
c Other non-current liabilities	5,022.08	5,022.09
Total non-current liabilities	<u>13,781.66</u>	<u>7,897.97</u>
3 Current Liabilities		
a Financial liabilities		
i Short Term Borrowings	19,278.55	33,142.27
ii Trade Payables		
(a) Total outstanding dues of micro enterprises and small enterprises	56.45	46.72
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	16,368.20	16,457.09
iii Other financial liabilities	10,015.84	21,783.30
b Short Term Provisions	4,453.45	1,433.49
c Other Current Liabilities	59,620.37	77,638.70
Total current liabilities	<u>1,09,792.86</u>	<u>1,50,501.57</u>
TOTAL LIABILITIES	<u><u>1,35,695.28</u></u>	<u><u>1,68,628.45</u></u>

Kushagra Ansal



Ansal Housing Limited
CIN No.- 145201DL1983PLC016821
(Rs. in Lakh)
STANDALONE STATEMENT OF CASH FLOW FOR THE PERIOD ENDED 31st MARCH, 2025

	For the period ended 31st Mar, 2025	For the period ended 31st Mar, 2024
A. Cash flow from Operating Activities:		
Profit/(Loss) before Tax (including other comprehensive income)	6,649.88	465.75
Adjustment for:		
Loss on Sale of fixed assets	17.32	-
Depreciation and amortization expenses	138.89	152.14
Exceptional Items-Expenses	2,963.00	-
Exceptional Items-(Income)	(11,329.01)	(47.66)
Gain on account of initial recognition of Financial Liability as per INDAS	(1,623.97)	-
Loss on account of remeasurement of Financial Liability as per INDAS	478.30	-
Profit on Sale of fixed assets	(5.28)	(30.32)
Amounts written off	410.98	-
Liability written back	-	(49.72)
Interest & Finance charges	3,034.18	6,569.39
Interest Income	(84.92)	(58.14)
Operating profit/(Loss) before working capital changes	649.37	7,001.44
Movement in working capital:		
Adjustments for (Increase)/decrease in operating assets:		
Inventories	25,686.67	21,539.28
Trade receivable	249.84	535.25
Other financial assets - current	(806.19)	1,537.00
Other assets - current	71.36	(146.78)
Other non-current Assets	2,554.24	-
Adjustments for Increase/(decrease) in operating liabilities:		
Trade payable	(453.69)	(2,200.57)
Other financial liabilities - current	1,592.83	1,228.77
Other liabilities - non current	-	(21.08)
Other liabilities - current	(18,018.33)	(23,607.81)
Provisions - current	56.96	503.64
Provisions - non current	4.32	(3.36)
Cash generated from/(used in) operations	11,587.38	6,365.78
Income Taxes paid(net)	(119.51)	(95.08)
Net cash flow from/(used in) operating activities	11,467.87	6,270.70
B. Cash flow from Investing Activities:		
Payments for Property, Plant and equipment, Investment	(12.50)	(7.73)
Properties and intangible assets including under development		
Proceeds from sale of Property, plant and equipment and intangible assets	39.25	61.60
(Increase)/decrease in bank balance not considered as cash and cash equivalents	(185.29)	(61.28)
Interest Received	84.92	58.14
Net cash flow from/(used in) investing activities	(73.62)	50.73
C. Cash flow from Financing Activities :		
Interest paid	(2,803.98)	(5,232.92)
Proceeds from / (repayments of) working capital borrowings	(488.73)	261.14
Proceeds from Long-term borrowings	(7,633.15)	(440.88)
Dividend paid (including dividend tax)/Transferred to JEPP		(11.08)
Repayment of Public Deposit	(603.72)	(728.00)
Net cash flow from/(used in) financing activities	(11,529.58)	(6,151.74)
D. Net increase/(decrease) in cash and cash equivalents	(A+B+C)	169.69
E. Cash and cash equivalents at the beginning of the period	284.16	114.76
F. Cash and cash equivalents at the end of the period	148.83	114.76



Ansal Housing Limited
(FORMERLY KNOWN AS ANSAL HOUSING & CONSTRUCTION LIMITED)

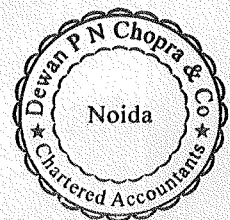
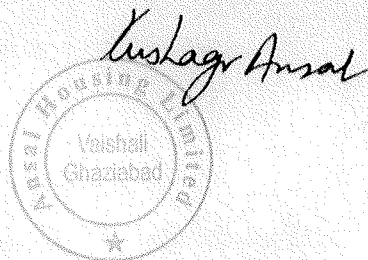
CIN: L45201DL1983PLC016821

REGD.OFFICE : 606, 6th FLOOR, INDRA PRAKASH BUILDING, 21 BARAKHAMBHA ROAD, NEW DELHI - 110001

(Rs. in Lakh)

STATEMENT OF CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER / YEAR ENDED 31st MARCH, 2025

Sr. No	PARTICULARS	Quarter Ended			Year Ended	
		31.03.2025 (Unaudited)	31.12.2024 (Unaudited)	31.03.2024 (Unaudited)	31.03.2025 (Audited)	31.03.2024 (Audited)
1	Income					
	a) Revenue from operations	11,221.62	8,811.88	14,678.12	44,451.73	46,482.28
	b) Other Income	42.06	103.48	62.42	1,947.16	438.14
	Total Income	11,263.68	8,915.36	14,740.54	46,398.89	46,920.42
2	Expenses					
	a) Cost of Construction	8,742.74	6,128.21	11,163.65	34,457.40	32,339.12
	b) (Increase)/ Decrease in Stocks In trade and work in progress	341.14	40.26	(14.01)	403.57	29.57
	c) Employees benefits expense	538.83	424.88	373.22	1,727.86	1,540.18
	d) Finance Costs	687.16	721.30	1,641.77	3,111.67	6,688.20
	e) Depreciation	36.42	39.83	41.59	157.41	168.14
	f) Other expenditure	1,431.65	1,307.93	1,364.11	6,026.13	5,700.59
	Total Expenses	11,777.94	8,662.41	14,570.33	45,884.04	46,465.80
3	Profit (+)/ Loss (-) before Exceptional Items and Tax(1-2)	(514.26)	252.95	170.21	514.85	454.62
4	Exceptional Items- (Income/(Expense))	(1,897.06)	(98.35)	549.25	6,042.03	549.25
5	Profit (+)/ Loss (-) before tax (3+4)	(2,411.32)	154.60	719.46	6,556.88	1,003.87
6	Tax Expense					
	- Current Tax	9.14	26.72	26.06	76.60	57.50
	- Deferred Tax	(611.40)	(5.17)	(1,273.84)	4,670.78	153.13
7	Profit (+)/ Loss (-) from Ordinary Activities after tax (5-6)	(1,809.06)	133.05	1,967.24	1,809.50	793.24
8	Other Comprehensive Income (net of tax expense)	(13.77)	-	(108.56)	(28.56)	(100.60)
9	Total Comprehensive Income for the period (7+8)	(1,822.83)	133.05	1,858.68	1,780.94	692.64
10	Paid-up Equity share capital (Face value of Rs.10/- each)	6,963.58	6,963.58	6,963.58	6,963.58	6,963.58
11	Other Equity				6,948.76	5,167.85
11	Earning Per Share (EPS) (Not Annualized)					
	Basic & Diluted EPS (In Rs.)	(2.60)	0.19	2.83	2.60	1.14





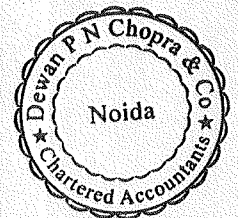
Ansal Housing Limited

CIN No.- L45201DL1983PLC016821

CONSOLIDATED BALANCE SHEET AS AT 31st MARCH, 2025

(Rs. in Lakh)

	As at 31st March, 2025	As at 31st Mar, 2024
I. ASSETS		
1 Non-current Assets		
a Property, plant and equipment	1,141.38	1,442.16
b Other intangible assets	380.10	380.10
c Financial assets		
i Investments	123.37	123.37
iii Other financial assets	984.48	919.49
d Deferred tax assets (net)	5,877.46	10,548.92
e Income tax	1,336.88	1,199.83
f Other non-current assets	62.75	42.91
Total non-current assets	9,906.42	14,656.78
2 Current Assets		
a Inventories	1,05,306.38	1,32,000.97
b Financial assets		
i Trade receivables	16,788.35	15,054.63
ii Cash and cash equivalents	1,027.47	1,385.40
iii Bank balance other than (iii) above	788.79	934.49
iv Loans	5,797.88	5,797.88
v Other financial assets	5,650.94	4,842.89
c Other Current Assets	9,127.09	11,115.62
Total current assets	1,44,486.90	1,71,131.88
3 Non Current Assets held for sale	-	-
TOTAL ASSETS	1,54,393.32	1,85,788.66
II. EQUITY AND LIABILITIES		
1 Equity		
a Equity	6,963.58	6,963.58
b Other Equity	6,948.76	5,167.85
Equity attributable to owners of the Company	13,912.34	12,131.43
2 Non Current Liabilities		
a Financial liabilities		
i Long Term Borrowings	8,848.74	11,162.72
ii Other financial liabilities	4,521.45	6,342.53
b Long Term Provisions	184.97	164.66
c Other non-current liabilities	-	-
Total non-current liabilities	13,555.16	17,669.91
3 Current Liabilities		
a Financial liabilities		
i Short Term Borrowings	26,284.59	33,506.93
ii Trade Payables		
(a) Total outstanding dues of micro enterprises and small enterprises	64.47	72.93
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	18,303.30	17,750.35
iii Other financial liabilities	15,211.27	23,666.03
b Short Term Provisions	4,466.22	1,443.14
c Current Tax Liabilities (Net)	31.12	25.32
d Other Current Liabilities	62,564.85	79,522.63
Total current liabilities	1,26,925.82	1,55,987.33
TOTAL LIABILITIES	1,54,393.32	1,85,788.66



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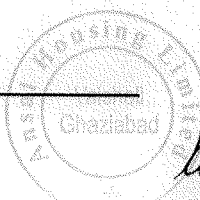
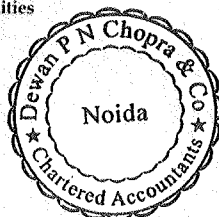
Ansal Housing Limited

CIN No.- L45201DL1983PLC016821

(Rs. in Lakh)

STATEMENT OF CONSOLIDATED CASH FLOW FOR THE PERIOD ENDED 31ST MARCH, 2025

	For the period ended 31st March, 2025	For the period ended 31st March, 2024
A. Cash flow from Operating Activities:		
Profit/(Loss) before Tax (excluding other comprehensive income)	6,556.88	1,003.86
Other Comprehensive Income	(27.89)	(78.90)
Adjustment for:		
Loss on Sale of fixed assets	17.32	-
Depreciation and amortisation expenses	157.41	168.14
Exceptional Items-Expenses	2,963.00	-
Profit on Sale of fixed assets	(5.31)	(30.67)
Exceptional Items-(Income)	(11,329.01)	(549.25)
Amounts written off	411.26	-
Interest & Finance charges	3,111.67	6,688.20
Gain on account of initial recognition of Financial Liability as per INDAS	(1,623.97)	-
Loss on account of remeasurement of Financial Liability as per INDAS	478.30	-
Credit balance written back	-	(64.28)
Interest Income	(107.12)	(84.21)
Exchange Difference on translation of financial statements of a non-integral foreign operation.	-	3.00
Operating profit/(Loss) before working capital changes	602.54	7055.89
Movement in working capital:		
Adjustments for (Increase)/decrease in operating assets:		
Inventories	27,936.03	23,033.90
Trade receivable	(1,733.72)	(448.20)
Other financial assets - current	(808.04)	1,601.24
Other assets - current	1,577.27	(483.49)
Other non-current assets	(19.84)	1,417.69
Other financial assets	(64.99)	(523.91)
Adjustments for (decrease)/increase in operating liabilities:		
Trade payable	169.97	(2,974.80)
Other financial liabilities - non current	396.24	223.72
Other financial liabilities - current	2,207.70	1,739.98
Other liabilities - non current	-	(21.08)
Other liabilities - current	(16,851.98)	(24,501.53)
Provisions - current	60.08	498.06
Provisions - non current	20.32	10.59
Cash generated from/(used in) operations	13,491.58	6,628.06
Income Taxes paid(net)	(219.65)	(69.23)
Net cash flow from/(used in) operating activities	13,271.93	6,558.83
B. Cash flow from Investing Activities:		
Payments for Property, Plant and equipment, Investment		
Properties and intangible assets including under development	(43.12)	(28.80)
Proceeds from sale of Property, plant and equipment and intangible assets	(39.60)	58.90
(Increase)/decrease in bank balance not considered as cash and cash equivalents	145.67	34.17
Interest Received	107.12	84.21
Net cash flow from/(used in) investing activities	170.07	148.47
C. Cash flow from Financing Activities :		
Interest (paid)	(3,522.32)	(5,435.38)
Proceeds / (repayments of) borrowings	(713.55)	483.26
Proceeds from Long-term borrowings	(8,960.33)	52.01
Dividend paid (including dividend tax)	-	(11.08)
Repayment of Public Deposit	(603.73)	(728.00)
Net cash flow from/(used in) financing activities	(13,799.93)	(5,639.19)
D. Net increase/(decrease) in cash and cash equivalents	(A+B+C)	(357.93)
E. Cash and cash equivalents at the beginning of the period	1385.40	317.29
F. Cash and cash equivalents at the end of the period	1027.47	1,385.40



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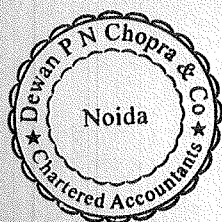
ANSAL HOUSING LIMITED

CIN: L45201DL1983PLC016821

REGD.OFFICE: 606, 6TH FLOOR, INDRAPRAKASH, 21 BARAKHAMBA ROAD, NEW DELHI-110001

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 May 28, 2025. 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 company/holding company is in collaboration with Samyak Projects Private Limited ("Samyak") for developing a project at Ansal Hub 83-II (Ansal Boulevard), Gurugram. Samyak took an Inter Corporate Deposit of Rs 2,500 Lakh from the company/holding company to make the payment related to the project under a collaboration and failed to discharge its obligations for the repayment. The company/holding company has approached the NCLT for initiation of the Corporate Insolvency Resolution Process (CIRP) which has been dismissed by the Hon'ble NCLT vide order dated February 28, 2023. Against the said order the company/holding company has filed an appeal in Hon'ble National Company Law Appellate Tribunal (NCLAT) which was disposed off stating that the company has the liberty to exhaust other remedies before any other appropriate forum. Consequently, the company/holding company, knocked the door of the Hon'ble Supreme Court wherein, vide order dated 12th March, 2024, the Hon'ble Supreme Court also upheld the order of the NCLAT. Presently the company is in the process of filing civil suit for recovery 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/holding company has not recognized the interest income amounting to Rs. 1,395.67 Lakh, Rs. 1,334.76 Lakh, Rs. 1,080.76 Lakh for the quarter ended March 31, 2025, December 31, 2024, March 31, 2024 and Rs. 5,133.50 Lakhs and Rs. 3,942.71 Lakhs for the year ended March 31, 2025 and March 31, 2024 respectively due to the uncertainty of the realization of income as per Ind AS 115, "Revenue from Contract with Customer".
3. In another matter of an arbitration between the Company/holding company and Samyak Projects Private Limited, the Arbitral Tribunal vide order dated June 14, 2024, has initiated the forensic audit in order to determine and settle some claims and counterclaims of both the parties. The Arbitral Tribunal vide order dated May 22, 2024, appointed Grant Thornton ('hereinafter referred to as the auditor') as auditors to undertake the forensic audit. The Arbitral Tribunal has advised a forensic audit of the relevant records in each of the below-mentioned projects, particularly in the areas limited to customer bookings and receivables, and other related areas, if required by the auditor while doing the forensic audit. Considering the voluminous financial records and thousands of number of entries, the tribunal appointed an expert to verify the financial accounts and records related to the project. The projects covered under the ambit of forensic audit are: -
 - a. Ansal Boulevard, Sector 83, Gurugram
 - b. Ansal Hub, Sector 83, Gurugram
 - c. Ansal Height, Sector 86, Gurugram
 - d. Ansal Height, Sector 92, Gurugram
4. Due to unascertainable outcomes for pending litigation matters with Court/Appellate Authorities, the group's management expects no material adjustments on the financial



Kusagra Ansal



statements. Further, the company/holding company may be liable to pay compensation and interest, if any under certain agreements and civil cases preferred against the company/holding company. The actual liability on account of contingencies may differ from the provisions already created in the books of accounts.

5. Based on the guiding principles given in Ind AS -108 "Operating Segment", the Company/Group is mainly engaged in the business of real estate development viz. construction of residential/commercial properties. As the Company/Group's business actually falls within a single segment, the disclosure requirement of Ind AS - 108 in this regard is not applicable.
6. The net recoverable value of advances/security deposits paid by the company/group for the 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 the project, expected date of completion of the 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 the 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.

7. Exceptional Item

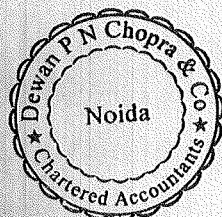
The company/group has disclosed the impact of following events as exceptional item as under:

Standalone Financial Results

(Rs. In Lakh)						
Particulars	Note	Quarter Ended 31.03.2025	Quarter Ended 31.12.2024	Quarter Ended 31.03.2024	Year Ended 31.03.2025	Year Ended 31.03.2024
Gain on Account of Borrowing restructured	(a)	-	60.10	-	11,329.01	-
Provision/expenses on account of litigation matters	(b)	(1,880.40)	(158.45)	-	(5,270.33)	-
Gain on account of disposal of tax litigation	(c)	-	-	549.25	-	549.25
Loss on account of impairment of investment in Subsidiary	(d)	-	-	(501.59)	-	(501.59)
Total		(1,880.40)	(98.35)	47.66	6,058.68	47.66

Consolidated Financial Results

(Rs. In Lakh)						
Particulars	Note	Quarter Ended 31.03.2025	Quarter Ended 31.12.2024	Quarter Ended 31.03.2024	Year Ended 31.03.2025	Year Ended 31.03.2024
Gain on Account of Borrowing restructured	(a)	-	60.10	-	11,329.01	-



Kusagra Anand



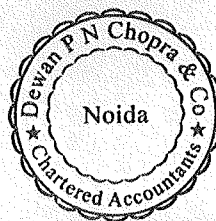
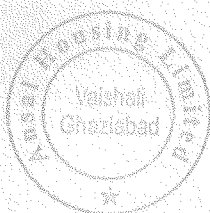
Provision/expenses on account of litigation matters	(b)	(1,897.06)	(158.45)	-	(5,286.98)	-
Gain on account of disposal of tax litigation	(c)	-	-	549.25	-	549.25
Total		(1,897.06)	(98.35)	549.25	6,042.03	549.25

- (a) During the year ended March 31, 2025 the lenders have restructured the borrowings of the company/holding company thereby resulting in an exceptional income of Rs. 11,329.01 Lakhs.
- (b) During the year ended March 31, 2025 the company/holding company has recognized provision/expenses on account of litigation matters.
- (c) During the year ended March 31, 2024, the company/holding company has obtained a benefit of Rs. 235.21 Lakhs on adoption of 'Haryana One Time Settlement' scheme issued by the Government of Haryana and on adoption of 'Punjab One Time Settlement' scheme issued by the Government of Punjab.
Additionally, the company/holding company has written back the excess provision of Rs. 314.04 Lakhs on account of litigation being settled in favour of the company.
- (d) During the year ended March 31, 2024, the company has recognized an impairment loss on its investment (equity shares and loan) in Housing Construction & Lanka Private Limited (a wholly-owned subsidiary company in Sri Lanka) amounting to Rs. 501.59 Lakhs.
8. The Company/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.
9. Certain amounts that are required to be disclosed and do not appear due to rounding off are expressed as "0.00".
10. Previous quarter/year figures have been regrouped/reclassified wherever considered necessary to conform to the current period classification which is not material to the company/group.
11. The above results are available on the website of the Company/holding company i.e., www.ansals.com and on the websites of BSE.

For and on behalf of the Board

Kushagr Ansal

(KUSHAGR ANSAL)
MANAGING DIRECTOR
DIN: 01216563
Date: - May 28, 2025
Place: - Vaishali, Ghaziabad



Ref. No.: SECY/S-16/2025

28th May, 2025

To,
Listing Compliance Cell
BSE Ltd.
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400 001

COMPANY NO. 507828

Dear Sir,

Sub: Declaration with respect to unmodified opinion of the Statutory Auditors on the Standalone and Consolidated Audited Financial Results for the Quarter and year ended 31st March, 2025.

Pursuant to Regulation 33(3) (d) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Circular No. CIR/CFD/CMD/56/2016 dated 27th May 2016 and Circular No. DCS/COMP/04/2016-17 dated 01st June, 2016, we hereby declare that M/s. Dewan P.N. Chopra & Co., Chartered Accountants (Firm Registration No. 000472N), Statutory Auditors of our company, have issued the Auditors' report with unmodified opinion on the Standalone and Consolidated Audited Financial Results of the Company for the quarter and year ended 31st March, 2025 and accordingly the statement of impact of audit qualification is not required to be given.

Kindly take the above information on records.

Thanking you.

Yours faithfully,

For ANSAL HOUSING LTD.



Tarun Kathuria

(Chief Financial Officer)



Ansal Housing Limited

— An ISO 9001: 2015 Company —

(Formerly known as Ansal Housing & Construction Ltd.)

Regd. Office : 606, 6th Floor, Indra Prakash, 21, Barakhamba Road, New Delhi-110001, Ph.: 91-11-23317466, 23315108

Head Office : GF-SR-18, Ansal Plaza, Sector-1, Vaishali, Ghaziabad, U.P.-201010, Ph.: 91-120-3854000, 4195100

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