

Ref No.: SECY/S-16/2025

13th November, 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 13th November, 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 at its meeting held today i.e. Thursday, 13th November, 2025 commenced at 05.30 P.M. and concluded at 06:15 P.M. has considered and approved the Unaudited Financial Results (Standalone and Consolidated) for the Quarter and Half year ended 30th September, 2025 together with Limited Review Report of the Statutory Auditors.

In this connection, please find enclosed herewith the Copies of Limited Review Report (Standalone and Consolidated) submitted by the Statutory Auditors of the Company, M/s Dewan P N Chopra & Co, Chartered Accountants along with the Unaudited Financial Results (Standalone and Consolidated) for the Quarter and half year ended on 30th September, 2025.

This is for your information and record please.

Thanking you.

**Yours faithfully,
For Ansal Housing Limited**

**(Shalini Talwar)
Compliance 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

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

Phones : +91-120-6456999, E-mail: dpnc@dpncindia.com

INDEPENDENT AUDITOR'S REVIEW REPORT ON STANDALONE UNAUDITED QUARTERLY AND YEAR TO DATE FINANCIAL RESULTS OF THE COMPANY PURSUANT TO REGULATION 33 OF THE SEBI (LISTING OBLIGATION AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 AS AMENDED

**To the Board of Directors of
Ansal Housing Limited**

1. We have reviewed the accompanying Statement of unaudited standalone financial results of Ansal Housing Limited ("the Company") for the quarter and six months ended September 30, 2025 ("the Statement"), being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended). This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.
2. We conducted our review in accordance with the Standard on Review Engagements (SRE) 2410 'Review of Interim Financial Information performed by the Independent auditor of the Entity', issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free from material misstatement. A review is limited primarily to inquiries of company personnel and an analytical procedure applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
3. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited standalone financial results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.
4. **Emphasis of Matter**
 - (a) 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").
 - (b) 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.
 - (c) 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.
 - (d) 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

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confirmation/reconciliation of the same, which in the opinion of the management will not have a material impact.

Our conclusion is not modified in respect of above matters.

5. Other Matters

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.

Our conclusion is not modified in respect of above matter.

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

Sandeep Dahiya
Partner
Membership No. 505371
UDIN: 25505371BMHZUI1239
Place of Signature: Vaishali, Ghaziabad
Date: November 13, 2025

Dewan P N Chopra & Co

Chartered Accountants

Windsor Grand, 15th Floor, Plot No. 1C, Sector-126, Noida-201303, U.P., India

Phones : +91-120-6456999, E-mail: dpnc@dpncindia.com

INDEPENDENT AUDITOR'S REVIEW REPORT ON CONSOLIDATED UNAUDITED QUARTERLY AND YEAR TO DATE FINANCIAL RESULTS OF THE COMPANY PURSUANT TO REGULATION 33 OF THE SEBI (LISTING OBLIGATION AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 AS AMENDED

**To the Board of Directors of
Ansal Housing Limited**

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results ("the Statement") of Ansal Housing Limited ("the Parent") and its subsidiaries (the parent and its subsidiaries together referred to as "the Group"), being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons 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 Standards on Auditing 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.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

4. The statement includes the 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

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14. Sunrise Facility Management Private Limited
 15. Third Eye Media Private Limited
 16. V.S. Infratown Private Limited
 17. Wrangler Builders Private Limited
5. Based on our review conducted and procedures performed as stated in paragraph 3 above and other auditor referred to in paragraph 8, 9 & 10 below nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard 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.

6. Emphasis of Matter

- (a) 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").
- (b) 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.
- (c) 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.
- (d) 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 conclusion on the Statement is not modified in respect of the above matter 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.

7. Other Matters

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.

Our conclusion on the Statement is not modified in respect of the above matter 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.

8. We did not review the interim financial results of one subsidiary included in the statement, whose interim financial results reflect total revenues of Rs. 895.65 Lakh & Rs. 1860.90 Lakh, total net loss after tax of Rs. 272.66 Lakh & Rs. 250.69 Lakh and total comprehensive income of Rs. 272.66 Lakh & Rs. 250.69 Lakh for the quarter/six months ended September 30, 2025 and total assets of Rs. 13,636.71 Lakhs and cash outflow of Rs. 102.52 Lakhs for the six months ended September 30, 2025 as considered in the statement. These interim financial results have been reviewed by other auditor whose reports have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures

included in respect of this subsidiary, is based solely on the reports of the other auditor and the procedures performed by us as stated in paragraph 3 above.

Our conclusion on the Statement is not modified in respect of the above matter.

9. The statement includes the interim financial results of sixteen subsidiaries which have not been reviewed by their auditors, whose interim financial results total revenue of Rs. 1,705.70 Lakh & Rs. 2,493.61 Lakh, total net loss after tax of Rs. 326.19 Lakh & Rs. 582.08 Lakh and total comprehensive loss of Rs. 326.19 Lakh & Rs. 582.08 Lakh for the quarter/six months ended September 30, 2025, and reflect total assets of Rs. 15,968.84 Lakhs and cash outflow Rs. 125.19 Lakh for the six months ended September 30, 2025. These interim financial statements have not been reviewed by their auditors. According to the information and explanations given to us by the Management, these interim financial statements are not material to the Group.

Our conclusion on the Statement is not modified in respect of the above matter.

10. The statement does not include the Group's share of net profit/loss for the quarter and six months ended September 30, 2025, in respect of 1 associate, whose interim financial information has not been furnished to us. According to the information and explanations given to us by the Management, this interim financial information is not material to the Group.

Our conclusion on the Statement is not modified in respect of the above matter.

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

Sandeep Dahiya
Partner
Membership No. 505371
UDIN: 25505371BMHZUJ1456
Place of Signature: Vaishali, Ghaziabad
Date: November 13, 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 UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED 30th September, 2025

Sr. No	PARTICULARS	Quarter Ended			Half Year Ended		Year Ended
		30.09.2025 (Unaudited)	30.06.2025 (Unaudited)	30.09.2024 (Unaudited)	30.09.2025 (Unaudited)	30.09.2024 (Unaudited)	31.03.2025 (Audited)
1	Income						
	a) Revenue from operations	10,315.05	6,660.93	11,109.37	16,975.98	18,935.17	36,618.27
	b) Other Income	38.03	31.18	33.89	69.21	1,700.95	1,780.56
	Total Income	10,353.08	6,692.11	11,143.26	17,045.19	20,636.12	38,398.83
2	Expenses						
	a) Cost of Construction, Raw Materials & Constructed Properties	8,403.40	4,554.39	9,427.76	12,957.79	16,356.33	31,087.01
	b) (Increase)/decrease in stock in trade and work in progress	42.03	5.80	12.83	47.83	65.25	(65.89)
	c) Employees benefits expense	250.61	260.90	243.79	511.51	452.99	1,044.53
	d) Finance Costs	576.35	706.90	543.70	1,283.25	1,635.45	3,034.18
	e) Depreciation	25.31	25.04	36.06	50.35	73.12	138.89
	f) Other expenditure	754.21	452.29	767.40	1,206.50	1,387.73	2,546.19
	Total Expenses	10,051.91	6,005.32	11,031.54	16,057.23	19,970.87	37,784.91
3	Profit (+)/ Loss (-) before Exceptional Items and Tax(1-2)	301.17	686.79	111.72	987.96	665.25	613.92
4	Exceptional Items- (Income)/(Expense))	(387.42)	(334.46)	83.31	(721.88)	8,037.44	6,058.68
5	Profit (+)/ Loss (-) before tax (3+4)	(86.25)	352.33	195.03	266.08	8,702.69	6,672.60
6	Tax Expense						
	- Current Tax	-	-	-	-	-	-
	- Deferred Tax	(23.14)	97.44	885.92	74.30	5,287.36	4,758.67
7	Profit (+)/ Loss (-) from Ordinary Activities after tax (5-6)	(63.11)	254.89	(690.89)	191.78	3,415.33	1,913.93
8	Other Comprehensive Income (net of tax expense)	(7.11)	(7.11)	0.00	(14.22)	(14.80)	(22.10)
9	Total Comprehensive Income for the period (7+8)	(70.22)	247.78	(690.89)	177.56	3,400.53	1,891.83
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	6,963.58
11	Other Equity						5,157.18
12	Earning Per Share (EPS) (Not Annualized)						
	Basic and Diluted EPS (In Rs.)	(0.09)	0.37	(0.99)	0.28	4.90	2.75

Ansal Housing Limited

CIN No.- L45201DL1983PLC016821

UNAUDITED STANDALONE BALANCE SHEET AS AT 30th September, 2025

(Rs. In Lakhs)

	As at 30th Sept.,2025	As at 31st Mar, 2025
I. ASSETS		
1 Non-current assets		
a Property, plant and equipment	831.51	943.89
b Financial assets		
i Investment in subsidiary and Associates	1,490.18	1,490.18
ii Other financial assets	464.08	790.50
c Deferred tax assets (net)	5,648.44	5,725.60
d Income tax	1,360.50	1,303.20
e Other Non-Current Assets	79.14	79.14
Total non-current assets	9,873.85	10,332.51
2 Current Assets		
a Inventories	81,115.06	91,784.84
b Financial assets		
i Trade receivables	8,692.33	10,463.29
ii Cash and cash equivalents	301.07	148.83
iii Bank balances other than (ii) above	1,176.71	745.95
iv Loans	5,795.21	5,795.21
v Other financial assets	5,509.99	5,510.89
c Other Current Assets	9,499.14	10,913.76
Total current assets	1,12,089.51	1,25,362.77
TOTAL ASSETS	1,21,963.36	1,35,695.28
II. EQUITY AND LIABILITIES		
1 Equity		
a Equity	6,963.58	6,963.58
b Other Equity	5,334.73	5,157.18
Equity attributable to owners of the Company	12,298.31	12,120.76
2 Non Current Liabilities		
a Financial liabilities		
i Long Term Borrowings	7,650.52	8,688.70
b Long Term Provisions	70.88	70.88
c Other non-current liabilities	4,776.66	5,022.08
Total non-current liabilities	12,498.06	13,781.66
3 Current Liabilities		
a Financial liabilities		
i Short Term Borrowings	15,881.15	19,278.55
ii Trade Payables		
(a) Total outstanding dues of micro enterprises and small enterprises	20.11	56.45
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	15,754.76	16,368.20
iii Other financial liabilities	9,831.00	10,015.84
b Other Current Liabilities	51,220.65	59,620.37
c Short Term Provisions	4,459.32	4,453.45
Total current liabilities	97,166.99	1,09,792.86
TOTAL LIABILITIES	1,21,963.36	1,35,695.28

Ansal Housing Limited

CIN No.- L45201DL1983PLC016821

(Rs. In lakhs)

UNAUDITED STANDALONE STATEMENT OF CASH FLOW FOR THE PERIOD ENDED 30th September, 2025

		For the period ended 30th Sept., 2025	For the period ended 30th Sept., 2024
A. Cash flow from Operating Activities:			
Profit/(Loss) before Tax (including other comprehensive income)		254.71	8,685.79
Adjustment for:			
Loss on Sale of fixed assets		5.49	15.48
Depreciation and amortization expenses		50.35	73.12
Provision for compensation to customer		-	2,263.00
ii Exceptional Items-Expenses/(Income)		-	(11,268.91)
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		271.51	171.00
Amount written off		12.96	-
Interest & Finance charges		1,283.25	1,635.45
Interest Income		(50.69)	(40.46)
Operating profit/(Loss) before working capital changes		1,827.58	(89.50)
Movement in working capital:			
Adjustments for (Increase)/decrease in operating assets:			
Inventories		10,727.32	13,511.94
Trade receivable		1,770.96	(469.99)
Other financial assets - current		0.90	-
Other assets - current		1,401.66	1,651.57
Adjustments for Increase/(decrease) in operating liabilities:			
Trade payable		(957.32)	(634.59)
Other financial liabilities - current		(15.87)	992.63
Other liabilities - non current		(245.42)	-
Other liabilities - current		(8,399.74)	(10,127.42)
Provisions		5.87	23.31
Cash generated from/(used in) operations		6,115.94	4,857.95
Income Taxes paid(net)		(57.30)	(51.35)
Net cash flow from/(used in) operating activities	A	6,058.64	4,806.60
B. Cash flow from Investing Activities:			
Payments for Property, Plant and equipment, Investment		(2.60)	(6.96)
Properties and intangible assets including under development			
Proceeds from sale of Property, plant and equipment and intangible assets		1.60	14.43
(Increase)/decrease in bank balance not considered as cash and cash equivalents		(104.34)	(225.72)
Interest Received		50.69	40.46
Net cash flow from/(used in) investing activities	B	(54.65)	(177.79)
C. Cash flow from Financing Activities :			
Interest paid		(944.19)	(1,395.69)
Proceeds / (repayments of) short-term borrowings		(313.03)	(137.49)
Proceeds / (repayments of) long-term borrowings		(4,418.51)	(2,757.13)
Repayment of Public Deposit		(176.02)	(413.23)
Net cash flow from/(used in) financing activities	C	(5,851.75)	(4,703.54)
D. Net increase/(decrease) in cash and cash equivalents	(A+B+C)	152.24	(74.73)
E. Cash and cash equivalents at the beginning of the period		148.83	284.18
F. Cash and cash equivalents at the end of the period		301.07	209.45

Ansal Housing Limited
CIN: L45201DL1983PLC016821

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

(Rs. In Lakh)

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED 30th September, 2025

Sr. No	PARTICULARS	Quarter Ended			Half Year Ended		Year Ended
		30.09.2025 (Unaudited)	30.06.2025 (Unaudited)	30.09.2024 (Unaudited)	30.09.2025 (Unaudited)	30.09.2024 (Unaudited)	31.03.2025 (Audited)
1	Income						
	a) Revenue from operations	12,146.53	8,380.00	13,603.58	20,526.53	24,418.23	44,451.73
	b) Other Income	115.02	75.49	67.64	190.51	1,801.63	1,947.16
	Total Income	12,261.55	8,455.49	13,671.22	20,717.04	26,219.86	46,398.89
2	Expenses						
	a) Cost of Construction, Raw Materials & Constructed Properties	8,697.66	5,290.64	10,797.49	13,988.30	19,586.45	34,457.40
	b) (Increase)/ decrease in stock in trade and work in progress	647.21	5.80	(30.25)	653.01	22.17	403.57
	c) Purchase of Flats	-	-	-	-	-	-
	d) Employees benefits expense	448.92	430.08	402.61	879.00	764.16	1,727.86
	e) Finance Costs	887.12	1,009.79	581.62	1,896.91	1,703.21	3,111.67
	f) Depreciation	29.84	29.67	40.10	59.51	81.16	157.41
	g) Other expenditure	1,843.86	1,288.94	1,730.83	3,132.80	3,286.55	6,026.13
	Total Expenses	12,554.61	8,054.92	13,522.40	20,609.53	25,443.70	45,884.04
3	Profit (+)/ Loss (-) before Exceptional Items and Tax(1-2)	(293.06)	400.57	148.82	107.51	776.16	514.85
4	Exceptional Items- (Income)/(Expense))	(387.72)	(342.31)	83.31	(730.03)	8,037.44	6,042.03
5	Profit (+)/ Loss (-) before tax (3+4)	(680.78)	58.26	232.13	(622.52)	8,813.60	6,556.88
6	Tax Expense						
	- Current Tax	4.42	6.22	20.24	10.64	40.74	76.60
	- Deferred Tax	(23.14)	81.22	885.92	58.08	5,287.35	4,670.78
7	Profit (+)/ Loss (-) from Ordinary Activities after tax (5-6)	(662.06)	(29.18)	(674.03)	(691.24)	3,485.51	1,809.50
8	Other Comprehensive Income (net of tax expense)	(7.11)	(7.11)	-	(14.22)	(14.80)	(28.56)
9	Total Comprehensive Income for the period (7+8)	(669.17)	(36.29)	(674.03)	(705.46)	3,470.71	1,780.94
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	6,963.58
11	Other Equity						6,948.76
12	Earning Per Share (EPS) (Not Annualized)						
	Basic & Diluted EPS (In Rs.)	(0.95)	(0.04)	(0.97)	(0.99)	5.01	2.60

Ansal Housing Limited
CIN No.- L45201DL1983PLC016821
UNAUDITED CONSOLIDATED BALANCE SHEET AS AT 30th September, 2025
(Rs. in Lakh)

	As at 30th Sept., 2025	As at 31st March, 2025
I. ASSETS		
1 Non-current Assets		
a Property, plant and equipment	1,021.06	1,141.38
b Other intangible assets	380.10	380.10
c Financial assets		
i Investments	123.37	123.37
ii Other financial assets	661.43	984.48
d Deferred tax assets (net)	5,816.52	5,877.46
e Income tax	1,407.34	1,336.88
f Other non-current assets	62.75	62.75
Total non-current assets	9,472.57	9,906.42
2 Current Assets		
a Inventories	94,291.17	1,05,306.38
b Financial assets		
i Trade receivables	15,002.05	16,788.35
ii Cash and cash equivalents	951.97	1,027.47
iii Bank balance other than (ii) above	1,219.55	788.79
iv Loans	5,797.88	5,797.88
v Other financial assets	5,886.65	5,650.94
c Other Current Assets	8,742.71	9,127.09
Total current assets	1,31,891.98	1,44,486.90
TOTAL ASSETS	1,41,364.55	1,54,393.32
II. EQUITY AND LIABILITIES		
1 Equity		
a Equity	6,963.58	6,963.58
b Other Equity	6,243.31	6,948.76
Equity attributable to owners of the Company	13,206.89	13,912.34
2 Non Current Liabilities		
a Financial liabilities		
i Long Term Borrowings	7,808.23	8,848.74
ii Other financial liabilities	4,763.32	4,521.45
b Long Term Provisions	193.95	184.97
Total non-current liabilities	12,765.50	13,555.16
3 Current Liabilities		
a Financial liabilities		
i Short Term Borrowings	22,925.25	26,284.59
ii Trade Payables		
(a) Total outstanding dues of micro enterprises and small enterprises	20.13	64.47
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	18,070.31	18,303.30
iii Other financial liabilities	15,768.88	15,211.27
b Other Current Liabilities	54,115.00	62,564.85
c Short Term Provisions	4,472.09	4,466.22
d Current Tax Liabilities (Net)	20.50	31.12
Total current liabilities	1,15,392.16	1,26,925.82
TOTAL LIABILITIES	1,41,364.55	1,54,393.32


Ansal Housing Limited

CIN No.- L45201DL1983PLC016821

(Rs. In Lakhs)

UNAUDITED STATEMENT OF CONSOLIDATED CASH FLOW FOR THE PERIOD ENDED 30th September, 2025

		For the period ended 30th Sept., 2025	For the period ended 30th Sept., 2024
A. Cash flow from Operating Activities:			
Profit/(Loss) before Tax (excluding other comprehensive income)		(622.49)	8,813.62
Other Comprehensive Income		(11.36)	(16.90)
Adjustment for:			
Loss on Sale of fixed assets		5.49	15.48
Depreciation and amortisation expenses		59.50	81.16
Exceptional Items-Expenses/(Income)		-	(11,268.91)
Amounts written off		12.97	-
Interest & Finance charges		1896.91	1,703.21
Interest Income		(51.63)	(54.49)
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		271.51	171.00
Provision for compensation to customer		-	2,263.00
Operating profit/(Loss) before working capital changes		1,560.90	83.21
Movement in working capital:			
Adjustments for (Increase)/decrease in operating assets:			
Inventories		11,072.75	15,724.44
Trade receivable		1,786.30	(2,477.15)
Loan-Current			
Other financial assets - current		(235.71)	(3.71)
Other assets - current		371.40	1,065.47
Other non-current assets		-	(0.03)
Adjustments for (decrease)/increase in operating liabilities:			
Trade payable		(584.88)	(395.21)
Other financial liabilities - non current		241.87	196.35
Other financial liabilities - current		134.05	1,461.30
Other liabilities - non current		-	-
Other liabilities - current		(8,449.86)	(9,067.14)
Provisions - current		5.87	23.31
Provisions - non current		8.98	4.92
Cash generated from/(used in) operations		5,911.67	6,615.75
Income Taxes paid(net)		(70.70)	(59.55)
Net cash flow from/(used in) operating activities	A	5,840.97	6,556.20
B. Cash flow from Investing Activities:			
Payments for Property, Plant and equipment, Investment			
Properties and intangible assets including under development		(3.81)	(6.96)
Proceeds from sale of Property, plant and equipment and intangible assets		(1.60)	(14.43)
(Increase)/decrease in bank balance not considered as cash and cash equivalents		(107.71)	(26.32)
Interest Received		51.63	54.49
Net cash flow from/(used in) investing activities	B	(61.49)	6.78
C. Cash flow from Financing Activities :			
Interest (paid)		(983.13)	(1,955.66)
Proceeds / (repayments of) short-term borrowings		(274.98)	(208.08)
Proceeds / (repayments of) long-term borrowings		(4,420.85)	(3,840.93)
Repayment of Public Deposit		(176.02)	(413.23)
Net cash flow from/(used in) financing activities	C	(5,854.98)	(6,417.90)
D. Net increase/(decrease) in cash and cash equivalents	(A+B+C)	(75.50)	145.08
E. Cash and cash equivalents at the beginning of the period		1,027.47	1,385.40
F. Cash and cash equivalents at the end of the period		951.97	1,530.48

ANSAL HOUSING LIMITED**CIN: L45201DL1983PLC016821****REGD.OFFICE: 606, 6TH FLOOR, INDRAPRAKASH, 21 BARAKHAMBHA 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 November 13, 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. 1,628.92 Lakh, Rs. 1,507.35 Lakh, Rs. 1,248.12 Lakh for the quarter ended Sep 30, 2025, June 30, 2025, Sep 30, 2024 and Rs. 3,136.27 Lakhs and Rs 2,403.09 Lakhs for the half year ended September 30, 2025 and September 30, 2024 and Rs. 5,133.50 Lakhs for the year ended March 31, 2025 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

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 30.09.2025	Quarter Ended 30.06.2025	Quarter Ended 30.09.2024	Half Year Ended 30.09.2025	Half Year Ended 30.09.2024	Year Ended 31.03.2025
Gain on Account of Borrowing restructured	(a) & (b)	-	-	2,964.52	-	11,268.91	11,329.01
Provision/expenses on account of litigation matters	(c)	(387.42)	(334.46)	(2,881.21)	(721.88)	(3,231.47)	(5,270.33)
Total		(387.42)	(334.46)	83.31	(721.88)	8,037.44	6,058.68

Consolidated Financial Results

(Rs. In Lakh)							
Particulars	Note	Quarter Ended 30.09.2025	Quarter Ended 30.06.2025	Quarter Ended 30.09.2024	Half Year Ended 30.09.2025	Half Year Ended 30.09.2024	Year Ended 31.03.2025
Gain on Account of Borrowing restructured	(a) & (b)	-	-	2,964.52	-	11,268.91	11,329.01
Provision/expenses on account of litigation matters	(c)	(387.72)	(342.31)	(2,881.21)	(730.03)	(3,231.47)	(5,286.98)

Total		(387.72)	(342.31)	83.31	(730.03)	8,037.44	6,042.03
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- (a) During the quarter ended June 30, 2024, Suraksha ARC had restructured the borrowing of Rs. 15,104.04 Lakhs o/s as at March 31, 2024, at Rs. 6,825.00 Lakhs interest free, assigned to it by IFCI vide assignment agreement dated September 6, 2023, vide restructuring agreement dated June 03, 2024 with cut-off date of February 01, 2024. Hence, the company had recognized an exceptional income of Rs. 8,304.39 Lakhs.
- (b) During the quarter ended September 30, 2024, Suraksha ARC had restructured the borrowing of Rs. 19,520.52 Lakhs o/s as at June 30, 2024, at Rs. 16,900.00 Lakhs with applicable interest rate of 14%, effective April 01, 2024. Hence, the company had recognized an exceptional income of Rs. 2,964.52 Lakhs.
- (c) During the current period/year ended March 31, 2025 the company/holding company has recognized provision/expenses on account of litigation matters.
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)
CEO & MANAGING DIRECTOR
DIN: 01216563
Date: - November 13, 2025
Place: - Vaishali, Ghaziabad