



ENRICHING LIVING STYLES

Ref No.: SECY/S-16/2025

13<sup>th</sup> February, 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 13<sup>th</sup> February, 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, 13<sup>th</sup> February, 2025 commenced at 06.00 P.M. and concluded at 07:40 P.M. has considered and approved the Unaudited Financial Results (Standalone and Consolidated) for the Quarter and Nine Months ended 31<sup>st</sup> December, 2024 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 Nine Months ended on the 31<sup>st</sup> December, 2024.

This is for your information and record please.

Thanking you.

**Yours faithfully,  
For Ansal Housing Limited**

**(Shalini Talwar)  
Company Secretary  
M.No.: A46139**

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**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

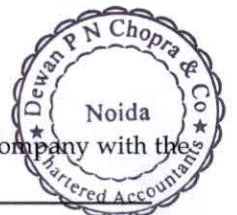
To the Board of Directors of  
Ansal Housing Limited

1. We have reviewed the accompanying Statement of unaudited standalone financial results of Ansal Housing Limited ("the Company") for the quarter and year to date period ended December 31, 2024 ("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. This Statement, which is the responsibility of the Company's Management and approved by the Company'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 and is in compliance with the presentation and disclosure requirements of Regulation 33 of the listing regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review in accordance with the Standard on Review Engagements (SRE) 2410 'Review of Interim Financial Information performed by the Independent auditor of the Entity', issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free from material misstatement. A review is limited primarily to inquiries of company personnel and an analytical procedure applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. Based on our review conducted as above and subject to the possible effects of the matters described in paragraph 4, below, 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.
5. We draw attention to Note 7 of the statement in respect of repayment of public deposits and settlement of said public deposit with the respective depositor. However, the impact, if any, as per the provisions of the Companies Act, 2013 on the financial statements, is presently not ascertainable.

The matter stated above has also been qualified in our report for the quarter that ended September 30, 2024, June 30, 2024, year ended March 31, 2024 & its respective quarters and the quarter & year ended March 31, 2023.

#### 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").



#### Head Office:

57-H, Connaught Circus, New Delhi - 110 001, India Phones : +91-11-23322359/1418  
Email: dpnc@dpncindia.com

- (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.

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

#### 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 is not modified in respect of the above matter.

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

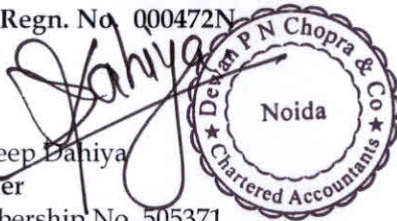
Sandeep Daniya  
Partner

Membership No. 505371

UDIN: 25505371BMHZAU9951

Place of Signature: Vaishali, Ghaziabad

Date: February 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 of Ansal Housing Limited ("the Parent") and its subsidiaries (the parent and its subsidiaries together referred to as "the Group"), for the quarter and year to date period ended December 31, 2024 ("the Statement") 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 and is in compliance with the presentation and disclosure requirements of Regulation 33 of the listing regulations. 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.

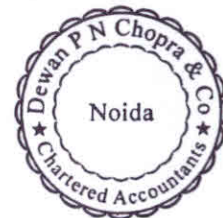
4. The statement includes the results of the following entities:

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



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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
5. Based on our review conducted and procedures performed as stated in paragraph 3 above and other auditor referred to in paragraph 9, 10 & 11 below and subject to the possible effects of the matters described in paragraph 6 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. We draw draw attention to Note 7 of the statement in respect of the repayment of public deposits and settlement of said public deposit with the respective depositor. However, the impact, if any, as per the provisions of the Companies Act, 2013 on the statements, is presently not ascertainable.

The matter stated above has also been qualified in our report for the quarter that ended September 30, 2024, June 30, 2024 and for the year ended March 31, 2024 & its respective quarters and the quarter & year ended March 31, 2023.

#### 7. 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.

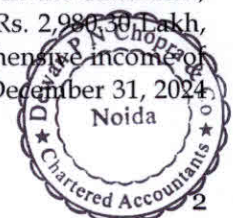
Our conclusion on the Statement is not modified in respect of the above matter with respect to our reliance on the work done and the reports of the other auditors and the Financial Statement certified by the Board of Directors.

#### 8. 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.

9. We did not review the interim financial results of one subsidiary included in the statement, whose interim financial results reflect total revenues of Rs. 1,022.01 Lakh & Rs. 2,980.50 Lakh, total net profit after tax of Rs. 90.31 Lakh & Rs. 227.87 Lakh and total comprehensive income of Rs. 90.31 Lakh & Rs. 227.87 Lakh for the quarter/year to date period ended December 31, 2024.



as considered in the statement. This interim financial result has been reviewed by other auditor whose report has 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.

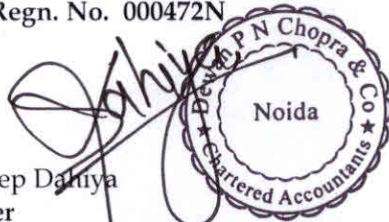
10. The statement includes the interim financial results of sixteen subsidiaries which have not been reviewed by their auditors, whose interim financial results total revenue of Rs. 194.90 Lakh & Rs. 3,719.67 Lakh, total net profit/(loss) after tax of Rs. 57.15 Lakh & Rs. (10.09) Lakh and total comprehensive profit/(loss) of Rs. 57.15 Lakh & Rs. (10.09) Lakh for the quarter/year to date period ended December 31, 2024. 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.

11. The statement does not include the Group's share of net profit/loss for the quarter and year to date period ended December 31, 2024, 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: 25505371BMHZAV9615  
Place of Signature: Vaishali, Ghaziabad  
Date: February 13, 2025

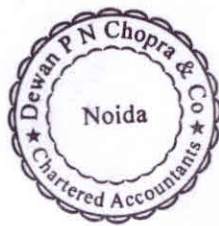
**ANSAL HOUSING LIMITED**

CIN: L45201DL1983PLC016821

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

(Rs. In Lakh)

STATEMENT OF STANDALONE FINANCIAL RESULTS FOR THE QUARTER / NINE MONTHS ENDED 31st December, 2024							
Sr. No	PARTICULARS	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2024 (Unaudited)	30.09.2024 (Unaudited)	31.12.2023 (Unaudited)	31.12.2024 (Unaudited)	31.12.2023 (Unaudited)	31.03.2024 (Audited)
1	<b>Income</b>						
	a) Revenue from operations	7,559.32	11,109.37	9,028.10	26,494.48	26,659.37	38,667.74
	b) Other Income	34.83	33.89	47.09	1,735.78	210.42	267.52
	<b>Total Income</b>	<b>7,594.15</b>	<b>11,143.26</b>	<b>9,075.19</b>	<b>28,230.26</b>	<b>26,869.79</b>	<b>38,935.26</b>
2	<b>Expenses</b>						
	a) Cost of Construction, Raw Materials & Constructed Properties	6,025.93	9,427.76	6,280.59	22,382.26	18,640.45	28,223.60
	b) (Increase)/decrease in stock in trade and work in progress	(02.82)	12.83	25.89	62.43	43.58	72.65
	c) Employees benefits expense	236.83	243.79	229.59	689.82	703.92	912.78
	d) Finance Costs	734.01	543.70	1,657.41	2,369.46	4,972.53	6,569.39
	e) Depreciation	35.82	36.06	37.91	108.94	115.21	152.14
	f) Other expenditure	485.76	767.40	724.92	1,873.49	2,027.60	2,519.02
	<b>Total Expenses</b>	<b>7,515.53</b>	<b>11,031.54</b>	<b>8,956.31</b>	<b>27,486.40</b>	<b>26,503.29</b>	<b>38,449.58</b>
3	Profit (+)/ Loss (-) before Exceptional Items and Tax(1-2)	78.62	111.72	118.88	743.86	366.50	485.68
4	Exceptional Items- (Income)/(Expense))	(98.35)	83.31	-	7,939.09	-	47.66
5	Profit (+)/ Loss (-) before tax (3+4)	(19.73)	195.03	118.88	8,682.95	366.50	533.34
6	Tax Expense	(05.18)	885.92	749.10	5,282.18	1,426.97	157.92
7	Profit (+)/ Loss (-) from Ordinary Activities after tax (5-6)	(14.55)	(690.89)	(630.22)	3,400.77	(1,060.47)	375.42
8	Other Comprehensive Income (net of tax expense)	0.00	0.00	2.65	(14.80)	7.96	(86.38)
9	<b>Total Comprehensive Income for the period (7+8)</b>	<b>(14.55)</b>	<b>(690.89)</b>	<b>(627.57)</b>	<b>3,385.97</b>	<b>(1,052.51)</b>	<b>289.04</b>
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						3,265.33
12	<b>Earning Per Share (EPS) (Not Annualized)</b>						
	Basic and Diluted EPS (In Rs.)	(0.02)	(0.99)	(0.91)	4.88	(1.52)	0.54



Ansal Housing Limited  
CIN: L45201DL1983PLC016821

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

(Rs. In Lakh)

STATEMENT OF CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER / NINE MONTHS ENDED 31st December, 2024							
Sr. No	PARTICULARS	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2024 (Unaudited)	30.09.2024 (Unaudited)	31.12.2023 (Unaudited)	31.12.2024 (Unaudited)	31.12.2023 (Unaudited)	31.03.2024 (Audited)
1	<b>Income</b>						
	a) Revenue from operations	8,811.88	13,603.58	10,862.35	33,230.11	31,804.16	46,482.28
	b) Other Income	103.48	67.64	136.50	1,905.11	375.72	438.14
	<b>Total Income</b>	<b>8,915.36</b>	<b>13,671.22</b>	<b>10,998.85</b>	<b>35,135.22</b>	<b>32,179.88</b>	<b>46,920.42</b>
2	<b>Expenses</b>						
	a) Cost of Construction, Raw Materials & Constructed Properties	6,128.21	10,797.49	7,284.04	25,714.66	21,175.47	32,339.12
	b) (Increase)/decrease in stock in trade and work in progress	40.26	(30.25)	25.89	62.43	43.58	29.57
	c) Employees benefits expense	424.88	402.61	403.84	1,189.04	1,166.96	1,540.18
	d) Finance Costs	721.30	581.62	1,682.01	2,424.51	5,046.43	6,688.20
	e) Depreciation	39.83	40.10	41.69	120.99	126.55	168.14
	f) Other expenditure	1,307.93	1,730.83	1,450.66	4,594.48	4,336.48	5,700.59
	<b>Total Expenses</b>	<b>8,662.41</b>	<b>13,522.40</b>	<b>10,888.13</b>	<b>34,106.11</b>	<b>31,895.47</b>	<b>46,465.80</b>
3	Profit (+)/ Loss (-) before Exceptional Items and Tax(1-2)	252.95	148.82	110.72	1,029.11	284.41	454.62
4	Exceptional Items- (Income)/(Expense))	(98.35)	83.31	-	7,939.09	-	549.25
5	Profit (+)/ Loss (-) before tax (3+4)	154.60	232.13	110.72	8,968.20	284.41	1,003.87
6	Tax Expense	21.55	906.16	770.15	5,349.64	1,458.41	210.63
7	Profit (+)/ Loss (-) from Ordinary Activities after tax (5-6)	133.05	(674.03)	(659.43)	3,618.56	(1,174.00)	793.24
8	Other Comprehensive Income (net of tax expense)	0.00	0.00	2.65	(14.80)	7.96	(100.60)
9	Total Comprehensive Income for the period (7+8)	133.05	(674.03)	(656.78)	3,603.76	(1,166.04)	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	6,963.58
11	Earning Per Share (EPS) (Not Annualized)						
	Basic & Diluted EPS (In Rs.)	0.19	(0.97)	(0.95)	5.20	(1.69)	1.14





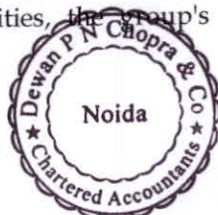
**ANSAL HOUSING LIMITED**

**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 February 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. 1,334.76 Lakh, Rs. 1,248.12 Lakh, Rs. 1,021.98 Lakh for the quarter ended December 30, 2024, September 30, 2024, December 31, 2023 and Rs. 3,737.84 Lakhs and Rs 2,861.94 Lakhs for the nine months ended December 31, 2024 and December 31, 2023 and Rs. 3,942.71 Lakhs for the year ended March 31, 2024 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 damages/ interest for specific non-performance of certain real estate agreements, and civil cases preferred against the company/holding company for specific performance of the land agreement. The actual liability on account of these may differ from the provisions already created in the books of accounts and disclosed as contingent liability.

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. In respect of overdue deposits accepted by the Company/holding company, an appeal before the NCLAT against order dated September 21, 2022 of NCLT was filed and the NCLAT Vide order dated 14.12.2022 rejected the appeal of the Company for seeking time extension for repayment of overdue deposits and remitted back the matter to the NCLT to take consequential steps in terms of section 74 (3) of the Act.

Further, during the earlier years the company had entered into full and final settlement of the balance payment of the maturity amount.

In due compliance with the Act, holistically, the company has settled substantial depositors. The PDC's as issued is being duly encashed/honoured as per the agreed terms and conditions of the settlement.

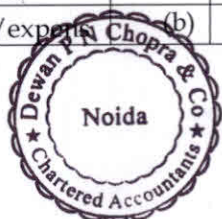
The Company has taken legal opinion to substantiate/ corroborate its acts. As per the legal opinion, the process of repayment adopted by the Company meets the requirement of the applicable provision of the Companies Act, 2013.

#### 8. 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 31.12.2024	Quarter Ended 30.09.2024	Quarter Ended 31.12.2023	Nine Months Ended 31.12.2024	Nine Months Ended 31.12.2023	Year Ended 31.03.2024
Gain on Account of Borrowing restructured	(a)	60.10	2,964.52	-	11,329.01	-	-
Provision/expense	(b)	(158.45)	(2,881.21)	-	(3,389.92)	-	-



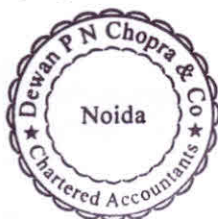
es on account of litigation matters							
Gain on account of disposal of tax litigation	(c)	-	-	-	-	-	549.25
Loss on account of impairment of investment in Subsidiary	(d)	-	-	-	-	-	(501.59)
<b>Total</b>		<b>(98.35)</b>	<b>83.31</b>	<b>-</b>	<b>7939.09</b>	<b>-</b>	<b>47.66</b>

### Consolidated Financial Results

(Rs. In Lakh)

Particulars	Note	Quarter Ended 31.12.2024	Quarter Ended 30.09.2024	Quarter Ended 31.12.2023	Nine Months Ended 31.12.2024	Nine Months Ended 31.12.2023	Year Ended 31.03.2024
Gain on Account of Borrowing restructured	(a)	60.10	2,964.52	-	11,329.01	-	-
Provision/expenses on account of litigation matters	(b)	(158.45)	(2,881.21)	-	(3,389.92)	-	-
Gain on account of disposal of tax litigation	(c)	-	-	-	-	-	549.25
<b>Total</b>		<b>(98.35)</b>	<b>83.31</b>	<b>-</b>	<b>7,939.09</b>	<b>-</b>	<b>549.25</b>

- (a) During the period ended December 31, 2024, 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 period ended December 31, 2024 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.
9. 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.
10. Certain amounts that are required to be disclosed and do not appear due to rounding off are expressed as "0.00".



11. 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.
12. The above results are available on the website of the Company/holding company i.e., [www.ansals.com](http://www.ansals.com) and on the websites of BSE.

For and on behalf of the Board


(KUSHAGR ANSAL)  
MANAGING DIRECTOR

DIN: 01216563

Date: - February 13, 2025

Place: - Vaishali, Ghaziabad

