



ENRICHING LIVING STYLES

Ref No.: SECY/S-16/2024

13th November, 2024

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, 2024

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. Wednesday, 13th November, 2024 commenced at 06.00 P.M. and concluded at 07:45 P.M. has considered and approved the Unaudited Financial Results (Consolidated and Standalone) for the Quarter and Half Year ended 30th September, 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 (Consolidated and Standalone) for the Quarter and Half Year ended on the 30th September, 2024.

This is for your information and record please.

Thanking you.

**Yours faithfully,
For Ansal Housing Limited**

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


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

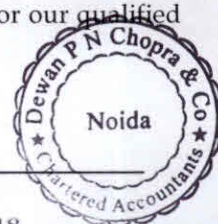
INDEPENDENT AUDITOR'S REVIEW REPORT ON STANDALONE UNAUDITED QUARTERLY AND YEAR TO DATE FINANCIAL RESULTS OF THE COMPANY PURSUANT TO REGULATION 33 OF THE SEBI (LISTING OBLIGATION AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015 AS AMENDED

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, 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. 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 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.
4. 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 June 30, 2024, year ended March 31, 2024 & its respective quarters and the quarter & year ended March 31, 2023.

5. 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 quarter ended September 30, 2024 under the provisions of the Companies Act, 2013 and the Rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion.



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Email: dpncpp@dpncindia.com

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.

Our conclusion is not modified in respect of 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 above matter.

For Dewan P N Chopra & Co
Chartered Accountants

Firm Regn. No. 000472

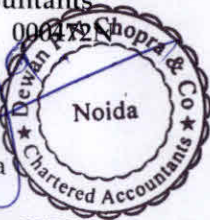

Sandeep Dahiya
Partner

Membership No. 505371

UDIN: 24505371BKAPYU8159

Place of Signature: Vaishali, Ghaziabad

Date: November 13, 2024



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"), and its share of the net loss after tax and total comprehensive loss of its associate for the quarter and six months ended September 30, 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. 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.

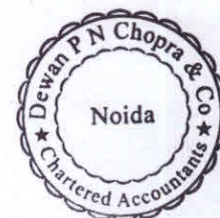
4. The statement includes the results of the following entities:

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



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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 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.

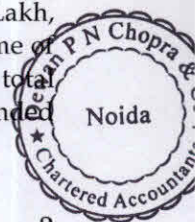
Our conclusion on the Statement is not modified in respect of the above matter with respect to our reliance on the work done and the reports of the other auditors and the Financial Statement certified by the Board of Directors.

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. 1,012.29 Lakh & Rs. 1,958.29 Lakh, total net profit after tax of Rs. 84.40 Lakh & Rs. 137.57 Lakh and total comprehensive income of Rs. 84.40 Lakh & Rs. 137.57 Lakh for the quarter/half year ended September 30, 2024 and total assets of Rs. 12,963.06 Lakhs and cash inflow of Rs. 133.20 Lakhs for the half year ended



September 30, 2024 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.

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. 1,481.92 Lakh & Rs. 3,524.77 Lakh, total net loss after tax of Rs. 67.10 Lakh & Rs. 67.24 Lakh and total comprehensive loss of Rs. 67.10 Lakh & Rs. 67.24 Lakh for the quarter/half year ended September 30, 2024, and reflect total assets of Rs. 17,388.07 Lakhs and cash flow Rs. 86.61 Lakh for the half year ended September 30, 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 half year ended September 30, 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. 0004721


Sandeep Dahiya
Partner

Membership No. 505371

UDIN: 24505371BKAPYV7948

Place of Signature: Vaishali, Ghaziabad

Date: November 13, 2024



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 / HALF YEAR ENDED 30th September, 2024

Sr. No	PARTICULARS	Quarter Ended			Half Year Ended		Year Ended
		30.09.2024 (Unaudited)	30.06.2024 (Unaudited)	30.09.2023 (Unaudited)	30.09.2024 (Unaudited)	30.09.2023 (Unaudited)	31.03.2024 (Audited)
1	Income						
	a) Revenue from operations	11,109.37	7,825.80	10,577.90	18,935.17	17,631.26	38,667.74
	b) Other Income	33.89	1,667.06	160.59	1,700.95	163.34	267.52
	Total Income	11,143.26	9,492.86	10,738.49	20,636.12	17,794.60	38,935.26
2	Expenses						
	a) Cost of Construction, Raw Materials & Constructed Properties	9,427.76	6,928.57	7,316.50	16,356.33	12,359.86	28,223.60
	b) (Increase)/decrease in stock in trade and work in progress	12.83	52.42	7.88	65.25	17.69	72.65
	c) Employees benefits expense	243.79	209.20	262.53	452.99	474.33	912.78
	d) Finance Costs	543.70	1,091.75	1,614.62	1,635.45	3,315.12	6,569.39
	e) Depreciation	36.06	37.06	38.27	73.12	77.30	152.14
	f) Other expenditure	767.40	620.33	798.87	1,387.73	1,302.68	2,519.02
	Total Expenses	11,031.54	8,939.33	10,038.67	19,970.87	17,546.98	38,449.58
3	Profit (+)/ Loss (-) before Exceptional Items and Tax(1-2)	111.72	553.53	699.82	665.25	247.62	485.68
4	Exceptional Items- (Income)/(Expense)	83.31	7,954.13	-	8,037.44	-	47.66
5	Profit (+)/ Loss (-) before tax (3+4)	195.03	8,507.66	699.82	8,702.69	247.62	533.34
6	Tax Expense	885.92	4,401.44	729.71	5,287.36	677.87	157.92
7	Profit (+)/ Loss (-) from Ordinary Activities after tax (5-6)	(690.89)	4,106.22	(29.89)	3,415.33	(430.25)	375.42
8	Other Comprehensive Income (net of tax expense)	0.00	(14.80)	(2.65)	(14.80)	5.31	(86.38)
9	Total Comprehensive Income for the period (7+8)	(690.89)	4,091.42	(27.24)	3,400.53	(424.94)	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	6,963.58
11	Other Equity						3,265.33
12	Earning Per Share (EPS) (Not Annualized)						
	Basic and Diluted EPS (In Rs.)	(0.99)	5.90	(0.04)	4.90	(0.62)	0.54



Ansal Housing Limited
(Formerly known as Ansal Housing and Construction Limited)
CIN No.- L45201DL1983PLC016821
UNAUDITED STANDALONE BALANCE SHEET AS AT 30th September, 2024

	As at 30th Sept.,2024	As at 31st Mar, 2024
I. ASSETS		
1 Non-current assets		
a Property, plant and equipment	1,089.77	1,256.47
b Financial assets		
i Investment in subsidiary and Associates	1,490.18	1,490.18
iii Other financial assets	566.22	416.67
c Deferred tax assets (net)	5,198.38	10,483.64
d Income tax	1,235.04	1,183.71
e Other Non-Current Assets	2,633.37	2,633.37
Total non-current assets	<u>12,212.96</u>	<u>17,464.04</u>
2 Current Assets		
a Inventories	103,895.31	117,336.61
b Financial assets		
i Trade receivables	11,183.12	10,713.13
ii Cash and cash equivalents	209.45	284.16
iii Bank balances other than (ii) above	1,010.66	934.49
iv Loans	5,795.21	5,795.21
v Other financial assets	4,704.70	4,704.70
c Other Current Assets	9,744.54	11,396.11
Total current assets	<u>136,542.99</u>	<u>151,164.41</u>
TOTAL ASSETS	<u><u>148,755.95</u></u>	<u><u>168,628.45</u></u>
II. EQUITY AND LIABILITIES		
1 Equity		
a Equity	6,963.58	6,963.58
b Other Equity	6,665.86	3,265.33
Equity attributable to owners of the Company	<u>13,629.44</u>	<u>10,228.91</u>
2 Non Current Liabilities		
a Financial liabilities		
i Long Term Borrowings	13,859.00	2,809.32
b Long Term Provisions	66.56	66.56
c Other non-current liabilities	5,022.09	5,022.09
Total non-current liabilities	<u>18,947.65</u>	<u>7,897.97</u>
3 Current Liabilities		
a Financial liabilities		
i Short Term Borrowings	19,832.37	33,142.27
ii Trade Payables		
(a) Total outstanding dues of micro enterprises and small enterprises	66.83	46.72
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	15,990.16	16,457.09
iii Other financial liabilities	9,058.42	21,783.30
b Other Current Liabilities	67,511.28	77,638.70
c Short Term Provisions	3,719.80	1,433.49
Total current liabilities	<u>116,178.86</u>	<u>150,501.57</u>
TOTAL LIABILITIES	<u><u>148,755.95</u></u>	<u><u>168,628.45</u></u>



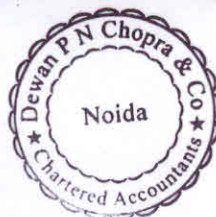
Ansal Housing Limited

(Formerly known as Ansal Housing and Construction Limited)

CIN No.- L45201DL1983PLC016821

UNAUDITED STANDALONE STATEMENT OF CASH FLOW FOR THE PERIOD ENDED 30th September, 2024

	For the period ended 30th Sept., 2024	For the period ended 30th Sept., 2023
A. Cash flow from Operating Activities:		
Profit/(Loss) before Tax (including other comprehensive income)	8,685.79	251.76
Adjustment for:		
Loss on Sale of fixed assets	15.48	-
Depreciation and amortization expenses	73.12	77.30
Provision for compensation to customer	2,263.00	-
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	171.00	-
Profit on Sale of fixed assets	-	(40.00)
Interest & Finance charges	1,635.45	3,315.12
Interest Income	(40.46)	(27.12)
Operating profit/(Loss) before working capital changes	(89.50)	3,577.06
Movement in working capital:		
Adjustments for (Increase)/decrease in operating assets:		
Inventories	13,511.94	8,803.58
Trade receivable	(469.99)	910.64
Loan-Current	-	-
Other financial assets - current	-	83.82
Other assets - current	1,651.57	(459.78)
Other non-current Assets	-	-
Adjustments for Increase/(decrease) in operating liabilities:		
Trade payable	(634.59)	524.74
Other financial liabilities - current	992.63	178.01
Other liabilities - non current	-	(21.08)
Other liabilities - current	(10,127.42)	(10,875.04)
Provisions	23.31	(7.36)
Cash generated from/(used in) operations	4,857.95	2,714.60
Income Taxes paid(net)	(51.35)	(37.64)
Net cash flow from/(used in) operating activities	4,806.60	2,676.97
B. Cash flow from Investing Activities:		
Payments for Property, Plant and equipment, Investment Properties and intangible assets including under development	(6.96)	(3.59)
Proceeds from sale of Property, plant and equipment and intangible assets	14.43	53.66
(Increase)/decrease in bank balance not considered as cash and cash equivalents	(225.72)	258.92
Interest Received	40.46	27.12
Net cash flow from/(used in) investing activities	(177.79)	336.11
C. Cash flow from Financing Activities :		
Interest paid	(1,395.69)	(2,836.55)
Proceeds from / (repayments of) working capital borrowings	(137.49)	441.44
Proceeds from Long-term borrowings	(2,757.13)	(141.41)
Repayment of Public Deposit	(413.23)	(427.54)
Net cash flow from/(used in) financing activities	(4,703.54)	(2,964.07)
D. Net increase/(decrease) in cash and cash equivalents	(A+B+C)	49.01
E. Cash and cash equivalents at the beginning of the period	284.18	114.47
F. Cash and cash equivalents at the end of the period	209.45	163.48



Ansal Housing Limited

CIN: L45201DL1983PLC016821

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

(Rs. In Lakh)

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER / HALF YEAR ENDED 30th September, 2024

Sr. No	PARTICULARS	Quarter Ended			Half Year Ended		Year Ended
		30.09.2024 (Unaudited)	30.06.2024 (Unaudited)	30.09.2023 (Unaudited)	30.09.2024 (Unaudited)	30.09.2023 (Unaudited)	31.03.2024 (Audited)
1	Income						
	a) Revenue from operations	13,603.58	10,814.65	13,090.92	24,418.23	20,918.35	46,482.28
	b) Other Income	67.64	1,733.99	205.86	1,801.63	262.67	438.14
	Total Income	13,671.22	12,548.64	13,296.78	26,219.86	21,181.02	46,920.42
2	Expenses						
	a) (Increase)/ decrease in stock in trade and work in progress	(30.25)	52.42	7.88	22.17	17.69	29.57
	b) Cost of Construction, Raw Materials & Constructed Properties	10,797.49	8,788.96	8,848.07	19,586.45	13,891.43	32,339.12
	c) Purchase of Flats	-	-	-	-	-	-
	d) Employees benefits expense	402.61	361.55	424.26	764.16	763.12	1,540.18
	e) Depreciation	40.10	41.06	42.05	81.16	84.86	168.14
	f) Other expenditure	1,730.83	1,555.72	1,673.28	3,286.55	2,885.82	5,700.59
	g) Finance Costs	581.62	1,121.59	1,643.61	1,703.21	3,364.42	6,688.20
	Total Expenses	13,522.40	11,921.30	12,639.15	25,443.70	21,007.34	46,465.80
3	Profit (+)/ Loss (-) before Exceptional Items and Tax(1-2)	148.82	627.34	657.63	776.16	173.68	454.62
4	Exceptional Items- (Income)/(Expense)	83.31	7,954.13	-	8,037.44	-	549.25
5	Profit (+)/ Loss (-) before tax (3+4)	232.13	8,581.47	657.63	8,813.60	173.68	1,003.87
6	Tax Expense	906.16	4,421.93	738.84	5,328.09	688.26	210.63
7	Profit (+)/ Loss (-) from Ordinary Activities after tax (5-6)	(674.03)	4,159.54	(81.21)	3,485.51	(514.58)	793.24
8	Other Comprehensive Income (net of tax expense)	-	(14.80)	2.66	(14.80)	5.31	(100.60)
9	Total Comprehensive Income for the period (7+8)	(674.03)	4,144.74	(78.55)	3,470.71	(509.27)	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.)	(0.97)	5.95	(0.12)	5.01	(0.74)	1.14



Ansal Housing Limited

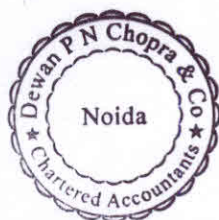
(Formerly known as Ansal Housing and Construction Limited)

CIN No.- L45201DL1983PLC016821

UNAUDITED CONSOLIDATED BALANCE SHEET AS AT 30th September, 2024

(Rs. in Lakh)

	As at 30th Sept., 2024	As at 31st March, 2024
I. ASSETS		
1 Non-current Assets		
a Property, plant and equipment	1,271.65	1,442.16
b Other intangible assets	380.10	380.10
c Financial assets		
i Investments	123.37	123.37
ii Other financial assets	869.63	919.49
d Deferred tax assets (net)	5,263.66	10,548.92
e Income tax	1,258.80	1,199.83
f Other non-current assets	42.94	42.91
Total non-current assets	<u>9,210.15</u>	<u>14,656.78</u>
2 Current Assets		
a Inventories	116,935.00	132,000.97
b Financial assets		
i Trade receivables	17,531.79	15,054.63
ii Cash and cash equivalents	1,530.48	1,385.40
iii Bank balance other than (iii) above	1,010.66	934.49
iv Loans	5,797.88	5,797.88
v Other financial assets	4,846.61	4,842.89
c Other Current Assets	10,060.08	11,115.62
Total current assets	<u>157,712.50</u>	<u>171,131.88</u>
3 Non Current Assets held for sale		-
TOTAL ASSETS	<u><u>166,922.65</u></u>	<u><u>185,788.66</u></u>
II. EQUITY AND LIABILITIES		
1 Equity		
a Equity	6,963.58	6,963.58
b Other Equity	8,638.62	5,167.85
Equity attributable to owners of the Company	<u>15,602.20</u>	<u>12,131.43</u>
2 Non Current Liabilities		
a Financial liabilities		
i Long Term Borrowings	21,128.60	11,162.72
ii Other financial liabilities	6,634.51	6,342.53
b Long Term Provisions	169.57	164.66
c Other non-current liabilities	-	-
Total non-current liabilities	<u>27,932.68</u>	<u>17,669.91</u>
3 Current Liabilities		
a Financial liabilities		
i Short Term Borrowings	20,126.44	33,506.93
ii Trade Payables		
(a) Total outstanding dues of micro enterprises and small enterprises	74.60	72.93
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	17,541.24	17,750.35
iii Other financial liabilities	11,409.81	23,666.03
d Other Current Liabilities	70,455.50	79,522.63
b Short Term Provisions	3,729.46	1,443.14
c Current Tax Liabilities (Net)	50.72	25.32
Total current liabilities	<u>123,387.77</u>	<u>155,987.33</u>
TOTAL LIABILITIES	<u><u>166,922.65</u></u>	<u><u>185,788.66</u></u>



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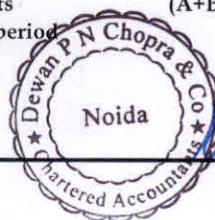
Ansal Housing Limited

(Formerly known as Ansal Housing and Construction Limited)

CIN No.- L45201DL1983PLC016821

UNAUDITED STATEMENT OF CONSOLIDATED CASH FLOW FOR THE PERIOD ENDED 30th September, 2024

	For the period ended 30th Sept., 2024	For the period ended 30th Sept., 2023
A. Cash flow from Operating Activities:		
Profit/(Loss) before Tax (excluding other comprehensive income)	8813.62	173.68
Other Comprehensive Income	(16.90)	4.15
Adjustment for:		
Loss on Sale of fixed assets	15.48	-
Depreciation and amortisation expenses	81.16	84.86
Profit on Sale of fixed assets	-	(40.08)
Exceptional Items-Expenses/(Income)	(11,268.91)	-
Amounts written off	-	0.01
Interest & Finance charges	1703.21	3,364.42
Interest Income	(54.49)	(29.65)
Gain on account of intial recognition of Financial Liability as per INDAS	(1,623.97)	-
Loss on account of remeasurement of Financial Liability as per INDAS	171.00	-
Provision for compensation to customer	2,263.00	-
Operating profit/(Loss) before working capital changes	83.21	3,557.39
Movement in working capital:		
Adjustments for (Increase)/decrease in operating assets:		
Inventories	15,724.44	9,008.13
Trade receivable	(2,477.15)	673.99
Loan-Current	-	-
Other financial assets - current	(3.71)	155.38
Other assets - current	1,065.47	(31.32)
Other non-current assets	(0.03)	0.02
Other financial assets	49.86	(299.27)
Adjustments for (decrease)/increase in operating liabilities:		
Trade payable	(395.21)	8.84
Other financial liabilities - non current	196.35	692.00
Other financial liabilities - current	1,461.30	925.44
Other liabilities - non current	-	(21.08)
Other liabilities - current	(9,067.14)	(11,689.08)
Provisions - current	23.31	(9.84)
Provisions - non current	4.92	(3.80)
Cash generated from/(used in) operations	6,665.61	2,966.80
Income Taxes paid(net)	(59.55)	(73.39)
Net cash flow from/(used in) operating activities	A	6,606.06
B. Cash flow from Investing Activities:		
Payments for Property, Plant and equipment, Investment		
Properties and intangible assets including under development	(6.96)	(3.59)
Proceeds from sale of Property, plant and equipment and intengible assets	(14.43)	53.81
(Increase)/decrease in bank balance not considered as cash and cash equivalents	(76.17)	257.59
Interest Received	54.49	29.65
Net cash flow from/(used in) investing activities	B	(43.08)
C. Cash flow from Financing Activities :		
Interest (paid)	(1,955.66)	(3,438.98)
Proceeds / (repayments of) short-term borrowings	(208.08)	441.44
Proceeds / (repayments of) long-term borrowings	(3,840.93)	347.97
Repayment of Public Deposit	(413.23)	(427.54)
Net cash flow from/(used in) financing activities	C	(6,417.90)
D. Net increase/(decrease) in cash and cash equivalents (A+B+C)	145.08	153.75
E. Cash and cash equivalents at the beginning of the period	1,385.40	317.29
F. Cash and cash equivalents at the end of the period	1,530.48	471.03



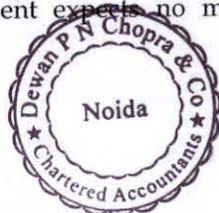
ANSAL HOUSING LIMITED

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 November 13, 2024. 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. 1,248.12 Lakh, Rs. 1,154.97 Lakh, Rs. 955.64 Lakh for the quarter ended September 30, 2024, June 30, 2024, September 30, 2023 and Rs. 2,403.09 Lakhs and Rs 1,839.96 Lakhs for the half year ended September 30, 2024 and September 30, 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



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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.

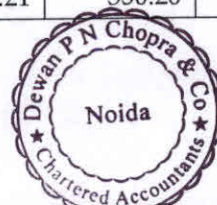
8. Exceptional Item

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 30.09.2024	Quarter Ended 30.06.2024	Quarter Ended 30.09.2023	Half Year Ended 30.09.2024	Half Year Ended 30.09.2023	Year Ended 31.03.2024
Gain on Account of Borrowing restructured	(a) & (b)	2,964.52	8,304.39	-	11,268.91	-	-
Provision/expens	(c)	2,881.21	350.26	-	3,231.47	-	-



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es on account of litigation matters							
Gain on account of disposal of tax litigation	(d)	-	-	-	-	-	549.25
Loss on account of impairment of investment in Subsidiary	(e)	-	-	-	-	-	(501.59)
Total		83.31	7,954.13	-	8,037.44	-	47.66

Consolidated Financial Results

(Rs. In Lakh)

Particulars	Note	Quarter Ended 30.09.2024	Quarter Ended 30.06.2024	Quarter Ended 30.09.2023	Half Year Ended 30.09.2024	Half Year Ended 30.09.2023	Year Ended 31.03.2024
Gain on Account of Borrowing restructured	(a) & (b)	2,964.52	8,304.39	-	11,268.91	-	-
Provision/expenses on account of litigation matters	(c)	2,881.21	350.26	-	3,231.47	-	-
Gain on account of disposal of tax litigation	(d)	-	-	-	-	-	549.25
Loss on account of impairment of investment in Subsidiary	(e)	-	-	-	-	-	(501.59)
Total		83.31	7,954.13	-	8,037.44	-	47.66

- (a) During the previous quarter Suraksha ARC has 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 has recognized an exceptional income of Rs. 8,304.39 Lakhs.
- (b) During the current quarter Suraksha ARC has 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 has recognized an exceptional income of Rs. 2,964.52 Lakhs.
- (c) During the quarter and half year ended September 30, 2024 the company has recognized provision/expenses on account of litigation matters.
- (d) During the quarter 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.



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Additionally, the company has written back the excess provision of Rs. 314.04 Lakhs on account of litigation being settled in favour of the company.

- (e) The company/holding company has done an investment of Rs. 501.59 Lakhs (including an advance of Rs. 9.92 Lakhs) in Housing Construction & Lanka Private Limited (a wholly-owned subsidiary company in Sri Lanka referred to as 'subsidiary company') by way of equity shares. The BOI has terminated the agreements for the development of an integrated township in Sri Lanka between the subsidiary and the BOI. The subsidiary company had filed an arbitration claim against the Board of Investment of Sri Lanka (BOI). The said arbitration case has been settled. Consequently, the subsidiary company does not have enough assets to redeem the investment made by the company. Accordingly, an impairment loss on investment has been recognized 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 and on the websites of BSE.

For and on behalf of the Board

Kushagr Ansal

KUSHAGR ANSAL
(Managing Director and CEO)
DIN: 01216563
Date: - November 13, 2024
Place: - Vaishali, Ghaziabad

