

Anant Raj Limited

CIN : L45400HR1985PLC021622

Head Off : H-65, Connaught Circus, New Delhi-110 001

Tel : 011-43034400, 23324127, 23323880 Fax : 011-43582879

E-mail : info@anantrajlimited.com Website : www.anantrajlimited.com

Regd. Office : CP-1, Sector-8, IMT Manesar, Haryana-122051

Telefax : (0124) 4265817



ARL/CS/13219

October 18, 2022

<p>The Manager Listing Department BSE Limited, Phiroze Jee Jee Bhoy Towers, Dalal Street, Mumbai – 400001</p> <p>Scrip code: 515055</p>	<p>The Secretary, The National Stock Exchange of India Limited, "Exchange Plaza", 5th Floor, Plot No. C/1, G-Block, Bandra – Kurla Complex, Bandra (E), Mumbai-400051</p> <p>Scrip code: ANANTRAJ</p>
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Subject: Outcome of the Board Meeting held on October 18, 2022

Dear Sir/Madam,

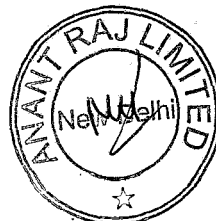
Pursuant to Regulation 33 read with Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform that the Board of Directors of the Company in its meeting held today i.e. October 18, 2022, has, inter – alia, considered and approved the Unaudited Financial Results (Standalone & Consolidated) of the Company for the quarter and half year ended September 30, 2022.

A Copy of such Unaudited Financial Results (Standalone & Consolidated) along with Limited Review Reports is enclosed. The Results are also available on the website of the Company at www.anantrajlimited.com (URL: <https://www.anantrajlimited.com/investors.php>) & web sites of Stock Exchanges i.e. BSE Limited at www.bseindia.com and National Stock Exchange of India Limited at www.nseindia.com.

The Company's latest launch 'Ashok Estate' named after its Founder Chairman Sh. Ashok Sarin was launched on 21st July 2022. The Project has been a Grand Success and the 1st phase will be handed over by January 2023, i.e., within 6 months of its launch.

Its premium township Anant Raj Estate is also progressing very well, resident families have already moved into the Villas/plots and Floors built by the Company.

Seeing the growing demand, the Company has also ventured into providing fully furnished Villas and Floors in its Anant Raj Estate township and the initial inventory of this will be available by March 2023.



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The Company's joint venture with Birla Estate developing approx. 800 premium floors in Sector 63A, Gurugram, is also progressing very well. The 2nd phase has also been launched and has received an excellent response from the Market.

The Board reviewed the progress of its First 21 MW Data Center. The Company has been focussing on the development of Data Centres since 2021 and is fully poised to start first Phase of its Data Centres in this calendar year. Requisite approvals including TIA 942 (Tier-III) & IGBC (Green Building) have already been obtained by the Company. The Company has also tied up with various agencies for technical support and leasing of its Data Centers.

The Board further noted that the Government of India vide its recent notification has accorded infrastructure status to Data Centers with more than 5 MW capacity of IT load. The move will help the Company to get easier access to institutional credit at lower rates, attract foreign investments etc.

The Board Meeting commenced at 03:30 P.M and concluded at 6.50 P.M.

This is for your kind information and records.

Thanking You,

For **Anant Raj Limited**


Manoj Pahwa
Company Secretary
A7812



Encl: As above

ANANT RAJ LIMITED

CIN : L45400HR1985PLC021622

Registered Office: Plot No. CP-1, Sector-8, IMT Manesar, Haryana-122051. Telefax: (0124) 4265817

Head Office: H-65, Connaught Circus, New Delhi -110001; Website: www.anantrajlimited.com

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Statement of Unaudited Consolidated Financial Results for the Quarter and Half Year ended September 30, 2022

(Rs., Crores)

Sl.No.	Particulars	Quarter ended			Half Year ended		Year ended
		30.09.2022	30.06.2022	30.09.2021	30.09.2022	30.09.2021	31.03.2022
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income						
	(a) Revenue from operations	251.62	159.39	86.39	411.01	148.57	461.86
	(b) Other income	14.25	9.55	8.94	23.80	18.56	39.38
	Total income	265.87	168.94	95.33	434.81	167.13	501.24
2	Expenses						
	(a) Cost of sales	200.54	115.78	58.06	316.32	105.52	346.98
	(b) Employee benefits expense	4.11	3.75	3.38	7.86	6.71	14.18
	(c) Finance costs	6.66	8.24	7.20	14.90	13.03	27.07
	(d) Depreciation and amortisation	4.09	3.98	4.19	8.07	8.31	16.67
	(e) Others	8.44	7.78	5.17	16.22	8.01	24.82
	Total expenses	223.84	139.53	78.00	363.37	141.58	429.72
3	Profit before exceptional items, tax, share of profit in associates and jointly controlled entities (1-2)	42.03	29.41	17.33	71.44	25.55	71.52
4	Exceptional items	-	-	-	-	-	-
5	Profit before tax, share of profit in associates and jointly controlled entities (3+4)	42.03	29.41	17.33	71.44	25.55	71.52
6	Tax expenses						
	- Current tax	9.58	6.24	2.74	15.82	4.95	17.07
	- Deferred tax	(0.17)	1.89	1.56	1.72	3.18	5.98
7	Profit after tax and before share of profit in associates and jointly controlled entities (5-6)	32.62	21.28	13.03	53.90	17.42	48.47
8	Share of profit in associates and jointly controlled entities (net)	1.12	2.50	1.11	3.62	3.82	6.42
9	Profit for the period /year (7+8)	33.74	23.78	14.14	57.52	21.24	54.89
10	Other comprehensive income						
	(a) Items that will not be reclassified to profit and loss (net of tax)	-	-	-	-	-	0.32
	(b) Items that will be reclassified to profit and loss (net of tax)	-	-	-	-	-	-
	Total other comprehensive income	-	-	-	-	-	0.32
11	Total comprehensive income for the period/year (9+10)	33.74	23.78	14.14	57.52	21.24	55.21
12	Net profit for the period/year attributable to:						
	- Owners of the company	33.54	24.66	14.69	58.20	22.04	56.52
	- Non-controlling interests	0.20	(0.88)	(0.55)	(0.68)	(0.80)	(1.63)
		33.74	23.78	14.14	57.52	21.24	54.89
13	Other comprehensive income attributable to:						
	- Owners of the company	-	-	-	-	-	0.32
	- Non-controlling interests	-	-	-	-	-	-
		-	-	-	-	-	0.32
14	Total comprehensive income attributable to:						
	- Owners of the company	33.54	24.66	14.69	58.20	22.04	56.84
	- Non-controlling interests	0.20	(0.88)	(0.55)	(0.68)	(0.80)	(1.63)
		33.74	23.78	14.14	57.52	21.24	55.21
15	Paid-up Equity Share Capital (Face Value of Rs. 2/- per share)	64.82	59.02	59.02	64.82	59.02	59.02
16	Other equity						2,580.08
	Earnings per equity share (face value of Rs. 2/- per share) (not annualised)						
	- Basic (Rs.)	1.03	0.84	0.50	1.80	0.75	1.92
	- Diluted (Rs.)	1.10	0.76	0.45	1.91	0.68	1.74



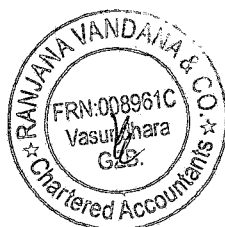
For Anant Raj Limited

Managing Director



Statement of Unaudited Consolidated Assets and Liabilities :

Particulars	(Rs., Crores)	
	As at	As at
	30.09.2022 (Unaudited)	31.03.2022 (Audited)
ASSETS		
Non- current assets		
Property, plant and equipment	40.08	40.42
Capital work-in-progress	46.74	47.56
Investment property	1,262.81	1,269.63
Financial assets		
Investments	467.41	460.25
Trade receivables	18.11	20.04
Loans	43.00	68.47
Other financial assets	71.09	63.17
Other non-current assets	239.60	242.01
Total Non-Current Assets	2,188.84	2,211.55
Current assets		
Inventories	1,183.28	1,134.91
Financial assets		
Trade receivables	22.32	21.78
Cash and cash equivalents	37.12	19.43
Other bank balances	15.45	11.39
Other financial assets	887.94	798.00
Other current assets	187.73	187.94
Total Current Assets	2,333.84	2,173.45
Total Assets	4,522.68	4,385.00
EQUITY AND LIABILITIES		
Equity		
Equity share capital	64.82	59.02
Other equity	2,649.19	2,580.08
Total equity (for shareholders of parent)	2,714.01	2,639.10
Non-controlling interest	34.63	35.32
Total Equity	2,748.64	2,674.42
Non-current liabilities		
Financial liabilities		
Borrowings	829.77	910.08
Other non current liabilities	192.40	157.46
Deferred tax liabilities (net)	29.95	25.11
Provisions	2.10	2.16
Total Non Current Liabilities	1,054.22	1,094.81
Current liabilities		
Financial liabilities		
Borrowings	67.33	68.04
Trade Payables	10.13	5.97
Other financial liabilities	7.16	7.29
Other current liabilities	617.23	521.13
Provisions	1.00	0.99
Current tax liabilities	16.97	12.35
Total Current Liabilities	719.82	615.77
Total Liabilities	1,774.04	1,710.58
Total Equity and Liabilities	4,522.68	4,385.00



For Anant Raj Limited

Managing Director

Unaudited Consolidated Cash Flow Statement for the Half year ended September 30 2022

(Rs., Crores)

Particulars	Half Year ended	
	30.09.2022	30.09.2021
	Unaudited	Unaudited
A. CASH FLOWS FROM OPERATING ACTIVITIES		
Net profit before tax	71.44	25.55
Adjustment for:		
Depreciation and amortisation	8.07	8.31
Gain/(loss) on Disposal of subsidiary	-	(0.34)
Interest paid	11.58	12.71
Interest receipts	(17.07)	(0.66)
Share of profit associates and NCI	3.62	3.82
Operating profit before working capital changes	77.64	49.39
Adjustment for:		
Increase/(decrease) in trade payables	4.16	2.30
Increase/(decrease) in other financial liabilities	34.81	(62.90)
Increase/(decrease) in other current liabilities	96.09	44.55
Increase/(decrease) in provisions	9.41	4.84
(Increase)/decrease in trade receivables	1.38	23.85
(Increase)/decrease in inventories	(48.36)	18.35
(Increase)/decrease other bank balances	(4.07)	0.56
(Increase)/decrease in other current assets	2.64	(8.79)
(Increase)/decrease in other financial assets	(97.86)	(50.18)
Cash generated from operations	75.84	21.97
Income tax paid	(17.54)	(8.13)
NET CASH GENERATED FROM OPERATING ACTIVITIES	58.30	13.84
B. CASH FLOWS FROM INVESTING ACTIVITIES		
(Increase)/decrease in non-current investments	(7.16)	(3.11)
Decrease in capital work-in-progress	0.82	8.01
Payment for purchase of investment property	-	(0.03)
Acquisition of property, plant and equipment	(0.45)	(0.15)
Proceeds from sale of property, plant and equipment	-	0.85
(Decrease)/increase in loans and advances	25.47	(11.72)
Interest receipts	17.07	0.66
NET CASH USED IN INVESTING ACTIVITIES	35.75	(5.49)
C. CASH FLOWS FROM FINANCE ACTIVITIES		
Proceeds/(repayment) from/of long term borrowings	(80.31)	(17.52)
Proceeds/(repayment) from/of short term borrowings	(0.70)	(9.74)
Change in minority's interest	(0.69)	(0.80)
Share warrants received	42.56	40.85
Deferred income	(22.10)	
Dividend paid and tax thereon	(3.54)	
Interest paid	(11.58)	(12.71)
NET CASH OUTFLOW FROM FINANCE ACTIVITIES	(76.36)	0.08
NET INCREASE IN CASH AND CASH EQUIVALENTS (A+B+C)	17.69	8.43
Cash and cash equivalents at the beginning of year	19.43	26.87
Cash and cash equivalents at the end of year	37.12	35.30

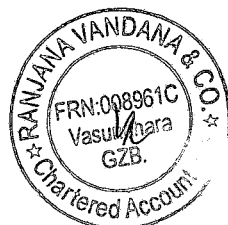


For Anant Raj Limited

Managing Director

Notes to Unaudited Consolidated Financial Results

- 1) The above unaudited consolidated financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on October 18, 2022.
- 2) The Statutory Auditors of the Company have carried out a Limited Review of the unaudited consolidated financial results for the quarter and six months ended September 30, 2022, in accordance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- 3) These unaudited consolidated financial results have been prepared in accordance with the recognition and measurement principles of India Accounting Standards (Ind AS-34) 'Interim financial reporting' as notified under Section 133 of the Companies Act, 2013, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. The said financial results represent the results of the Company, its subsidiaries (together referred to as 'Group') and its share in results of associates and jointly controlled entities which have been prepared in accordance with Ind AS-110 – 'Consolidated Financial Statement' and Ind AS – 28 – 'Investment in Associates and Joint Ventures'.
- 4) The Group's business activities, primarily real estate development and related activities fall within a single reportable segment as the management of the Company view the entire business activities as real estate development. Accordingly, there are no additional disclosures to be furnished in accordance with the requirement of Ind AS 108-'Operating Segments' with respect to a single reportable segment. Further, the business activities of the Group are domiciled in India and therefore, there is no reportable geographical segment.
- 5) In terms of the accounting policy for revenue recognition, estimates of revenues and costs are reviewed periodically by the management and the impact of any changes in such estimates are recognized in the period in which such changes are determined.
- 6) The unaudited consolidated financial results include the results of subsidiaries, associates and joint ventures, the names of which are provided in the Limited Review Report.
- 7) The Board of Directors at its meeting held on August 3, 2022, made the allotment of 2,90,00,000 equity shares of the face value of Rs. 2 each pursuant to the conversion of 2,90,00,000 fully convertible warrants ('Warrants'), allotted as on May 5, 2021, at an issue price of Rs. 56.35 each, by way of preferential allotment to 'Promoter and Promoter group' and 'Non-Promoter' (Allottees), in accordance with the provisions of the Companies Act, 2013, read with SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018.



For Anant Raj Limited

Managing Director

Consequent to the said allotment, the paid-up equity share capital of the Company stands increased to Rs. 64,81,92,670 divided into 32,40,96,335 equity shares of the face value of Rs. 2 each.

The funds so raised have been used/deployed for the setting up of Data Centers in the IT Parks built by the Company situated in Manesar, Panchkula and Rai in the State of Haryana. There is no deviation or variation in the utilization of funds raised as per Regulation 32 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

- 8) The funds raised by the Company through Debentures during the quarter ended September 30, 2022, were utilized for the purposes it was raised, i.e. for general corporate purposes including transaction expenses and payment of upfront interest.
- 9) The key standalone financial results for the quarter and six months ended September 30, 2022 are summarized below:

(In Crores)

Particular	Quarter ended			Six months ended		Year ended
	30/09/2022 (Unaudited)	30/06/2022 (Unaudited)	30/09/2021 (Unaudited)	30/09/2022 (Unaudited)	30/09/2021 (Unaudited)	31/03/2022 (Audited)
Total Income	185.72	150.78	86.97	336.50	159.77	401.78
Profit/(Loss) Before tax	36.73	27.97	14.01	64.70	26.63	69.34
Profit/(Loss) after Tax	25.67	21.09	11.02	46.76	19.63	55.89
Other comprehensive income/(Loss)	-	-	-	-	-	0.16
Total comprehensive income/(Loss)	25.67	21.09	11.02	46.76	19.63	56.05

- 10) The figures for the previous year/quarter have been regrouped/rearranged, wherever necessary, to conform to the current period's classification.

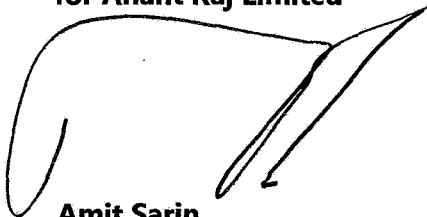


For Anant Raj Limited

Managing Director

- 11) The unaudited consolidated and standalone financial results are also available on the Company's website at www.anantrajlimited.com (URL: <https://www.anantrajlimited.com/investors.php>) and on the websites of the Stock Exchanges viz, BSE Limited at www.bseindia.com and the National Stock Exchange of India Limited at www.nseindia.com.

**On behalf of the Board of Directors
for Anant Raj Limited**



**Amit Sarin
Managing Director
DIN: 00015837**



**Date: October 18, 2022
Place: New Delhi**



Independent Auditor's Review Report on the Consolidated unaudited quarterly and year to date financial results of the Company Pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To
The Board of Directors,
Anant Raj Limited,
H-65, Connaught Circus
New Delhi-110001

LIMITED REVIEW REPORT

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of Anant Raj Limited ("the Parent") and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group"), and its share of the net profit/(loss) after tax and total comprehensive income/loss of its associates and jointly controlled entity for the quarter ended September 30, 2022, and for the period from April 1, 2022, to September 30, 2022, ("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, including relevant circulars issued by the SEBI from time to time.
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 the Indian Accounting Standard 34, "Interim Financial Reporting" (Ind AS 34) prescribed under Section 133 of the Companies Act, 2013, read with relevant rules issued there under and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time. 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 Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountant of India (ICAI). A review of interim financial information consists of making inquiries, primarily of the 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 specified under Section 143(10) of the Companies Act, 2013, 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 SEBI under Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, to the extent applicable. (10)

4. This Statement includes the results of the Parent, subsidiaries, associates and jointly controlled entity attached as Annexure-1.
5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraphs 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 did not review the interim financial statements/financial information/financial results of 37 (thirty seven) subsidiaries and 1 (one) jointly controlled entity included in the consolidated unaudited financial results, whose interim financial statements/financial information/financial results reflect total assets of Rs. 1,066.24 crores as at September 30, 2022, and total revenues of Rs. 80.15 crores and Rs. 98.31 crores, and total net profit after tax (net) of Rs. 6.95 crores and Rs. 7.14 crores and total comprehensive income of Rs. 6.95 crores and Rs. 7.14 crores, for the quarter ended September 30, 2022, and for the period from April 1, 2022, to September 30, 2022, respectively, and cash flows (net) of Rs. 27.41 crores for the period April 1, 2022 to September 30, 2022, as considered in the consolidated unaudited financial results.

The consolidated unaudited financial results also includes the Group's share of net profit after tax of Rs. 1.33 crores and Rs. 2.94 crores, and total comprehensive income of Rs. 1.33 crores and Rs. 2.94 crores for the quarter ended September 30, 2022, and for the period from April 1, 2022 to September 30, 2022, respectively, as considered in the consolidated unaudited financial results in respect of 4 (four) associates, whose interim financial statements/financial information/financial results have not been reviewed by us. These interim financial statements/financial information/financial results have been reviewed by other auditors 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 these subsidiaries, associates and jointly controlled entity, is based solely on the reports of the other auditors and the procedures performed by us as stated in paragraph 3 above.

Our conclusion on the statement in respect of matters stated in para 6 is not modified.



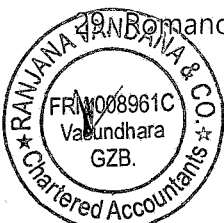
7. The comparative consolidated financial results for the quarter and six months ended September 30, 2021, and for the year ended March 31, 2022, prepared in accordance with Ind AS included in this unaudited consolidated financial results had been reviewed/audited by the previous auditors vide their review/audit reports dated November 12, 2021, and May 14, 2022, respectively and which has been furnished to us by the management and has been relied upon by us for the purpose of our review of the unaudited consolidated financial results. Our conclusion is not modified in respect of this matter.

Annexure-1

The Statement includes the results of the following entities:

Subsidiaries

1. Adonai Home Private Limited
2. Advance Buildcon Private Limited
3. Anant Raj Cons. & Development Private Limited
4. Anant Raj Cloud Private Limited
5. Anant Raj Digital Private Limited
6. Ashok Cloud Private Limited
7. Anant Raj Estate Management Services Limited
8. Anant Raj Housing Limited
9. AR Login 4 Edu Private Limited
10. Century Promoters Private Limited
11. Echo Properties Private Limited
12. Empire Promoters Private Limited
13. Excellent Inframart Private Limited @
14. Four Construction Private Limited
15. Glaze Properties Private Limited
16. Green Valley Builders Private Limited
17. Green Way Promoters Private Limited
18. ARE Entertainment Limited
19. Grandstar Realty Private Limited
20. Hamara Realty Private Limited
21. Jai Govinda Ghar Nirman Limited @
22. Jasmine Buildwell Private Limited
23. North South Properties Private Limited
24. Pasupati Aluminium Limited
25. Pelikan Estates Private Limited
26. Pioneer Promoters Private Limited
27. Rolling Construction Private Limited
28. Romano Estates Private Limited



30. Romano Infrastructure Private Limited
31. Rose Realty Private Limited
32. Sartaj Developers & Promoters Private Limited @
33. Sovereign Buildwell Private Limited
34. Spring View Developers Private Limited
35. Springview Properties Private Limited
36. Tumhare Liye Realty Private Limited
37. Woodland Promoters Private Limited

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@ The Company holds through its subsidiaries more than one-half in nominal value of the equity share capital.

Associates

1. Rockfield Homes Private Limited (Formerly Anant Raj Property Management Private Limited)
2. Roseland Buildtech Private Limited
3. E2E Solutions Private Limited
4. Romano Projects Private Limited

Jointly Controlled Entity

1. Avarna Projects LLP

Ranjana Vandana & Co.
Chartered Accountants
ICAI Firm Registration No. 008961C



By the hand of

Vandana

Vandana Rani
Partner

Membership no. 077984

UDIN:

22077984BAERGB6749

Place: New Delhi

Date: October 18, 2022

ANANT RAJ LIMITED

CIN : L45400HR1985PLC021622



Registered Office: Plot No. CP-1, Sector-8, IMT Manesar, Haryana-122051. Telefax: (0124) 4265817

Head Office: H-65, Connaught Circus, New Delhi -110001; Website: www.anantrajlimited.com

Statement of Unaudited Standalone Financial Results for the Quarter and Half Year ended September 30, 2022

(Rs., Crores)

Sl.No.	Particulars	Quarter ended			Half Year ended		Year ended
		30.09.2022	30.06.2022	30.09.2021	30.09.2022	30.09.2021	31.03.2022
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income						
	(a) Revenue from operations	173.35	142.74	80.71	316.09	143.91	353.08
	(b) Other income	12.37	8.04	6.26	20.41	15.86	48.70
	Total income	185.72	150.78	86.97	336.50	159.77	401.78
2	Expenses						
	(a) Cost of sales	130.76	102.19	57.10	232.95	104.17	263.50
	(b) Employee benefits expense	3.43	2.94	2.85	6.37	5.65	12.00
	(c) Finance costs	4.14	7.02	5.08	11.16	9.49	20.83
	(d) Depreciation and amortisation	3.56	3.45	3.64	7.01	7.26	14.56
	(e) Others	7.10	7.21	4.29	14.31	6.57	21.55
	Total expenses	148.99	122.81	72.96	271.80	133.14	332.44
3	Profit before exceptional items and tax (1-2)	36.73	27.97	14.01	64.70	26.63	69.34
4	Exceptional items	-	-	-	-	-	-
5	Profit before tax (3+4)	36.73	27.97	14.01	64.70	26.63	69.34
6	Tax expense						
	- Current tax	8.11	4.99	2.07	13.10	4.26	8.56
	- Deferred tax	2.95	1.89	0.92	4.84	2.74	4.89
7	Profit for the period/year (5-6)	25.67	21.09	11.02	46.76	19.63	55.89
8	Other comprehensive income						
	(a) Items that will not be reclassified to profit and loss (net of tax)	-	-	-	-	-	0.16
	(b) Items that will be reclassified to profit and loss (net of tax)	-	-	-	-	-	-
	Total other comprehensive income	-	-	-	-	-	0.16
9	Total comprehensive income for the period/year (7+8)	25.67	21.09	11.02	46.76	19.63	56.05
10	Paid-up Equity Share Capital (Face Value of Rs. 2/- per share)	64.82	59.02	59.02	64.82	59.02	59.02
11	Other equity						2,552.41
12	Earnings per equity share (face value of Rs. 2/- per share)(not annualised)						
	- Basic (Rs.)	0.79	0.71	0.37	1.44	0.67	1.90
	- Diluted (Rs.)	0.84	0.65	0.34	1.54	0.61	1.73



For Anant Raj Limited

Managing Director



Statement of Unaudited Standalone Assets and Liabilities :

Particulars	(Rs., Crores)	
	As at	As at
	30.09.2022 (Unaudited)	31.03.2022 (Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	13.03	13.11
Capital work-in-progress	36.61	41.34
Investment property	1,124.68	1,130.72
Financial assets		
Investments	346.26	339.72
Trade receivables	15.89	16.10
Loans	495.18	535.51
Other financial assets	70.76	62.85
Other non-current assets	60.98	61.24
Total Non-Current Assets	2,163.39	2,200.59
Current assets		
Inventories	986.65	978.91
Financial assets		
Trade receivables	24.36	21.05
Cash and cash equivalents	9.71	8.19
Other bank balances	15.44	9.87
Other financial assets	952.24	848.77
Other current assets	75.79	62.14
Total Current Assets	2,064.19	1,928.93
Total Assets	4,227.58	4,129.52
EQUITY AND LIABILITIES		
Equity		
Equity share capital	64.82	59.02
Other equity	2,632.39	2,552.41
Total Equity	2,697.21	2,611.43
Non-current liabilities		
Financial liabilities		
Borrowings	764.23	865.58
Other non current liabilities	140.53	103.10
Provisions	1.82	1.88
Deferred tax liabilities (net)	39.49	34.66
Total Non Current Liabilities	946.07	1,005.22
Current liabilities		
Financial liabilities		
Borrowings	58.72	60.61
Trade Payables	1.84	2.55
Other financial liabilities	5.15	4.55
Other current liabilities	500.37	438.96
Provisions	0.75	0.76
Current tax liabilities	17.47	5.44
Total Current Liabilities	584.30	512.87
Total Liabilities	1,530.37	1,518.09
Total Equity and Liabilities	4,227.58	4,129.52



For Anant Raj Limited

Managing Director

(15)

ANANT RAJ LIMITED**Unaudited Standalone Cash Flow Statement for the Half year ended September 30, 2022****(Rs., Crores)**

Particulars	Half Year ended	
	30.09.2022	30.09.2021
	Unaudited	Unaudited
A. CASH FLOWS FROM OPERATING ACTIVITIES		
Net profit before tax	64.70	26.63
Adjustment for:		
Depreciation and amortisation	7.01	7.26
Interest paid	8.41	9.16
Interest receipts	(13.75)	(12.25)
Operating profit before working capital changes	66.37	30.80
Adjustment for:		
Increase/(decrease) in current borrowings	(1.89)	(9.74)
Increase/(decrease) in trade payables	(0.71)	(1.52)
Increase/(decrease) in other financial liabilities	0.60	10.59
Increase/(decrease) in other current liabilities	61.41	29.37
Increase/(decrease) in other non current liabilities	37.42	-
Increase/(decrease) in provisions	16.80	5.87
(Increase)/decrease in inventories	(7.74)	42.08
(Increase)/decrease in trade receivables	(3.10)	34.06
(Increase)/decrease in other assets	(13.39)	0.55
(Increase)/decrease in loans and advances	40.32	(37.99)
(Increase)/decrease in other financial assets	(111.37)	(61.70)
Cash generated from operations	84.72	42.37
Income tax paid	(17.94)	(7.01)
NET CASH GENERATED FROM OPERATING ACTIVITIES	66.78	35.36
B. CASH FLOWS FROM INVESTING ACTIVITIES		
(Increase)/decrease in non-current investments	(6.54)	(0.02)
Acquisition of property, plant and equipment	(0.93)	(0.12)
Acquisition of investment property	(0.03)	(0.03)
Proceeds from disposal of property, plant and equipment	0.08	-
Decrease in capital work-in-progress	4.74	8.63
Interest receipts	13.75	12.25
Movement in fixed deposits (net)	(5.58)	0.44
NET CASH INFLOW FROM INVESTING ACTIVITIES	5.49	21.15
C. CASH FLOWS FROM FINANCE ACTIVITIES		
Proceeds/(repayment) from/of borrowings	(101.36)	(82.82)
Share warrants money receipts	42.56	40.85
Dividend paid and tax thereon	(3.54)	-
Interest paid	(8.41)	(9.16)
NET CASH OUTFLOW FROM FINANCE ACTIVITIES	(70.75)	(51.13)
NET INCREASE IN CASH AND CASH EQUIVALENTS (A+B+C)	1.52	5.38
Cash and cash equivalents at the beginning of year	8.19	0.89
Cash and cash equivalents at the end of year	9.71	6.27



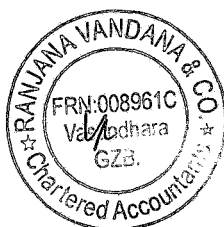
For Anant Raj Limited

Managing Director

Notes to Unaudited Standalone Financial Results

1. The above unaudited standalone financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on October 18, 2022.
2. The Statutory Auditors of the Company have carried out a Limited Review of the unaudited standalone financial results for the quarter and six months ended September 30, 2022, in accordance with Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
3. These unaudited standalone financial results have been prepared in accordance with the recognition and measurement principles of Indian Accounting Standards ("Ind AS") as notified under Section 133 of the Companies Act, 2013, read with Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time.
4. The Company's business activities, primarily real estate development and related activities fall within a single reportable segment as the management of the Company views the entire business activities as real estate development. Accordingly, there are no additional disclosures to be furnished in accordance with the requirement of Ind AS 108- 'Operating Segments' with respect to a single reportable segment. Further, the business activities of the Company are domiciled in India and therefore, there is no reportable geographical segment.
5. In terms of the accounting policy for revenue recognition, estimates of revenues and costs are reviewed periodically by the management and the impact of any changes in such estimates are recognized in the period in which such changes are determined.
6. The Board of Directors at its meeting held on August 3, 2022, made the allotment of 2,90,00,000 equity shares of the face value of Rs. 2 each pursuant to the conversion of 2,90,00,000 fully convertible warrants ("Warrants"), allotted as on May 5, 2021, at an issue price of Rs. 56.35 each by way of preferential allotment to 'Promoter and Promoter group' and 'Non-Promoter' (Allottees), in accordance with the provisions of the Companies Act, 2013, read with SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018.

Consequent to the said allotment, the paid-up equity share capital of the Company stands increased to Rs. 64,81,92,670 divided into 32,40,96,335 equity shares of face value of Rs. 2 each.



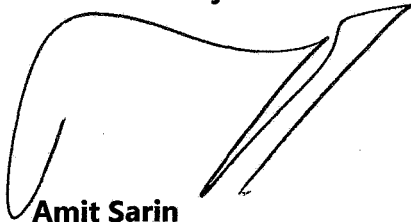
For Anant Raj Limited

Managing Director

The funds so raised have been used/deployed for the setting up of Data Centres in the IT Parks built by the Company situated in Manesar, Panchkula and Rai in the State of Haryana. There is no deviation or variation in the utilization of funds raised as per Regulation 32 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

7. The funds raised by the Company through Debentures during the quarter ended September 30, 2022, were utilized for the purposes it was raised, i.e. for general corporate purposes including transaction expenses and payment of upfront interest.
8. The figures for the previous quarter(s) have been regrouped/rearranged, wherever necessary, to confirm to the current quarter classifications.
9. The unaudited standalone and consolidated financial results are also available on the Company's website at www.anantrajlimited.com (URL: <https://www.anantrajlimited.com/investors.php>) and on the websites of the Stock Exchanges viz, BSE Limited at www.bseindia.com and the National Stock Exchange of India Limited at www.nseindia.com

**On behalf of the Board of Directors
for Anant Raj Limited**



**Amit Sarin
Managing Director
DIN: 00015837**



Date: October 18, 2022

Place: New Delhi

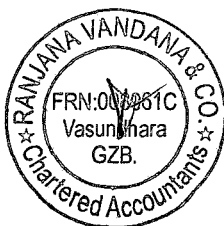


Independent Auditor's Review Report on the Quarterly and Year-to-Date Unaudited Standalone Financial Results of the Company pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

To

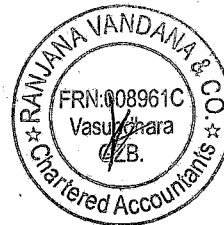
The Board of Directors,
Anant Raj Limited,
H-65, Connaught Circus
New Delhi-110001

1. We have reviewed the accompanying statement of unaudited standalone financial results of Anant Raj Limited ("the Company"), having its registered office at Plot No. CP.1, Sector-8, IMT Manesar, Haryana-122051, for the quarter ended September 30, 2022, and the year-to-date for the period April 1, 2022, to September 30, 2022 ("the Statement"), being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including relevant circulars issued by the SEBI from time to time.
2. This Statement 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 the Indian Accounting Standards-34 "Interim Financial Reporting" ("Ind AS 34") prescribed under section 133 of the Companies Act, 2013, read with relevant rules issued thereunder and other accounting principles generally accepted in India and is in compliance with the presentation and disclosure requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended), including relevant circulars issued by the SEBI from time to time. Our responsibility is to issue a report on these financial statements 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. This Standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free from material misstatement. A review is limited primarily to enquiries of the Company's personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed and accordingly, we do not express an audit opinion.



- 4. Based on our review conducted as above, nothing has come to our the attention that causes us to believe that the accompanying Statement of unaudited 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, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.
- 5. The comparative standalone financial results for the quarter and six months ended September 30, 2021, and for the year ended March 31, 2022, prepared in accordance with Ind AS included in this unaudited standalone financial results had been reviewed/audited by the previous auditors vide their review/audit reports dated November 12, 2021, and May 14, 2022, respectively and which has been furnished to us by the management and has been relied upon by us for the purpose of our review of the unaudited standalone financial results. Our conclusion is not modified in respect of this matter.

Ranjana Vandana & Co.
Chartered Accountants
ICAI Firm Registration No. 008961C
By the hand of



Ranjana
Vandana Rani
Partner

Membership no. 077984

UDIN:
22077984-BAEPHK3988

Place: New Delhi
Date: October 18, 2022