

Anant Raj Limited

CIN : L45400HR1985PLC021622

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

Tel : 011-43034400, 23324127, 23323880, 43582879

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

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

Tel : (0124) 4265817



ARL/CS/13444

October 28, 2024

The Manager Listing Department BSE Limited, Phiroze Jee Jee Bhoy Towers, Dalal Street, Mumbai – 400001 Scrip code: 515055	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 Scrip code: ANANTRAJ
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Subject: Outcome of the Board Meeting held on Monday, October 28, 2024

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

Dear Sir/Madam,

Pursuant to the above referred provisions of Listing Regulations, as amended read with SEBI Circular SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123, dated July 13, 2023 and further to our letter dated September 30, 2024 and October 23, 2024, we wish to inform that the Board of Directors of the Company at its meeting held today i.e. October 28, 2024, has, inter – alia, considered and approved the following:

1. Unaudited Financial Results (Standalone and Consolidated) of the Company along with the Limited Review Reports for the quarter and half year ended September 30, 2024.

Copies of such Financial Results along with Limited Review Reports are attached herewith as **Annexure- A**.

The Financial Results are also available on the website of the Company at www.anantrajlimited.com (URL: <https://anantrajlimited.com/investors.php>) & websites of Stock Exchanges i.e. BSE Limited at www.bseindia.com and National Stock Exchange of India Limited at www.nseindia.com.

2. Issuance of equity shares or other convertible securities by way of Qualified Institutions Placement, for an aggregate consideration not exceeding Rs. 2,000 Crores Only (Rupees Two Thousands Crores Only) in accordance with the applicable laws including the SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018 and the Companies Act, 2013, each as amended, subject to receipt of all necessary approvals, if and to the extent required; and



3. Issue and allotment of Fully Convertible Warrants ("Warrants"), each carrying right exercisable by the Warrant holder to subscribe to one Equity Share of face value of Rs. 2/- (Rupees Two Only) each to the persons belonging to the Promoter & Promoter Group on preferential basis, aggregating up to Rs. 100 Crores (Rupees One Hundred Crores Only) at such price as may be determined by the Board/Committee of Directors in accordance with the provisions of Chapter V of Securities & Exchange Board of India (Issue of Capital & Disclosure Requirements) Regulations, 2018 ("**SEBI ICDR Regulations**"), as amended and applicable provisions of the Companies Act, 2013 and rules made thereunder for cash, subject to approval of the Members of the Company and such other regulatory/statutory approvals as may be necessary. The names of the proposed allottees are mentioned below:

Sr. No.	Name of the Proposed Allottees	Amount in Rs./ No. of Warrants (up to)
1.	Shri Ashok Sarin Anant Raj LLP	100 Crores
	TOTAL	100 Crores

*Details as required under Regulation 30 of the SEBI Listing Regulations read with SEBI Circular SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated 13th July, 2023, with respect to QIP Issuance and Preferential Issue are enclosed as **Annexure-B** and **Annexure-C** respectively.*

4. Authorized Finance and Investment Committee to finalize/approve all the relevant documents, as may be deemed necessary.
5. Approved the Notice of Extra-Ordinary General Meeting ("EGM") for seeking approval of the shareholders by way of special resolution for issuance of the Securities.

The Board Meeting commenced at 3:00 P.M. and concluded at^{6:25} P.M.

This is for your kind information and records.

Thanking You,

For **Anant Raj Limited**


Manoj Pahwa
Company Secretary
ACS-7812



Encl: as above

ANANT RAJ LIMITED

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Statement of Unaudited Consolidated Financial Results for the Quarter and Half Year ended September 30, 2024

(Rs., Crores)

Sl.No.	Particulars	Quarter ended			Half Year ended		Year ended
		30.09.2024	30.06.2024	30.09.2023	30.09.2024	30.09.2023	31.03.2024
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income						
	(a) Revenue from operations	512.85	471.83	332.28	984.68	648.44	1,483.30
	(b) Other income	10.90	9.83	8.55	20.73	18.16	37.44
	Total income	523.75	481.66	340.83	1,005.41	666.60	1,520.74
2	Expenses						
	(a) Cost of sales	377.35	349.64	238.58	726.99	479.32	1,079.97
	(b) Employee benefits expense	5.11	5.06	4.56	10.17	9.36	19.20
	(c) Finance costs	1.51	3.58	8.03	5.09	15.50	34.61
	(d) Depreciation and amortisation	8.08	5.46	4.23	13.54	8.42	18.06
	(e) Others	17.59	14.18	9.28	31.77	20.38	50.32
	Total expenses	409.64	377.92	264.68	787.56	532.98	1,202.16
3	Profit before exceptional items, tax, share of profit in associates and jointly controlled entities (1-2)	114.11	103.74	76.15	217.85	133.62	318.58
4	Exceptional items	-	-	-	-	-	-
5	Profit before tax, share of profit in associates and jointly controlled entities (3+4)	114.11	103.74	76.15	217.85	133.62	318.58
6	Tax expenses						
	- Current tax	17.34	10.29	13.90	27.63	19.87	39.32
	- Deferred tax	(7.67)	3.91	3.51	(3.76)	6.76	14.72
7	Profit after tax and before share of profit in associates and jointly controlled entities (5-6)	104.44	89.54	58.74	193.98	106.99	264.54
8	Share of profit in associates and jointly controlled entities (net)	1.21	1.47	1.63	2.68	3.50	1.39
9	Profit for the period /year (7+8)	105.65	91.01	60.37	196.66	110.49	265.93
10	Other comprehensive income						
	(a) Items that will not be reclassified to profit and loss (net of tax)	(1.52)	-	-	(1.52)	-	(1.98)
	(b) Items that will be reclassified to profit and loss (net of tax)	-	-	-	-	-	-
	Total other comprehensive income	(1.52)	-	-	(1.52)	-	(1.98)
11	Total comprehensive income for the period/year (9+10)	104.13	91.01	60.37	195.14	110.49	263.95
12	Net profit for the period/year attributable to:						
	- Owners of the company	105.58	91.00	60.10	196.58	110.75	260.91
	- Non-controlling interests	0.07	0.01	0.27	0.08	(0.26)	5.02
		105.65	91.01	60.37	196.66	110.49	265.93
13	Other comprehensive income attributable to:						
	- Owners of the company	(1.52)	-	-	(1.52)	-	(1.98)
	- Non-controlling interests	-	-	-	-	-	-
		(1.52)	-	-	(1.52)	-	(1.98)
14	Total comprehensive income attributable to:						
	- Owners of the company	104.06	91.00	60.10	195.06	110.75	258.93
	- Non-controlling interests	0.07	0.01	0.27	0.08	(0.26)	5.02
		104.13	91.01	60.37	195.14	110.49	263.95
15	Paid-up Equity Share Capital (Face Value of Rs. 2/- per share)	68.38	68.38	64.82	68.38	64.82	68.38
16	Other equity						3,587.98
	Earnings per equity share (face value of Rs. 2/- per share) (not annualised)						
	- Basic (Rs.)	3.09	2.66	1.85	5.75	3.42	7.96
	- Diluted (Rs.)	3.09	2.66	1.85	5.75	3.42	7.96

For Anant Raj Limited

Managing Director

ANANT RAJ LIMITED

Registered Office: Plot No. CP-1, Sector-8, IMT Manesar, Haryana-122051

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

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Statement of Unaudited Consolidated Assets and Liabilities as at September 30, 2024

Particulars	(Rs., Crores)	
	As at	As at
	September 30, 2024	March 31, 2024
	Unaudited	Audited
ASSETS		
Non- current assets		
Property, plant and equipment	82.27	71.03
Capital work-in-progress	32.13	21.50
Investment property	1,236.70	1,242.75
Right to use	11.00	-
Financial assets		
Investments	307.19	301.84
Trade receivables	20.04	22.45
Loans	99.71	51.88
Other financial assets	206.75	154.01
Other non-current assets	273.60	264.76
Total Non-Current Assets	2,269.39	2,130.22
Current assets		
Inventories	1,183.16	1,415.85
Financial assets		
Trade receivables	170.53	99.64
Cash and cash equivalents	218.70	305.01
Other bank balances	31.29	16.23
Other financial assets	827.92	774.62
Other current assets	119.06	126.70
Total Current Assets	2,550.66	2,738.05
TOTAL ASSETS	4,820.05	4,868.27
EQUITY AND LIABILITIES		
Equity		
Equity share capital	68.38	68.38
Other equity	3,758.91	3,587.98
Total equity (for shareholders of parent)	3,827.29	3,656.36
Non-controlling interest	28.26	28.18
Total Equity	3,855.55	3,684.54
Non-current liabilities		
Financial liabilities		
Borrowings	307.86	467.38
Lease liability	13.23	-
Other financial liabilities	12.49	20.43
Provisions	2.66	2.57
Deferred tax liabilities (net)	46.67	51.25
Other non current liabilities	209.23	177.84
Total Non Current Liabilities	592.14	719.47
Current liabilities		
Financial liabilities		
Borrowings	63.60	159.36
Lease liability	0.98	-
Trade Payables		
Total outstanding dues of micro and small enterprises	0.07	0.26
Total outstanding dues of creditors other than micro and small enterprises	26.15	18.94
Other financial liabilities	8.84	5.98
Other current liabilities	264.96	277.65
Provisions	1.34	1.14
Current tax liabilities	6.42	0.93
Total Current Liabilities	372.36	464.26
TOTAL LIABILITIES	964.50	1,183.73
TOTAL EQUITY AND LIABILITIES	4,820.05	4,868.27

For Anant Raj Limited

Managing Director

ANANT RAJ LIMITED

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Statement of Unaudited Consolidated Cash Flows for the Half Year ended September 30, 2024

Particulars	(Rs., Crores)	
	Half Year ended	
	September 30, 2024	September 30, 2023
	Unaudited	Unaudited
A. CASH FLOWS FROM OPERATING ACTIVITIES		
Net profit before tax	217.85	133.62
Adjustment for:		
Depreciation and amortisation	13.54	8.42
Measurement of financial instrument at amortised cost	0.75	-
Cash flow hedge	(1.52)	-
Interest paid	4.83	15.18
Interest receipts	(18.19)	(16.56)
Share of profit associates and NCI	2.68	3.50
Operating profit before working capital changes	219.94	144.16
Adjustment for:		
Increase/(decrease) in current borrowings	(95.76)	(17.00)
Increase/(decrease) in trade payables	7.02	49.36
Increase/(decrease) in other financial liabilities	(5.08)	17.94
Increase/(decrease) in other liabilities	18.70	(4.72)
Increase/(decrease) in provisions	1.20	8.34
(Increase)/decrease in lease liability	14.21	-
(Increase)/decrease in trade receivables	(68.47)	(7.42)
(Increase)/decrease in inventories	232.69	46.06
(Increase)/decrease in other current assets	(1.21)	(39.51)
(Increase)/decrease in loans non-current	(47.82)	2.89
(Increase)/decrease in other financial assets	(106.05)	(58.55)
Cash generated from operations	169.37	141.55
Income tax paid	(23.87)	(26.63)
NET CASH GENERATED FROM OPERATING ACTIVITIES	145.50	114.92
B. CASH FLOWS FROM INVESTING ACTIVITIES		
(Increase)/decrease in non-current investments	(5.34)	(1.68)
Acquisition of property, plant and equipment	(19.03)	(9.56)
Acquisition of investment property	(0.01)	(8.92)
Proceeds from disposal of property, plant and equipment	0.30	0.02
(Increase)/decrease in capital work-in-progress	(10.64)	(2.96)
Acquisition of intangible asset	-	(0.01)
(Increase)/decrease in right to use asset	(11.00)	-
Interest receipts	18.19	16.56
(Increase)/decrease in other bank balances	(15.06)	(11.24)
NET CASH INFLOW FROM INVESTING ACTIVITIES	(42.59)	(17.79)
C. CASH FLOWS FROM FINANCE ACTIVITIES		
Proceeds/(repayment) from borrowings	(159.51)	(67.89)
Dividend paid and tax thereon	(24.96)	(16.20)
Change in minority's interest	0.08	0.26
Interest paid	(4.83)	(15.18)
NET CASH OUTFLOW FROM FINANCE ACTIVITIES	(189.22)	(99.01)
NET INCREASE IN CASH AND CASH EQUIVALENTS (A+B+C)	(86.31)	(1.88)
Cash and cash equivalents at the beginning of year	305.01	34.06
Cash and cash equivalents at the end of the period	218.70	32.18

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 28, 2024.
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, 2024, 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 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 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 recognised in the period in which such changes are determined.
6. The unaudited consolidated financial results include the results of subsidiaries, associates and jointly controlled entities, the names of which are provided separately in the Limited Review Report.
7. During the quarter ended September 30, 2024, the Company acquired 100% equity shares of Sheetij Properties Private Limited. Consequently, Sheetij Properties Private Limited, became a wholly owned subsidiary of the Company w.e.f. September 5, 2024.
8. During the quarter ended September 30, 2024, the shareholders of the Company at the 39th Annual General Meeting held on July 20, 2024, approved the final dividend @36.50% i.e. Re. 0.73 per equity share (face value of Rs. 2 per equity share) for the financial year ended March 31, 2024, amounting to Rs. 24.96 crores.

For Anant Raj Limited

Managing Director

9. The key standalone financial results for the quarter and six months ended September 30, 2024, are summarized below:

(In Crores)

Particulars	Quarter ended			Six months 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)
Total Income	315.96	284.29	201.49	600.25	389.85	896.68
Profit before tax	64.60	56.86	39.65	121.46	74.59	166.32
Profit after Tax	53.39	42.28	28.30	95.67	54.16	130.02
Other comprehensive income	(1.52)	-	-	(1.52)	-	(1.91)
Total comprehensive income	51.87	42.28	28.30	94.15	54.16	128.11

10. The figures for the previous year/quarter have been regrouped/rearranged, wherever necessary, to conform to the current period's classification.
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 28, 2024
Place: New Delhi.



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 Obligations and Disclosure Requirements) Regulations, 2015, as amended

Review Report to
The Board of Directors
Anant Raj Limited

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 after tax and total comprehensive income of its associates and jointly controlled entity for the quarter ended September 30, 2024 (the Statement), and for the period from April 1, 2024, to September 30, 2024, 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 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 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. 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.

4. This Statement includes the results of the Parent, subsidiaries, associates, and jointly controlled entity, which is 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 44 (forty-four) subsidiaries and 2 (two) jointly controlled entities included in the consolidated unaudited financial results of the entities included in the Group, whose results reflect total assets of Rs. 1435.89 crores as at September 30, 2024, and total revenues of Rs. 217.28 crores and Rs. 423.16 crores, total net profit after tax (net) of Rs. 60.31 crores and Rs. 116.31 crores and total comprehensive income of Rs. 60.31 crores and Rs. 116.31 crores, for the quarter ended September 30, 2024, and for the period from April 1, 2024, to September 30, 2024, respectively.

The consolidated unaudited financial results also includes the Group's share of net profit after tax of Rs. 1.28 crores and Rs. 2.76 crores, and total comprehensive income of Rs. 1.28 crores and Rs. 2.76 crores for the quarter ended September 30, 2024, and for the period from April 1, 2024 to September 30, 2024, respectively, as considered in the consolidated unaudited financial results in respect of 1 (one) 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 is not modified in respect of the above matters.

Annexure-1

The Statement includes the results of the following entities:

Consolidated Review Report for the quarter and six months ended September 30, 2024

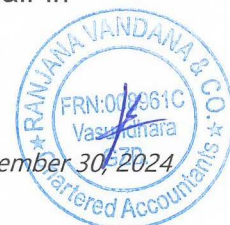


Subsidiaries

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. Anant Raj Green Energy Private Limited
7. Anant Raj Realty Private Limited
8. Anant Raj Enterprises Private Limited
9. Ashok Cloud Private Limited
10. Anant Raj Estate Management Services Limited
11. Anant Raj Housing Limited
12. AR Login 4 Edu Private Limited
13. ARE Entertainment Limited
14. Century Promoters Private Limited
15. Echo Properties Private Limited
16. Empire Promoters Private Limited
17. Excellent Inframart Private Limited @
18. Four Construction Private Limited
19. Glaze Properties Private Limited
20. Green Valley Builders Private Limited
21. Green Way Promoters Private Limited
22. Grandstar Realty Private Limited
23. Hamara Realty Private Limited
24. Jai Govinda Ghar Nirman Limited @
25. Jasmine Buildwell Private Limited
26. North South Properties Private Limited
27. Pasupati Aluminium Limited
28. Pelikan Estates Private Limited
29. Pioneer Promoters Private Limited
30. Rolling Construction Private Limited
31. Romano Builders Private Limited
32. Romano Estates Private Limited
33. Romano Estate Management Services Limited
34. Romano Infrastructure Private Limited
35. Romano Projects Private Limited
36. Rose Realty Private Limited
37. Saiguru Buildmart Private Limited @
38. Sartaj Developers & Promoters Private Limited @
39. Sovereign Buildwell Private Limited
40. Spring View Developers Private Limited
41. Sheetij Properties Private Limited*
42. Tumhare Liye Realty Private Limited
43. Vrittanta Real Estate Private Limited
44. Woodland Promoters Private Limited

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

* Acquired during the quarter ended September 30, 2024



Associates

1. E2E Solutions Private Limited

Jointly Controlled Entity

1. Avarna Projects LLP
2. MKAR Ventures LLP

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

Ranjana

Vandana Rani
Partner
Membership no: 077984



UDIN:24077984BKA&VK5296
Camp: New Delhi
Date: October 28, 2024

ANANT RAJ LIMITED

Registered Office: Plot No. CP-1, Sector-8, IMT Manesar, Haryana-122051
 Head Office: H-65, Connaught Circus, New Delhi -110001; Website: www.anantrajlimited.com
 CIN : L45400HR1985PLC021622




Statement of Unaudited Standalone Financial Results for the Quarter and Half Year ended September 30, 2024

(Rs., Crores)

Sl.No.	Particulars	Quarter ended			Half Year ended		Year ended
		30.09.2024	30.06.2024	30.09.2023	30.09.2024	30.09.2023	31.03.2024
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income						
	(a) Revenue from operations	297.57	265.96	183.67	563.53	355.87	798.80
	(b) Other income	18.39	18.33	17.82	36.72	33.98	97.88
	Total income	315.96	284.29	201.49	600.25	389.85	896.68
2	Expenses						
	(a) Cost of sales	234.54	211.35	142.11	445.89	277.46	650.49
	(b) Employee benefits expense	3.80	3.30	3.20	7.10	6.36	13.96
	(c) Finance costs	0.76	1.19	5.25	1.95	9.45	18.26
	(d) Depreciation and amortisation	3.82	3.55	3.62	7.37	7.22	14.51
	(e) Others	8.44	8.04	7.66	16.48	14.77	33.14
	Total expenses	251.36	227.43	161.84	478.79	315.26	730.36
3	Profit before exceptional items and tax (1-2)	64.60	56.86	39.65	121.46	74.59	166.32
4	Exceptional items	-	-	-	-	-	-
5	Profit before tax (3+4)	64.60	56.86	39.65	121.46	74.59	166.32
6	Tax expense						
	- Current tax	9.51	9.59	8.74	19.10	14.66	24.85
	- Deferred tax	1.70	4.99	2.61	6.69	5.77	11.45
7	Profit for the period/year (5-6)	53.39	42.28	28.30	95.67	54.16	130.02
8	Other comprehensive income						
	(a) Items that will not be reclassified to profit and loss (net of tax)	(1.52)	-	-	(1.52)	-	(1.91)
	(b) Items that will be reclassified to profit and loss (net of tax)	-	-	-	-	-	-
	Total other comprehensive income	(1.52)	-	-	(1.52)	-	(1.91)
9	Total comprehensive income for the period/year (7+8)	51.87	42.28	28.30	94.15	54.16	128.11
10	Paid-up Equity Share Capital (Face Value of Rs. 2/- per share)	68.38	68.38	64.82	68.38	64.82	68.38
11	Other equity						3,336.00
12	Earnings per equity share (face value of Rs. 2/- per share)(not annualised)						
	- Basic (Rs.)	1.52	1.24	0.87	2.75	1.67	3.91
	- Diluted (Rs.)	1.52	1.24	0.87	2.75	1.67	3.91

For Anant Raj Limited

 Managing Director

ANANT RAJ LIMITED		
Registered Office: Plot No. CP-1, Sector-8, IMT Manesar, Haryana-122051		
Head Office: H-65, Connaught Circus, New Delhi -110001; Website: www.anantrajlimited.com		
CIN : L45400HR1985PLC021622		
 Anant Raj Limited		
Statement of Unaudited Standalone Assets and Liabilities as at September 30, 2024		
	(Rs., Crores)	
	As at	As at
Particulars	September 30, 2024	March 31, 2024
	Unaudited	Audited
ASSETS		
Non- current assets		
Property, plant and equipment	16.64	14.11
Capital work-in-progress	20.88	19.67
Investment property	1,100.83	1,106.71
Financial assets		
Investments	345.79	324.32
Trade receivables	18.48	20.69
Loans	635.56	577.03
Other financial assets	133.19	100.61
Other non-current assets	123.92	131.05
Total Non-Current Assets	2,395.29	2,294.19
Current assets		
Inventories	818.07	1,045.79
Financial assets		
Trade receivables	163.47	98.22
Cash and cash equivalents	129.15	201.59
Other bank balances	31.29	16.22
Other financial assets	571.68	557.62
Other current assets	70.33	65.50
Total Current Assets	1,783.99	1,984.94
TOTAL ASSETS	4,179.28	4,279.13
EQUITY AND LIABILITIES		
Equity		
Equity share capital	68.38	68.38
Other equity	3,405.95	3,336.00
Total Equity	3,474.33	3,404.38
Non-current liabilities		
Financial liabilities		
Borrowings	278.12	445.97
Other financial liabilities	8.66	19.39
Provisions	2.33	2.25
Deferred tax liabilities (net)	61.61	55.73
Other non current liabilities	135.86	109.04
Total Non Current Liabilities	486.58	632.38
Current liabilities		
Financial liabilities		
Borrowings	55.05	143.22
Trade Payables		
Total outstanding dues of micro and small enterprises	0.02	0.22
Total outstanding dues of creditors other than micro and small enterprises	5.06	0.81
Other financial liabilities	2.05	2.30
Other current liabilities	125.21	80.57
Provisions	1.12	1.02
Current tax liabilities	29.86	14.23
Total Current Liabilities	218.37	242.37
TOTAL LIABILITIES	704.95	874.75
TOTAL EQUITY AND LIABILITIES	4,179.28	4,279.13

For Anant Raj Limited

Managing Director

ANANT RAJ LIMITED

Registered Office: Plot No. CP-1, Sector-8, IMT Manesar, Haryana-122051

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

CIN : L45400HR1985PLC021622



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Statement of Unaudited Standalone Cash Flows for the Half Year ended September 30, 2024

Particulars	(Rs., Crores)	
	Half Year ended	
	September 30, 2024	September 30, 2023
	Unaudited	Unaudited
A. CASH FLOWS FROM OPERATING ACTIVITIES		
Net profit before tax	121.46	74.59
Adjustment for:		
Depreciation and amortisation	7.37	7.22
Measurement of financial instrument at amortised cost	0.75	-
Cash flow hedge	(1.52)	-
Interest paid	1.69	9.13
Interest receipts	(17.20)	(15.66)
Operating profit before working capital changes	112.55	75.28
Adjustment for:		
Increase/(decrease) in current borrowings	(88.17)	(16.98)
Increase/(decrease) in trade payables	4.05	(0.68)
Increase/(decrease) in other financial liabilities	(10.98)	(0.37)
Increase/(decrease) in other current liabilities	44.64	(36.11)
Increase/(decrease) in other non current liabilities	26.82	15.66
Increase/(decrease) in provisions	21.69	16.96
(Increase)/decrease in inventories	227.71	31.53
(Increase)/decrease in trade receivables	(63.03)	(11.12)
(Increase)/decrease in other current assets	2.30	(19.71)
(Increase)/decrease in loans non-current	(58.53)	(22.68)
(Increase)/decrease in other financial assets	(46.63)	69.43
Cash generated from operations	172.42	101.21
Income tax paid	(25.79)	(20.43)
NET CASH GENERATED FROM OPERATING ACTIVITIES	146.63	80.78
B. CASH FLOWS FROM INVESTING ACTIVITIES		
(Increase)/decrease in non-current investments	(21.48)	(18.20)
Acquisition of property, plant and equipment	(4.08)	(0.61)
Acquisition of investment property	-	(0.03)
Proceeds from disposal of property, plant and equipment	0.05	0.01
(Increase)/decrease in capital work-in-progress	(1.21)	(9.89)
Interest receipts	17.20	15.66
(Increase)/decrease in other bank balances	(15.06)	(0.15)
NET CASH INFLOW FROM INVESTING ACTIVITIES	(24.58)	(13.21)
C. CASH FLOWS FROM FINANCE ACTIVITIES		
Proceeds/(repayment) from borrowings	(167.84)	(54.52)
Dividend paid and tax thereon	(24.96)	(16.20)
Interest paid	(1.69)	(9.13)
NET CASH OUTFLOW FROM FINANCE ACTIVITIES	(194.49)	(79.85)
NET INCREASE IN CASH AND CASH EQUIVALENTS (A+B+C)	(72.44)	(12.28)
Cash and cash equivalents at the beginning of year	201.59	25.27
Cash and cash equivalents at the end of the period	129.15	12.99

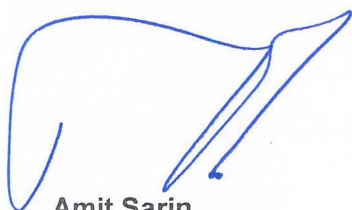
For Anant Raj Limited

Managing Director

Notes to the 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 28, 2024.
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, 2024, 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-34) 'Interim Financial Reporting' as notified under Section 133 of the Companies Act, 2013, read with Companies (Indian Accounting Standards) Rules, 2015, as amended.
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 Company's business activities are domiciled in India; 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 recognised in the period in which such changes are determined.
6. During the quarter ended September 30, 2024, the Company has acquired 100% equity shares of Sheetij Properties Private Limited. Consequently, Sheetij Properties Private Limited became a wholly owned subsidiary of the Company w.e.f. September 5, 2024.
7. During the quarter ended September 30, 2024, the shareholders of the Company at the 39th Annual General Meeting held on July 20, 2024, approved the final dividend @36.50% i.e. Re. 0.73 per equity share (face value of Rs. 2 per equity share) for the financial year ended March 31, 2024, amounting to Rs. 24.96 crores.
8. The figures for the previous quarter(s) have been regrouped/rearranged, wherever necessary, to conform 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 28, 2024
Place: New Delhi**



Independent Auditor's Review Report on the Standalone 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

Review Report to
The Board of Directors
Anant Raj Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results of Anant Raj Limited ("the Company"), for the quarter ended September 30, 2024, and the year-to-date for the period April 1, 2024, to September 30, 2024 ("the Statement"), attached herewith, 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 has been approved by the Company's Board of Directors, 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 of 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 an audit and accordingly, we do not express an audit opinion.



4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, 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.

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




UDIN:24077984BKAQVJ7417
Camp: New Delhi
Date: October 28, 2024

Vandana Rani
Partner
Membership no. 077984

Annexure-B

Disclosure in respect of issue of equity shares of the Company through QIP

Sr. No.	Particulars	Disclosures
1.	Type of securities proposed to be issued	Fully paid-up equity shares of the Company having face value of Rs. 2/- each.
2.	Type of issuance	Qualified Institutional Placement (QIP)
3.	Total Number of Securities proposed to be issued or the total amount for which the securities will be issued (approximately)	Such number of fully paid-up equity shares of the Company of face value Rs. 2/- each, at such price or prices as may be permissible under applicable law and as the Board / Finance and Investment Committee may deem fit, such that the total amount to be raised through the issue of equity shares shall not exceed Rs. 2,000 Crores (Rupees Two Thousands Crores only) by way of private placement through qualified institutions placement in one or more tranches.
4.	In case of convertibles, Intimation on conversion of securities or on lapse of the tenure of the instrument.	-
5.	Nature of Consideration (Whether cash or consideration other than cash)	Cash

Annexure-C**Details on Preferential allotment as required under Regulation 30 of SEBI Listing Regulations and SEBI Circular No. in terms of SEBI Circular SEBI/HO/CFD/CFD-PoD 1/P/CIR/2023/123 dated 13th July 2023:**

Sr. No.	Particulars	Disclosures
1)	Type of securities proposed to be issued	Fully Convertible Warrants (" Warrants ")
2)	Type of issuance	Preferential Issue
3)	Total Number of Securities proposed to be issued or the total amount for which the securities will be issued (approximately	Issue and allotment of Fully Convertible Warrants (" Warrants "), each carrying right exercisable by the Warrant holder to subscribe to one Equity Share of face value of Rs. 2/- (Rupees Two Only) each, aggregating up to Rs. 100 Crores (Rupees One Hundred Crores Only) at such issue price as may be determined by the Board/ Committee of Directors in accordance with provisions of Chapter V of SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended and applicable provisions of Companies Act, 2013.
4)	Names of the Investors	Shri Ashok Sarin Anant Raj LLP-a Limited Liability Partnership registered under Limited Liability Partnership Act, 2008, a Promoter Group Entity
5)	Issue Price	At such issue price as may be determined by the Board/Committee of Directors in accordance with the provisions of Chapter V of SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended.
6)	In case of convertibles, Intimation on conversion of securities or on lapse of the tenure of the instrument.	Will be given as and when required.
7)	Nature of Consideration (Whether cash or consideration other than cash)	Cash