ansal HOUSING & CONSTRUCTION LTD.

An ISO 9001:2008 Company

Registered & Head Office : 15, UGF, Indra Prakash, 21, Barakhamba Road, New Delhi - 110001
Ph.: +91-11-43577100 Fax : +91-11-23350847 www.ansals.com e-mail : ahcl@ansals.com

Ref. no.: SECY/S-16/2013

24th September, 2013

The Secretary Bombay Stock Exchange Ltd., Phiroze Jeejeebhoy Towers, Dalal Street, **Mumbai – 400 001**	The Manager (Listing) National Stock Exchange of India Ltd., "Exchange Plaza", Bandra-Kurla Complex, Bandra (E) **Mumbai :- 400 051**
COMPANY NO. 507828	**SYMBOL: ANSALHSG** **SERIES : EQ**

Dear Sir,

Pursuant to the provision(s) of Listing Agreement with the Stock Exchange(s), we would like to inform you that the shareholders of the Company have in the Annual General Meeting of the Company held on Tuesday, the 24th September, 2013 at New Delhi, approved the following businesses with requisite majority.

1. Considered and Adopted audited Balance sheet as at March 31, 2013 and Statement of Profit & Loss for the year ended on that date together with the Consolidated Financial Statements of the Company as on date and reports of Board of Directors and auditors thereon.

2. Declaration of dividend @8% (₹ 0.80) per equity share on the paid-up equity share capital.

3. Re-appointment of Shri S.L. Kapur and Shri Ashok Khanna, Directors of the Company, who are liable to retire by rotation.

4. Re-appointment of M/s Khanna & Annadhanam, Chartered Accountants as Statutory Auditors of the Company.

5. Regularization of the appointment of Shri Maharaj Kishen Trisal as Director of the Company.

We are also enclosing herewith a copy of Chairman's Speech of Shri Deepak Ansal, Chairman & Managing Director of the Company addressed to the Shareholders at the 29th Annual General Meeting held on 24th September, 2013.

You are requested to take the above information on record.

Thanking you,

Yours faithfully,
For ANSAL HOUSING & CONSTRUCTION LTD.

Mohinder Bajaj

(Mohinder Bajaj)
Sr. V.P. & Company Secretary

Encl: As above

from 23.01.2012 to 31.10.2012 in accordance with the provisions of section 77A, 77AA & 77B of the Companies Act, 1956 and in compliance with the Securities and Exchange Board of India (Buy – Back of Securities) Regulation 1998,

ISSUE OF BONUS EQUITY SHARES

Pursuant to the provision of Companies Act, 1956 and Article 135 to 137 of the Articles of Association of the Company and in accordance with the SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2009 ("The Regulations") and approval of the Bombay Stock Exchange Ltd., Mumbai and National Stock Exchange Ltd., Mumbai and pursuant to approval accorded by the Shareholders of the Company vide their resolution dated 2nd April, 2013 through Postal Ballot, the Members of the Committee of Board of Directors of the Company approved the allotment of 3,95,90,552 bonus equity shares in the ratio of 2:1 (two new bonus equity shares of Rs. 10/- each for every one existing equity share of Rs. 10/- each held in the Company to the eligible shareholders of the Company whose names appeared in the Register of Members / Beneficial Owners position of the Company as on record date i.e. 12th April, 2013.

ACKNOWLEDGEMENTS

Before I conclude, I would like to thank all the shareholders, depositors and suppliers / contractors for the trust and confidence reposed and for their valued patronage. I hope they will continue to extend the same in future. Thanks are also due to the Central and State Governments as well as their respective Departments and Development Authorities connected with the business of the company, Bankers to the company, Housing Finance as well as other Institutions for their esteemed co-operation and we look forward for their continued support.

I wish to take this opportunity to place on record my sincere thanks to my colleagues on the Board who have been a source of strength and inspiration, the efforts made by officers and employees at various levels of your Company.

Thank you,

Place : New Delhi
Dated : 24th September, 2013

(DEEPAK ANSAL)
CHAIRMAN & MANAGING DIRECTOR

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Chairman & Managing Director Shri Deepak Ansal's address to the Shareholders at the 29th Annual General Meeting of the Company on 24th September, 2013.

Dear Shareholders,

It gives me great pleasure in extending to each one of you a warm and hearty welcome to this 29th Annual General Meeting of your Company. On behalf of the Board and on my own behalf, I would like to place on record my deep sense of appreciation for all our esteemed shareholders for the continuing support and co-operation.

The Directors' Report and the Audited Annual Accounts of the Company for the financial year ended 31st March, 2013 have already been sent to you and with your permission, I take them as read.

DEVELOPMENTS IN THE INDIAN ECONOMY

Indian Economic Scenario remained sluggish resulting in GDP growth of 5% during 2012-2013 as compared to 6.2% in 2011-2012 which is the lowest growth rate in the last decade. Likewise agriculture, Industry and services recorded lesser growth as compared to previous year.

Persistent high inflation, high interest rate and slackening external demand continued to adversely impact industrial growth of the country which finally came to 2.1% in the Financial Year 2012-2013 as compared to 3.5% in the previous year.

For meeting the current account deficit which in recent times is a major cause of inflation and concern of the Government, the attaining of International competitiveness is of paramount importance. There has to be qualitative enhancement of our exports which at present comprise mainly of lower value goods and services. This kind of competitiveness can help us both ways bridging the CAD and controlling the value of rupee to a respectable level.

REAL ESTATE SCENARIO AND POLICY MEASURES AFFECTING REAL ESTATE SECTOR

Overall, 2012-2013 remained fairly status quo for real estate. There was not much fluctuation in any of the major sectors in real estate. Office space absorption remained lower compared with 2011-12. Meanwhile, retail faced challenges of quality supply affecting the overall absorption. The residential demand improved, however, especially in cities like Pune and Gurgaon.

The major impediment to faster growth is the plethora of bureaucratic controls which persists even in the reforms era. Project implementation, whether in Infrastructure, Real Estate or Manufacturing Sector, continues to be hampered by red tape.

To take the example of the real estate industry, the number of approvals that are required to be obtained is over 40 – that too from a multiplicity of different government agencies and departments.

The procedural delay and inertia decision making have affected progress of the projects in infrastructure and real estate sectors. Inspite of the many challenges that have been faced by Real Estate Sector, it has immense scope of growth. With the above at the back of our mind we have been strategising to meet different challenges that come to us periodically.

A new challenge is looming large in the wake of the proposed changes in the regulatory environment. Although the Real Estate Bill itself is a welcome measure, it would be beneficial for all to introduce a mechanism for time-bound single Window Clearance, which would help in expediting project completion time and which should also be made applicable to all stakeholders in the Private Sector, Public Sector as well as Government bodies and Agencies.

The Indian Real Estate and Construction Industry with strong linkages with various Industries such as Cement, Steel, Chemicals, Paints, Tiles, Bricks, Fixtures and Fittings etc. is an integral part of the Economy. It has enormous potential to generate employment opportunities for unskilled, semi skilled and the skilled alike. The Industry inhibited with challenges of high borrowing costs, lack of institutional funding, lengthy approval process and slow infrastructure development requires support and encouragement of policy makers for achieving its goals and contribute more and more to the country's GDP.

OPERATIONS

The Company has come-up to the expectations of several thousands of its customers who have entrusted the Company with their precious dreams over the last three decades of its existence. It has carried out the responsibility with undeterred focus, integrity, passion and with highest standards of quality. The major focus of the Company remains on the Residential Projects which has witnessed buoyancy in sales in the preceding year. The Company will continue to strive for quality and sustained development and creating value for its investors.

The Company has achieved an all-time high turnover of Rs. 435.65 crores for the Financial Year 2012-2013 as against Rs. 403.40 crores in the previous year and net profit (before tax) for the year 2012-2013 stood at Rs. 53.19 crores as against Rs. 50.87 crores in the year 2011-2012. The Earning per Share (EPS) has stood at Rs. 6.37.

BUSINESS & FUTURE PROSPECTS

During the period under review, the net revenues increased by 8% to Rs. 435.65 crores and profit after tax increased by 16% to Rs. 38.01 crores. During the period various new Residential and Commercial Projects at Agra, Gurgaon and Indore were launched. The company is currently developing / building various projects at Gurgaon, Agra, Alwar, Meerut, Indore, Karnal, Yamunanagar, Jammu, Zirakpur, Jhansi, Lucknow, Muzaffarnagar, Rewari, Shahpur and Ghaziabad. The Company will be further expanding the development work in most of these locations and will soon be adding some more projects at new locations including a Township Project in Ajmer. Handing over the possession of ready units is progressing well at various projects in Karnal, Yamunanagar, Zirakpur, Indore, Agra, Meerut, Jammu, Shahpur, NH24 Ghaziabad and Jhansi. The recent addition of new projects in NCR will help the Company to grow at a faster pace and to achieve higher revenues in the coming years. There are also strong indications of interest rates going down in near future to the benefit of the customers, the Company and barring unforeseen circumstances, the outlook for Real Estate Industry remains positive.

BUY-BACK OF SHARES

During the financial year 2012-2013, the company had bought back and extinguished 5,75,568 equity shares under the Company's Buy-back scheme