



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-16/2012

26th September, 2012

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 Wednesday, the 26th September, 2012 at New Delhi, approved the following businesses with requisite majority.

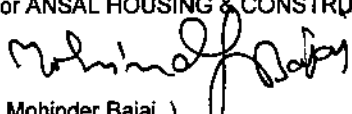
1. Considered and Adopted audited Balance sheet as at March 31, 2012 and Profit & Loss Account for the year ended on that date together with the Consolidated Financial Statements of the Company as on date and reports of Board of Directors and auditors thereon.
2. Declaration of dividend @10% (₹ 1.00) per equity share on the paid-up equity share capital.
3. Re-appointment of Shri S.L. Chopra and Shri Pradeep Anand, 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. Reappointment and remuneration of Shri Deepak Ansal, Chairman & Managing Director for a further period of five years w.e.f. 1st April, 2013 to 31st March, 2018..
6. Revision in the remuneration of Shri Karun Ansal, President (Projects) of the Company.
7. Approval for payment of Commission to all Non-executive Directors of the Company in addition to the sitting fee

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 28th Annual General Meeting held on 26th September, 2012.

You are requested to take the above information on record.

Thanking you,

Yours faithfully,
For ANSAL HOUSING & CONSTRUCTION LTD.


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

Encl: As above

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,



(DEEPAK ANSAL)

Place : New Delhi

CHAIRMAN & MANAGING DIRECTOR

Dated : 26th September, 2012

Enriching The Way You Live

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Chairman & Managing Director Shri Deepak Ansal's address to the Shareholders at the 28th Annual General Meeting of the Company on 28th September, 2012.

Dear Shareholders,

At the outset I extend a warm welcome to all of you for attending the 28th Annual General Meeting of your Company.

The Directors' Report and the audited final accounts of the Company for the financial year ended 31st March, 2012 have already been sent to you and with your permission, I take them as read.

ECONOMIC SCENARIO

The world economy, as also ours, is passing through a phase of worst crisis in many years. The economy is currently experiencing a slow-down in its growth consequent to unstable world economy.

India's GDP grew at 6.5% in the Financial Year 2011-2012 after growing at 8.4% in the Financial Year 2010-2011. The Real Estate sector has contributed only 5% of India's overall GDP this year as compared to a contribution of 10.6% in Financial Year 2010-2011 with the lack of cheap credit and increased debts servicing levels and with the declining rate of Foreign Director Investment in the Real Estate Sector. Lower external demand and the slump in Capital flows as a result of weak global financial conditions weakened India's external account.

The current account deficit widened to record levels of 4.2 percent of GDP in 2011-12. The persistence of the high inflation and the tight monetary stance to curb inflation had a dampening impact on demand, especially the investment.

REAL ESTATE SCENARIO AND POLICY MEASURES AFFECTING REAL ESTATE SECTOR

Real Estate Market in India has been facing rising costs of inputs and high cost of funds. If it goes unchecked the sector may be fraught with dire consequences. On account of recent performance of the Sector in the global markets raising of funds has become a key challenge as the banks and the Institutions have become more cautious. The Real Estate Sector which is fourth largest sector in terms of FDI inflows in the Country has been experiencing decline in such inflows from \$ 2935 million in 2009-2010 to \$ 731 million in 2011-2012 due to unfavourable economic conditions in the US and Euro Zone.

The Indian Real Estate Sector currently lacks any monetization vehicle for capital intensive ventures such as commercial offices and retail malls. The funding requirements for Real Estate Projects are significant – the better solutions in many countries have been created through REIT and REMF. The Investors hold their diversified investments in the Real Estate Assets through the aforesaid Real Estate Investment Trusts and Real Estate Mutual Funds which in turn operate on the basis of regulatory frame work.

The Government, the Reserve Bank of India, the Institutions and the Banks need to address the genuine concerns of the Developers as to availability of Funds at moderate rates of interest, avoidance of procedural delays in sanctions etc., availability of land and framing of policies for the sector as would help Developers create more and more housing for all categories.

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. 403.40 crores for the Financial Year 2011-2012 as against Rs. 304.86 crores in the previous year and net profit (before tax) for the year 2011-2012 stood at Rs. 5126.06 Lacs as against Rs. 4321.26 Lacs in the year 2010-2011. The Earning per Share (EPS) has stood at Rs. 16.37.

BUSINESS & FUTURE PROSPECTS

During the period new Residential Projects at Gurgaon, Meerut, Indore and Yamunanagar were launched. The Company also launched new commercial projects at Karnal and Yamunanagar. The company is currently developing / building various projects at Gurgaon, Agra, Alwar, Meerut, Indore, Karnal, Yamunanagar, Jammu, Zirakpur, Jhansi, Lucknow, Muzaffarnagar, Rewari, Shahpur, Ghaziabad and will soon be adding some more projects at new locations. The Company has already started giving possession of ready units in Zirakpur, Indore, Agra, Meerut, Jammu and Shahpur. The Real Estate Industry will continue to remain backbone of the economy and easy flow of funds and moderation in interest rates will help the sector grow further.

BUY-BACK OF SHARES

In order to create better valuations for the shareholders, the company had decided to buy-back 25,00,000 equity shares at a price not exceeding Rs. 45/- per share. The Company has been able to purchase only 5,75,139 equity shares so far upto 16.09.2012 at a total investment of Rs. 2.53 crores.