



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-16/2010

15th November, 2010

Mr. S. Subramanian, DCS – CRD 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.

SUB : **UNAUDITED FINANCIAL RESULTS (PROVISIONAL) FOR THE
QUARTER/HALF YEAR ENDED 30TH SEPTEMBER, 2010**

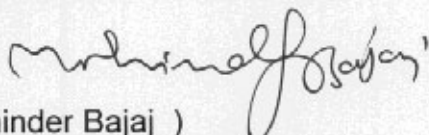
Dear Sir,

Pursuant to the requirements of amended clause 41 of the Listing Agreement, we are enclosing herewith Un-audited Financial Results (Provisional) for the quarter/half year ended 30th September, 2010.

We would further like to inform you that these results have been approved by the Board of Directors in their meeting held on 15th November, 2010. We have already given these results for publication in leading English and Hindi dailies and a copy of the paper cuttings of the publication shall be forwarded to you shortly.

Thanking you,

Yours faithfully,
For ANSAL HOUSING & CONSTRUCTION LTD.


(Mohinder Bajaj)
V.P. & Company Secretary

Encl: As above

REGD.OFFICE : 15 UGF, INDRA PRAKASH, 21 BARAKHAMBA ROAD, NEW DELHI - 110 001

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER/HALF YEAR ENDED 30TH SEPTEMBER, 2010

(Rs. in Lacs)

Sr. No.	PARTICULARS	Quarter Ended		Half Year Ended		Year Ended
		30.09.2010 (Unaudited)	30.09.2009 (Unaudited)	30.09.2010 (Unaudited)	30.09.2009 (Unaudited)	31.3.2010 (Audited)
1	Revenue from operations					
	a) Net Sales/Income from operations	5884.29	4068.25	11700.46	7998.12	19390.88
	b) Other Operating Income	353.15	254.35	679.41	532.95	1190.66
	Total Operating Income	6237.44	4322.60	12379.87	8531.08	20581.54
2	Expenditure					
	a) (Increase)/decrease in stock in trade and work in progress	39.48	42.17	22.62	57.14	(290.84)
	b) Cost of Construction and Raw Materials	3517.56	2292.12	7072.40	4580.24	11039.53
	c) Employees Costs	403.12	336.92	798.13	716.98	1456.45
	d) Depreciation	67.92	63.11	128.05	113.82	223.66
	e) Other expenditure	639.56	368.89	1313.42	726.30	3128.96
	f) Total Operating Cost	4667.64	3103.21	9334.63	6194.47	15557.75
3	Profit (+) Loss (-) from Operations before Other Income, Interest and Exceptional Items (1-2)	1569.80	1219.40	3045.25	2336.60	5023.79
4	Other Income	23.73	45.65	51.67	63.56	343.38
5	Profit (+) Loss (-) before Interest and Exceptional Items (3+4)	1593.53	1265.05	3096.92	2400.16	5367.17
6	Interest	781.92	588.55	1501.75	1085.56	2736.39
7	Profit (+) Loss (-) after Interest but before Exceptional Items (5-6)	811.60	676.50	1595.17	1314.60	2630.78
8	Exceptional Items	727.68	0.00	727.68	0.00	0.00
9	Profit (+) Loss (-) from Ordinary Activities before tax (7+8)	1539.28	676.50	2322.85	1314.60	2630.78
10	Tax Expense					
	- Current Tax	330.00	164.00	470.00	230.00	469.00
	- MAT Credit Utilisation / (Entitlement)	(120.00)	(120.00)	(80.00)	(120.00)	(226.00)
	- Deferred Tax	34.56	132.22	86.06	252.12	428.98
	- Related to previous year	(0.65)	(123.59)	(0.65)	(123.59)	(279.37)
11	Profit (+) Loss (-) from Ordinary Activities after tax (9-10)	1295.37	623.87	1847.43	1076.06	2238.17
12	Extraordinary Items (net of tax expense)	0.00	0.00	0.00	-	16.99
13	Net Profit (+) / Loss (-) for the period (11-12)	1295.37	623.87	1847.43	1076.06	2221.18
14	Paid-up Equity share capital (Face value of Rs.10/- each)					
	- Issued and Subscribed Capital	1847.08	1757.08	1847.08	1757.08	1847.08
	- Share Forfeited Amount	9.32	9.32	9.32	9.32	9.32
15	Reserves excluding revaluation reserves					
16	Earning Per Share (EPS) (Not Annualized)					
	a) Basic and diluted EPS before Extraordinary Items	7.01	3.55	10.00	6.12	12.63
	b) Basic and diluted EPS after Extraordinary Items	7.01	3.55	10.00	6.12	12.63
17	Public Shareholding					
	- No. of Shares	9292082	9292082	9292082	9292082	9292082
	- Percentage of shareholding	50.30%	52.88%	50.30%	52.88%	50.30%
18	Promoters and promoter group Shareholding					
	a) Pledged/Encumbered					
	- Number of shares	5218208	5218208	5218208	5218208	5218208
	- Percentage of shares (as a % of the total shareholding of Promoter and promoter group)	56.85%	63.03%	56.85%	63.03%	56.85%
	- Percentage of shares (as a % of the total share capital of Company)	28.25%	29.70%	28.25%	29.70%	28.25%
	b) Non-encumbered					
	- Number of shares	3960554	3060554	3960554	3060554	3960554
	- Percentage of shares (as a % of the total shareholding of Promoter and promoter group)	43.15%	36.97%	43.15%	36.97%	43.15%
	- Percentage of shares (as a % of the total share capital of Company)	21.44%	17.42%	21.44%	17.42%	21.44%

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SUMMARY OF ASSETS AND LIABILITIES AS AT 30TH SEPTEMBER, 2010

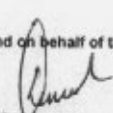
(Rs. in Lacs)

PARTICULARS	Results for the Half Year Ended	
	(Unaudited)	(Unaudited)
	30.09.2010	30.09.2009
SOURCES OF FUNDS		
Shareholders' Funds:		
a) Share Capital	1,858.40	1,766.40
b) Amount received against Convertible Warrants	90.00	610.65
c) Reserves and Surplus	26,911.99	23,408.38
	28,858.39	25,785.43
Loan Funds:		
a) Secured Loans	24,258.94	24,966.63
b) Unsecured Loans	8,713.89	5,001.70
	32,972.83	29,968.32
Deferred Tax Liability/(Assets) (Net)	1,859.73	1,596.58
TOTAL	63,690.96	57,350.33
APPLICATION OF FUNDS		
Fixed Assets	3,582.66	2,722.21
Investments	2,033.96	2,476.96
Current Assets, Loans and Advances		
a) Inventories	51,149.90	43,652.85
b) Sundry Debtors	6,104.58	6,253.93
c) Cash and Bank Balances	1,783.26	2,280.05
d) Loans and Advances	18,193.83	20,645.73
	77,231.55	72,832.56
Less: Current Liabilities and Provisions		
a) Current Liabilities	19,147.21	20,562.08
b) Provisions	10.00	119.32
	19,157.21	20,681.40
Net Current Assets	58,074.34	52,151.16
Miscellaneous Expenditure (to the extent not written off or adjusted)	-	-
TOTAL	63,690.96	57,350.33

NOTES:

- The statutory auditors have carried out limited review of the above financial results of the Company as per Listing Agreement for the quarter ended 30th Sep, 2010. These results have been reviewed by the Audit Committee and approved by the Board of Directors in its meeting held on 15th Nov 2010.
- The Company is engaged primarily in the business of Real Estate and also running Hospitality Business. However, there are no separate reportable segments as per Accounting Standard 17 dealing with Segment Reporting.
- In the review report the auditors have drawn reference to advances amounting to Rs. 820.97 lacs to certain parties/ collaborators for purchase of land parcels where agreements are pending execution. The Company is in the process of finalizing the deals for purchase of land and agreement(s) will be signed shortly.
- During the quarter and half year ended 30th September 2010, the Company has sold its entire shareholding in the joint venture, Capital Cars Pvt. Ltd. resulting in a surplus of Rs. 727.68 lacs which has been shown as exceptional item.
- The Comparative amounts in the statement of Assets and Liabilities as on 30th September 2009 have not been reviewed by the auditors.
- The Company has made allotment of 12 lacs convertible warrants of Rs. 70 each (1 warrant convertible into 1 equity share) to the Promoters of the Company on 30th Oct, 2010 as approved by the shareholders in the Annual General Meeting held on 27th Sep, 2010 on receipt of Rs. 2.10 Cr payable on allotment against these warrants on preferential basis as per SEBI (ICDR) Regulations, 2009 as amended to date.
- The Company has allotted 9 lacs equity shares to the promoters of the Company on 15th Nov, 2010 at face value of Rs.10 each at a premium of Rs.30 per equity share against conversion of warrants allotted to them on 24th July, 2009 on receipt of balance allotment money in accordance with SEBI (ICDR) Regulations, 2009 as amended to date.
- The Company received 7 complaints during the quarter ended 30th September, 2010 from the shareholders and all the complaints has been resolved. There were no complaints pending either at the beginning or at the end of the quarter as on 30th September, 2010.
- Previous year/period figures have been regrouped/rearranged wherever considered necessary to confirm to the current period classification.
- The above results are available on the website of the Company i.e. www.ansal.com and on the websites of BSE and NSE.

For and on behalf of the Board


(DEEPAK ANSAL)
CHAIRMAN & MANAGING DIRECTOR

Place : New Delhi
Dated : 15th November, 2010