



ANSAL HOUSING & CONSTRUCTION LTD.

An ISO 9001:2008 Company

Registered & Head Office : 15, UGF, Indra Prakash, 21, Barakhamba Road, New Delhi - 110001
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Ref. no.: SECY/S-16/2011

9th November, 2011

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, 2011**

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, 2011.

We would further like to inform you that these results have been approved by the Board of Directors in their meeting held on 9th November, 2011. 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)
Sr. V.P. & Company Secretary

Encl: As above

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

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER/ HALF YEAR ENDED 30TH SEP, 2011

Sr. No.	PARTICULARS	Quarter Ended		Half Year Ended		(Rs. in Lacs)
		30.09.2011 (Unaudited)	30.09.2010 (Unaudited)	30.09.2011 (Unaudited)	30.09.2010 (Unaudited)	Year Ended 31.3.2011 (Audited)
1	Revenue from operations					
	a) Net Sales/Income from operations	10,058.77	5,884.29	18,780.92	11,700.46	27514.51
	b) Other Operating Income	425.48	353.15	866.34	679.41	1763.43
	Total Operating Income	10,484.25	6,237.44	19,647.26	12,379.87	29,277.94
2	Expenditure					
	a) (Increase)/decrease in stock in trade and work in progress	35.52	39.48	33.73	22.62	(340.05)
	b) Cost of Construction, Raw Materials & Constructed Properties	6,916.73	3,517.56	12,478.81	7,072.40	17079.43
	c) Employees Costs	507.74	403.12	1,055.68	798.13	1714.85
	d) Depreciation	87.52	67.92	172.38	128.05	264.39
	e) Other expenditure	1,005.80	639.56	1,701.39	1,313.42	3606.12
	f) Total Operating Cost	8,553.31	4,667.64	15,441.99	9,334.62	22,324.74
3	Profit (+) / Loss (-) from Operations before Other Income, Interest and Exceptional Items (1-2)	1,930.94	1,569.80	4,205.27	3,045.25	6,953.20
4	Other Income	52.96	23.73	81.99	51.87	405.24
5	Profit (+) / Loss (-) before Interest and Exceptional Items (3+4)	1,983.90	1,593.53	4,287.26	3,096.92	7,358.45
6	Interest	816.20	781.92	1,563.45	1,501.75	3764.86
7	Profit (+) / Loss (-) after Interest but before Exceptional Items (5-6)	1,167.70	811.60	2,723.81	1,595.17	3,593.58
8	Exceptional Items	-	727.68	-	727.68	727.68
9	Profit (+) / Loss (-) from Ordinary Activities before tax (7+8)	1,167.70	1,539.28	2,723.81	2,322.85	4,321.26
10	Tax Expense					
	- Current Tax	292.59	330.00	604.59	470.00	894.60
	- MAT Credit Utilisation / (Entitlement)	(3.59)	(120.00)	74.41	(80.00)	187.00
	- Deferred Tax	(98.79)	34.56	(52.85)	86.06	(100.35)
	- Related to previous year	118.93	(0.65)	118.93	(0.65)	22.96
11	Profit (+) / Loss (-) from Ordinary Activities after tax (9-10)	858.56	1,295.37	1,978.73	1,847.43	3,317.15
12	Extraordinary Items (net of tax expense)	-	-	-	-	-
13	Net Profit (+) / Loss (-) for the period before prior period adjustment (11-12)	858.56	1,295.37	1,978.73	1,847.43	3,317.15
14	Prior Period Adjustments (Net)	31.51	-	31.51	-	80.03
15	Net Profit (+) / Loss (-) for the period (13-14)	827.05	1,295.37	1,947.22	1,847.43	3,237.12
16	Paid-up Equity share capital (Face value of Rs.10/- each)					
	- Issued and Subscribed Capital	2,037.08	1,847.08	2,037.08	1,847.08	1,937.08
	- Share Forfeited Amount	9.32	9.32	9.32	9.32	9.32
17	Reserves excluding revaluation reserves					27,704.47
18	Earning Per Share (EPS) (Not Annualized)					
	a) Basic and diluted EPS before Extraordinary Items	4.14	7.01	9.90	10.00	17.21
	b) Basic and diluted EPS after Extraordinary Items	4.14	7.01	9.90	10.00	17.21
19	Public Shareholding					
	- No. of Shares	9292082	9292082	9292082	9292082	9292082
	- Percentage of shareholding	45.61%	50.30%	45.61%	50.30%	47.97%
20	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)	47.10%	56.85%	47.10%	56.85%	51.77%
	- Percentage of shares (as a % of the total share capital of Company)	25.62%	28.25%	25.62%	28.25%	26.94%
	b) Non-encumbered					
	- Number of shares	5860554	3960554	5860554	3960554	4860554
	- Percentage of shares (as a % of the total shareholding of Promoter and promoter group)	52.90%	43.15%	52.90%	43.15%	48.22%
	- Percentage of shares (as a % of the total share capital of Company)	28.77%	21.44%	28.77%	21.44%	25.09%



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SUMMARY OF ASSETS AND LIABILITIES AS AT 30TH SEPTEMBER, 2011

PARTICULARS	(Rs. in Lacs)	
	Unaudited Results for the Half Year Ended	
	30.09.2011	30.09.2010
SOURCES OF FUNDS		
Shareholders' Funds:		
a) Share Capital	2,046.40	1,858.40
b) Amount received against Convertible Warrants	35.00	90.00
c) Reserves and Surplus	30,916.34	26,911.99
	32,997.74	28,858.39
Loan Funds:		
a) Secured Loans	23,869.39	24,258.94
b) Unsecured Loans	9,626.87	8,713.89
	33,496.26	32,972.83
Deferred Tax Liability/(Assets) (Net)	1,620.47	1,859.74
TOTAL	68,114.47	63,690.96
APPLICATION OF FUNDS		
Fixed Assets	4,242.27	3,582.66
Investments	2,038.97	2,033.96
Current Assets, Loans and Advances		
a) Inventories	54,749.10	51,149.90
b) Sundry Debtors	8,838.42	6,104.56
c) Cash and Bank Balances	2,567.54	1,783.29
d) Loans and Advances	33,599.45	18,193.80
	99,754.51	77,231.55
Less: Current Liabilities and Provisions		
a) Current Liabilities	37,735.43	19,147.21
b) Provisions	185.85	10.00
Net Current Assets	61,833.23	58,074.34
Miscellaneous Expenditure (to the extent not written off or adjusted)	-	-
TOTAL	68,114.47	63,690.96

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, 2011. These results have been reviewed by the Audit Committee and approved by the Board of Directors in its meeting held on 9th Nov 2011.
- 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 had drawn reference to advances amounting to Rs. 751.02 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.
- The Company has allotted 10,00,000 equity shares to the Promoters of the Company on 8th August, 2011 at face value of Rs. 10/- each at a premium of Rs. 60/- per equity share against conversion of equal number of warrants out of total 12,00,000 convertible warrants allotted to them on 30th October, 2010 on receipt of balance allotment money in accordance with SEBI (ICDR) Regulations, 2009 as amended to date.
- The Company received 2 complaints during the quarter ended 30th September, 2011 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, 2011.
- 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.ansals.com and on the websites of BSE and NSE.

This is the statement of unaudited results referred to in our review report of even date.

For Khanna & Annadhanam

(JITENDER DHINGRA)
PARTNER
MEMBERSHIP NO.90217

Place : New Delhi
Dated : 9th November, 2011

For and on behalf of the Board

(DEEPAK ANSAL)
CHAIRMAN & MANAGING DIRECTOR