



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

9th November, 2012

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 : **STATEMENT ON REPORT OF LIMITED REVIEW OF UNAUDITED
FINANCIAL RESULTS FOR THE QUARTER/HALF YEAR ENDED 30TH
SEPTEMBER, 2012 UNDER CLAUSE 41 OF THE LISTING
AGREEMENT.**

Dear Sir,

Pursuant to clause 41 of the Listing Agreement, we enclose herewith report of Limited Review of Unaudited Financial Results for the quarter/half year ended 30th September, 2012.

Hope, you find the same in order.

Thanking you,

Yours faithfully,
For ANSAL HOUSING & CONSTRUCTION LTD.


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

Encl: As above

KHANNA & ANNADHANAM

CHARTERED ACCOUNTANTS
706, AKASH DEEP, 26-A, BARAKHAMBA ROAD
NEW DELHI - 110 001

LIMITED REVIEW REPORT

The Board of Directors
Ansal Housing & Construction Limited

1. We have reviewed the accompanying statement of unaudited financial results (the 'Statement') of Ansal Housing & Construction Limited (the Company) for the quarter and six months ended 30th September, 2012 (hereinafter referred to as the period), except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' which have been traced from disclosures made by the management and have not been reviewed by us. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue report on these financial statements based on our review.
2. We conducted our review 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 Statement is free of material misstatement. A review is limited primarily to inquiries of company 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.
3. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable accounting standards, as framed under the Companies (Accounting Standards) Rules, 2006 (as amended) and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Clause 41 of the Listing Agreement including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Khanna & Annadhanam
Chartered Accountants
(Firm Regn. No. 001297N)



[Signature]



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

PART-I

(Rs. in Lacs)

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER, 2012

Sr. No.	PARTICULARS	Quarter Ended			Half Year Ended		Year Ended
		30.09.2012 (Unaudited)	30.06.2012 (Unaudited)	30.09.2011 (Unaudited)	30.09.2012 (Unaudited)	30.09.2011 (Unaudited)	31.03.2012 (Audited)
1	Revenue from operations						
	a) Net Sales/Income from operations	8,462.50	9,874.91	10,058.77	18,337.41	18,780.92	38,054.94
	b) Other Operating Income	534.98	480.04	425.48	1,015.03	866.34	1,946.06
	Total Operating Income	8,997.48	10,354.95	10,484.25	19,352.43	19,647.26	40,001.00
2	Expenditure						
	a) (Increase)/decrease in stock in trade and work in progress	17.18	17.67	35.52	34.86	33.73	86.57
	b) Cost of Construction, Raw Materials & Constructed Properties	5,471.89	6,415.60	6,916.73	11,887.49	12,478.81	25,413.06
	c) Employees' benefits expense	527.74	628.69	507.74	1,156.43	1,055.68	2,192.25
	d) Depreciation	97.89	91.36	87.52	189.25	172.38	355.69
	e) Other expenditure	835.76	738.58	1,037.31	1,574.33	1,732.90	3,630.28
	Total Operating Cost	6,950.46	7,891.89	8,584.82	14,842.35	15,473.50	31,677.84
3	Profit (+) Loss (-) from Operations before Other Income, finance costs and Exceptional Items (1-2)	2,047.02	2,463.06	1,899.43	4,510.08	4,173.76	8,323.16
4	Other Income	42.09	52.48	52.96	94.57	81.99	339.25
5	Profit (+) Loss (-) before Interest and Exceptional Items (3+4)	2,089.11	2,515.55	1,952.39	4,604.65	4,255.75	8,662.42
6	Finance Costs	1,132.52	960.82	816.20	2,093.34	1,563.45	3,574.78
7	Profit (+) Loss (-) after interest but before Exceptional Items (5-6)	956.58	1,554.73	1,136.19	2,511.31	2,692.30	5,087.63
8	Exceptional Items	-	-	-	-	-	-
9	Profit (+) Loss (-) from Ordinary Activities before tax (7+8)	956.58	1,554.73	1,136.19	2,511.31	2,692.30	5,087.63
10	Tax Expense						
	- Current Tax	169.00	378.00	282.59	547.00	604.59	1,275.00
	- MAT Credit Utilisation / (Entitlement)	-	-	(3.59)	-	74.41	154.68
	- Deferred Tax	132.93	138.25	(98.79)	271.17	(52.85)	291.09
	- Related to previous year	-	-	118.93	-	118.93	91.38
11	Profit (+) Loss (-) from Ordinary Activities after tax (9-10)	654.66	1,038.48	827.05	1,693.14	1,947.22	3,275.48
12	Extraordinary Items (net of tax expense)	-	-	-	-	-	-
13	Net Profit (+) / Loss (-) for the period (11-12)	654.66	1,038.48	827.05	1,693.14	1,947.22	3,275.48
14	Paid-up Equity share capital (Face value of Rs. 10/- each)						
	- Issued and Subscribed Capital	1,979.57	1,998.03	2,037.08	1,979.57	2,037.08	2,025.40
	- Share Forfeited Amount	9.32	9.32	9.32	9.32	9.32	9.32
15	Reserves excluding revaluation reserves						31,320.51
16	Earning Per Share (EPS) (Not Annualized)						
	a) Basic and diluted EPS before Extraordinary Items	3.29	5.17	4.14	8.48	9.90	16.37
	b) Basic and diluted EPS after Extraordinary Items	3.29	5.17	4.14	8.46	9.90	16.37

PART-II**A PARTICULARS OF SHAREHOLDING**

1	Public Shareholding						
	- No. of Shares	8718943	8801502	9292082	9292082	9292082	9175234
	- Percentage of shareholding	44.03%	44.55%	45.61%	45.61%	45.61%	45.30%
2	Promoters and promoter group Shareholding						
	a) Pledged/Encumbered						
	- Number of shares	5218208	5218208	5218208	5218208	5218208	5218208
	- Percentage of shares (as a % of the total shareholding of Promoter and promoter group)	47.10%	47.10%	47.10%	47.10%	47.10%	47.10%
	- Percentage of shares (as a % of the total share capital of Company)	26.36%	26.12%	25.82%	25.82%	25.82%	25.76%
	b) Non-encumbered						
	- Number of shares	5860554	5860554	5860554	5860554	5860554	5860554
	- Percentage of shares (as a % of the total shareholding of Promoter and promoter group)	52.90%	52.90%	52.90%	52.90%	52.90%	52.90%
	- Percentage of shares (as a % of the total share capital of Company)	29.61%	29.33%	28.77%	28.77%	28.77%	28.94%

B INVESTOR COMPLAINTS

	Pending at the beginning of the quarter	-	
	Received during the quarter	1	
	Disposed of during the quarter	1	
	Remaining unresolved at the end of the quarter	-	

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STATEMENT OF ASSETS AND LIABILITIES

(Rs. In Lacs)

PARTICULARS	As at 30.09.2012	As at 31.03.2012
	(Unaudited)	(Audited)
I. EQUITY AND LIABILITIES		
1 Shareholders' Funds		
a Share Capital	1,988.85	2,028.58
b Reserves and Surplus	33,526.51	31,976.82
	35,515.36	34,005.39
2 Non Current Liabilities		
a Long Term Borrowings	17,204.21	12,926.51
b Deferred Tax Liabilities (Net)	2,235.59	1,964.41
c Other Long Term Liabilities	805.99	1,305.99
	20,245.79	16,196.91
3 Current Liabilities		
a Short Term Borrowings	13,890.00	13,232.33
b Trade Payables	15,435.59	17,754.67
c Other Current Liabilities	59,262.46	42,653.94
d Short Term Provisions	108.90	621.17
	88,696.95	74,262.11
TOTAL	144,458.09	124,464.42
II. ASSETS		
1 Non Current Assets		
a Fixed Assets	4,383.50	4,234.26
b Non-current Investments	2,039.94	2,038.94
c Long Term Loans and Advances	615.77	607.68
	7,039.21	6,880.88
2 Current Assets		
a Inventories	88,173.25	84,764.14
b Trade Receivables	12,233.14	12,086.52
c Cash and cash equivalents	2,762.67	2,573.43
d Short Term Loans and Advances	34,249.83	18,157.45
	137,418.89	117,583.55
TOTAL	144,458.09	124,464.42

**NOTES:**

- 1 The above financial results have been reviewed by the Audit Committee and approved by the Board of Directors in its meeting held on 9th November, 2012. The statutory auditors have carried out limited review of the above financial results of the Company as per Listing Agreement for the quarter / half year ended 30th September, 2012.
- 2 The Company is engaged primarily in the business of Real Estate and also running of Hospitality Business. However, there are no separate reportable segments as per Accounting Standard 17 dealing with Segment Reporting.
- 3 Pursuant to the on-going Buy-back of Equity Shares of the Company, the Company has bought-back and extinguished 5,75,568 nos. of Equity Shares upto the period ended 31st October, 2012. Consequent to this, the Paid-up Share Capital of the Company stood at Rs. 19,79,52,760/- (comprising of 1,97,95,276 equity shares of Rs. 10/- each as at 31st October, 2012.
- 4 The company has acquired 100% Share Capital of two companies viz. M/s Andri Builders and Developers Private Limited @ Rs. 10/- per equity share amounting to Rs. 1,00,000 in Aug. 2012 and M/s V S Infratown Private Limited @Rs. 10/- per equity share amounting to Rs. 56,63,100 in Oct, 2012, as a result of which the said two Companies have become wholly owned Subsidiary Companies.
- 5 The Company received 1 complaint during the quarter ended 30th September, 2012 from the shareholders and the same has been resolved. There were no complaint(s) pending either at the beginning or at the end of the quarter as on 30th September, 2012
- 6 Previous year/period figures have been regrouped/rearranged wherever considered necessary to confirm to the current period classification.
- 7 The above results are available on the website of the Company i.e. www.ansals.com and on the websites of BSE and NSE.

For Khanna & Annadhanam

(JITENDER DHINGRA)
PARTNER
MEMBERSHIP NO.90217

For and on behalf of the Board

(DEEPAK ANSAL)
CHAIRMAN & MANAGING DIRECTOR

Place : New Delhi

Dated : 9th November, 2012