



# 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

14<sup>th</sup> February, 2011

|                                                                                                                                                                        |                                                                                                                                                                                                           |
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| Mr. S. Subramanian,<br>DCS – CRD<br>Bombay Stock Exchange Ltd.,<br>Phiroze Jeejeebhoy Towers,<br>Dalal Street,<br><b>Mumbai – 400 001</b><br><b>COMPANY NO. 507828</b> | The Manager (Listing)<br>National Stock Exchange of India Ltd.,<br>"Exchange Plaza",<br>Bandra-Kurla Complex,<br>Bandra (E)<br><b>Mumbai :- 400 051</b><br><b>SYMBOL: ANSALHSG</b><br><b>SERIES : EQ.</b> |
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SUB : UNAUDITED FINANCIAL RESULTS (PROVISIONAL) FOR THE  
QUARTER/NINE MONTHS ENDED 31<sup>ST</sup> DECEMBER, 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/nine months ended 31<sup>st</sup> December, 2010.

We would further like to inform you that these results have been approved by the Board of Directors in their meeting held on 14<sup>th</sup> February, 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 )  
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/NINE MONTHS ENDED 31ST DECEMBER, 2010

| Sr. No. | PARTICULARS                                                                                           | (Rs. in Lacs)             |                           |                           |                           |                        |
|---------|-------------------------------------------------------------------------------------------------------|---------------------------|---------------------------|---------------------------|---------------------------|------------------------|
|         |                                                                                                       | Quarter Ended             |                           | Nine Month Ended          |                           | Year Ended             |
|         |                                                                                                       | 31.12.2010<br>(Unaudited) | 31.12.2009<br>(Unaudited) | 31.12.2010<br>(Unaudited) | 31.12.2009<br>(Unaudited) | 31.3.2010<br>(Audited) |
| 1       | Revenue from operations                                                                               |                           |                           |                           |                           |                        |
|         | a) Net Sales/Income from operations                                                                   | 6887.63                   | 4514.36                   | 18588.10                  | 12512.48                  | 19390.88               |
|         | b) Other Operating Income                                                                             | 342.79                    | 297.85                    | 1022.20                   | 830.80                    | 1190.66                |
|         | <b>Total Operating Income</b>                                                                         | <b>7230.43</b>            | <b>4812.21</b>            | <b>19610.30</b>           | <b>13343.28</b>           | <b>20581.54</b>        |
| 2       | Expenditure                                                                                           |                           |                           |                           |                           |                        |
|         | a) Increase/decrease in stock in trade and work in progress                                           | 25.29                     | (0.79)                    | 47.91                     | 56.35                     | (290.84)               |
|         | b) Cost of Construction and Raw Materials                                                             | 4147.98                   | 2977.31                   | 11220.38                  | 7557.55                   | 11039.53               |
|         | c) Employees Costs                                                                                    | 376.03                    | 332.42                    | 1174.17                   | 1049.40                   | 1456.45                |
|         | d) Depreciation                                                                                       | 64.19                     | 58.44                     | 192.25                    | 172.26                    | 223.66                 |
|         | e) Other expenditure                                                                                  | 889.41                    | 532.23                    | 2182.83                   | 1258.53                   | 3128.96                |
|         | <b>Total Operating Cost</b>                                                                           | <b>5482.91</b>            | <b>3899.62</b>            | <b>14817.53</b>           | <b>10094.10</b>           | <b>15557.75</b>        |
| 3       | <b>Profit (+)/ Loss (-) from Operations before Other Income, Interest and Exceptional Items (1-2)</b> | <b>1747.52</b>            | <b>912.58</b>             | <b>4792.77</b>            | <b>3249.18</b>            | <b>5023.79</b>         |
| 4       | Other Income                                                                                          | 23.06                     | 241.83                    | 74.73                     | 305.39                    | 343.38                 |
| 5       | <b>Profit (+)/ Loss (-) before Interest and Exceptional Items (3+4)</b>                               | <b>1770.58</b>            | <b>1154.41</b>            | <b>4867.50</b>            | <b>3554.57</b>            | <b>5367.17</b>         |
| 6       | Interest                                                                                              | 853.78                    | 568.04                    | 2355.51                   | 1653.60                   | 2738.39                |
| 7       | <b>Profit (+)/ Loss (-) after Interest but before Exceptional Items (5-6)</b>                         | <b>916.82</b>             | <b>586.37</b>             | <b>2511.99</b>            | <b>1900.97</b>            | <b>2628.78</b>         |
| 8       | Exceptional Items                                                                                     | 0.00                      |                           | 727.68                    |                           | 0.00                   |
| 9       | <b>Profit (+)/ Loss (-) from Ordinary Activities before tax (7+8)</b>                                 | <b>916.82</b>             | <b>586.37</b>             | <b>3239.66</b>            | <b>1900.97</b>            | <b>2628.78</b>         |
| 10      | Tax Expense                                                                                           |                           |                           |                           |                           |                        |
|         | - Current Tax                                                                                         | 176.00                    | 100.00                    | 646.00                    | 330.00                    | 469.00                 |
|         | - MAT Credit Utilisation / (Entitlement)                                                              | 106.00                    | (60.00)                   | 26.00                     | (180.00)                  | (226.00)               |
|         | - Deferred Tax                                                                                        | (61.58)                   | 115.05                    | 24.48                     | 367.17                    | 428.98                 |
|         | - Related to previous year                                                                            | 0.00                      | (17.90)                   | (0.65)                    | (141.49)                  | (279.37)               |
| 11      | <b>Profit (+)/ Loss (-) from Ordinary Activities after tax (9-10)</b>                                 | <b>696.40</b>             | <b>449.22</b>             | <b>2543.83</b>            | <b>1525.28</b>            | <b>2238.17</b>         |
| 12      | Extraordinary Items (net of tax expense)                                                              | 0.00                      | 0.00                      | 0.00                      | -                         | 16.99                  |
| 13      | <b>Net Profit (+) / Loss (-) for the period (11-12)</b>                                               | <b>696.40</b>             | <b>449.22</b>             | <b>2543.83</b>            | <b>1525.28</b>            | <b>2221.18</b>         |
| 14      | Paid-up Equity share capital (Face value of Rs.10/- each)                                             |                           |                           |                           |                           |                        |
|         | - Issued and Subscribed Capital                                                                       | 1937.08                   | 1757.08                   | 1937.08                   | 1757.08                   | 1847.08                |
|         | - Share Forfeited Amount                                                                              | 9.32                      | 9.32                      | 9.32                      | 9.32                      | 9.32                   |
| 15      | <b>Reserves excluding revaluation reserves</b>                                                        |                           |                           |                           |                           | <b>24383.20</b>        |
| 16      | Earning Per Share (EPS) (Not Annualized)                                                              |                           |                           |                           |                           |                        |
|         | a) Basic and diluted EPS before Extraordinary Items                                                   | 3.68                      | 2.56                      | 13.68                     | 8.68                      | 12.63                  |
|         | b) Basic and diluted EPS after Extraordinary Items                                                    | 3.68                      | 2.56                      | 13.68                     | 8.68                      | 12.63                  |
| 17      | Public Shareholding                                                                                   |                           |                           |                           |                           |                        |
|         | - No. of Shares                                                                                       | 9292082                   | 9292082                   | 9292082                   | 9292082                   | 9292082                |
|         | - Percentage of shareholding                                                                          | 47.97%                    | 52.88%                    | 47.97%                    | 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)              | 51.77%                    | 63.03%                    | 51.77%                    | 63.03%                    | 56.85%                 |
|         | - Percentage of shares (as a % of the total share capital of Company)                                 | 26.94%                    | 29.70%                    | 26.94%                    | 29.70%                    | 28.25%                 |
|         | b) Non-encumbered                                                                                     |                           |                           |                           |                           |                        |
|         | - Number of shares                                                                                    | 4860554                   | 3060554                   | 4860554                   | 3060554                   | 3960554                |
|         | - Percentage of shares (as a % of the total shareholding of Promoter and promoter group)              | 48.23%                    | 36.97%                    | 48.23%                    | 36.97%                    | 43.15%                 |
|         | - Percentage of shares (as a % of the total share capital of Company)                                 | 25.09%                    | 17.42%                    | 25.09%                    | 17.42%                    | 21.44%                 |

**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 31st December, 2010. These results have been reviewed by the Audit Committee and approved by the Board of Directors in its meeting held on 14th February 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.
- During the quarter ended 31st December 2010, Income Tax Assessment of the Company for the Assessment Year 2008-2009 has been completed and an additional demand of Rs. 95.11 lacs has been raised against the Company. Management is of the opinion that no material tax liability will arise against the Company in view of the covered matters/ expert opinion obtained in earlier assessments.
- In the review report the auditors have drawn reference to advances amounting to Rs. 895.96 lacs to certain parties/ collaborators for purchase of land parcels where agreement(s) 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 received 3 complaints relating to non-receipt of dividend during the quarter ended 31st December, 2010 from the shareholders and all the complaints have been resolved. There were no complaints pending either at the beginning or at the end of the quarter as on 31st December, 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.ansals.com](http://www.ansals.com) and on websites of BSE & NSE.

For and on behalf of the Board

(DEEPAK ANSAL)  
CHAIRMAN & MANAGING DIRECTOR