



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-16/20112

14th February, 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 : **UNAUDITED FINANCIAL RESULTS (PROVISIONAL) FOR THE**
QUARTER/NINE MONTHS ENDED 31ST DECEMBER, 2011

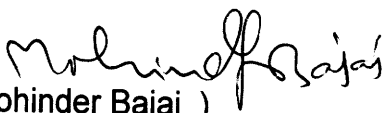
Dear Sir,

Pursuant to the requirements of amended clause 41 of the Listing Agreement, we are enclosing herewith Un-audited Financial Results (Provisional) for the quarter/nine months ended 31st December, 2011.

We would further like to inform you that these results have been approved by the Board of Directors in their meeting held on 14th February, 2012. 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/NINE MONTHS ENDED 31ST DECEMBER, 2011

(Rs. in Lacs)

Sr. No.	PARTICULARS	Quarter Ended			Nine Month Ended		
		31.12.2011 (Unaudited)	30.09.2011 (Unaudited)	31.12.2010 (Unaudited)	31.12.2011 (Unaudited)	31.12.2010 (Unaudited)	31.3.2011 (Audited)
1	Revenue from operations						
	a) Net Sales/Income from operations	8,799.99	10,058.77	6,887.63	27,580.91	18,588.10	27,514.51
	b) Other Operating Income	363.15	425.48	342.79	1,229.49	1,022.20	1,763.43
	Total Operating Income	9,163.13	10,484.25	7,230.43	28,810.39	19,610.30	29,277.94
2	Expenditure						
	a) (Increase)/decrease in stock in trade and work in progress	26.16	35.52	25.29	59.89	47.91	(340.05)
	b) Cost of Construction, Raw Materials & Constructed Properties	6,098.59	6,916.73	4,147.98	18,577.40	11,220.38	17,079.43
	c) Employees Costs	487.55	507.74	376.03	1,543.23	1,174.17	1,714.85
	d) Depreciation	88.20	87.52	64.19	260.58	192.25	264.39
	e) Other expenditure	843.41	1,005.80	869.41	2,544.80	2,182.83	3,606.12
	f) Total Operating Cost	7,543.91	8,553.31	5,482.91	22,985.90	14,817.53	22,324.74
3	Profit (+) / Loss (-) from Operations before Other Income, Interest and Exceptional Items (1-2)	1,619.22	1,930.94	1,747.52	5,824.49	4,792.77	6,953.20
4	Other Income	150.95	52.96	23.06	232.94	74.73	405.24
5	Profit (+) / Loss (-) before Interest and Exceptional Items (3+4)	1,770.17	1,983.90	1,770.58	6,057.43	4,867.50	7,358.45
6	Interest	802.94	816.20	853.76	2,366.39	2,355.51	3,764.86
7	Profit (+) / Loss (-) after Interest but before Exceptional Items (5-6)	967.24	1,167.70	916.82	3,691.05	2,511.99	3,593.58
8	Exceptional Items	-	-	-	-	727.68	727.68
9	Profit (+) / Loss (-) from Ordinary Activities before tax (7+8)	967.24	1,167.70	916.82	3,691.05	3,239.68	4,321.26
10	Tax Expense						
	- Current Tax	134.41	292.59	176.00	739.00	646.00	894.50
	- MAT Credit Utilisation / (Entitlement)	(27.41)	(3.59)	106.00	47.00	26.00	187.00
	- Deferred Tax	203.74	(98.79)	(61.58)	150.89	24.48	(100.35)
	- Related to previous year	-	118.93	-	118.93	(0.65)	22.96
11	Profit (+) / Loss (-) from Ordinary Activities after tax (9-10)	658.50	858.58	696.40	2,635.23	2,543.83	3,317.15
12	Extraordinary Items (net of tax expense)	-	-	-	-	-	-
13	Net Profit (+) / Loss (-) for the period before prior period adjustment (11-12)	658.50	858.58	696.40	2,635.23	2,543.83	3,317.15
14	Prior Period Adjustments (Net)	-	31.51	-	31.51	-	80.03
15	Net Profit (+) / Loss (-) for the period (13-14)	658.50	827.05	696.40	2,603.72	2,543.83	3,237.12
16	Paid-up Equity share capital (Face value of Rs.10/- each)						
	- Issued and Subscribed Capital	2,037.08	2,037.08	1,937.08	2,037.08	1,937.08	1,937.08
	- Share Forfeited Amount	9.32	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	3.22	4.14	3.68	13.08	13.66	17.21
	b) Basic and diluted EPS after Extraordinary Items	3.22	4.14	3.68	13.08	13.66	17.21
19	Public Shareholding						
	- No. of Shares	9292082	9292082	9292082	9292082	9292082	9292082
	- Percentage of shareholding	45.61%	45.61%	47.97%	45.61%	47.97%	47.97%
20	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%	51.77%	47.10%	51.77%	51.77%
	- Percentage of shares (as a % of the total share capital of Company)	25.62%	25.62%	26.94%	25.62%	26.94%	26.94%
	b) Non-encumbered						
	- Number of shares	5860554	5860554	4860554	5860554	4860554	4860554
	- Percentage of shares (as a % of the total shareholding of Promoter and promoter group)	52.90%	52.90%	48.23%	52.90%	48.23%	48.23%
	- Percentage of shares (as a % of the total share capital of Company)	28.77%	28.77%	25.09%	28.77%	25.09%	25.09%

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 Dec, 2011. These results have been reviewed by the Audit Committee and approved by the Board of Directors in its meeting held on 14th Feb, 2012.
- 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 attention to advances of Rs.750.97 lacs given 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 agreements will be signed in due course.
- The Board of Directors of the Company in their meeting held on 2nd December, 2011 had decided to buy-back fully paid equity shares of Rs.10/- each for an amount not exceeding Rs. 11,25,00,000/- (Rupees Eleven Crores Twenty Five Lacs only) being within 10% of paid up share capital and free reserves as on 31st March, 2011 at a price not exceeding Rs. 45/- (Rupees Forty Five only) per equity share in accordance with the provisions of section 77A, 77AA & 77B of the Companies Act, 1956.
- The Company has cancelled 2,00,000 outstanding convertible warrants out of 12,00,000 convertible warrants issued to the Promoters of the Company on 30th October, 2010 @Rs. 70/- per warrant and has intimated the same to BSE and NSE vide its letter no. SECYS-16/2012 dated 11th January, 2012.
- The Company received one complaint for non receipt of Annual Report for the financial year 2010-11 during the quarter ended 31st Dec, 2011 from a shareholder and the same has been resolved. There were no complaint pending either at the beginning or at the end of the quarter as on 31st Dec, 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 websites of BSE & NSE.

For and on behalf of the Board

(DEEPAK ANSAL)
CHAIRMAN & MANAGING DIRECTOR