



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-16/2013

14th February, 2013

Mr. S. Subramanian, DCS – CRD Bombay Stock Exchange Ltd., Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001 COMPANY NO. 507828	The Manager (Listing) National Stock Exchange of India Ltd., "Exchange Plaza", Bandra-Kurla Complex, Bandra (E) Mumbai :- 400 051 SYMBOL: ANSALHSG SERIES : EQ.
--	--

SUB : **UNAUDITED FINANCIAL RESULTS (PROVISIONAL)**
FOR THE QUARTER ENDED 31st DECEMBER, 2012

Dear Sir,

Pursuant to the requirements of amended clause 41 of the Listing Agreement, we are enclosing herewith Un-audited Financial Results for the quarter ended 31st December, 2012.

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, 2013. 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 BARAKHAMBA ROAD, NEW DELHI - 110 001

PART - I

(Rs. in Lacs)

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTH ENDED 31ST DECEMBER, 2012

Sr. No.	PARTICULARS	Quarter Ended		Nine Month Ended		Year Ended
		31.12.2012 (Unaudited)	30.09.2012 (Unaudited)	31.12.2011 (Unaudited)	31.12.2011 (Unaudited)	31.03.2012 (Audited)
1	Revenue from operations	8,876.06	8,482.50	8,799.99	28,213.50	38,054.94
	a) Net Sales/Income from operations	8,876.06	8,482.50	8,799.99	28,213.50	38,054.94
	b) Other Operating Income	545.59	534.08	363.15	1,560.52	1,948.06
	Total Operating Income	10,421.65	8,997.48	9,163.13	29,774.12	40,001.00
2	Expenditure					
	a) (Increase)/decrease in stock in trade and work in progress	(11.30)	17.18	26.16	23.56	86.57
	b) Cost of Construction, Raw Materials & Constructed Properties	8,886.05	5,471.89	6,098.59	18,572.54	25,413.08
	c) Employees benefits expense	550.07	527.74	487.55	1,706.50	2,192.25
	d) Depreciation	103.28	97.89	88.20	282.52	355.69
	e) Other expenditure	900.99	835.76	843.41	2,475.33	3,630.28
	Total Operating Cost	8,228.09	6,950.46	7,543.91	23,070.44	31,677.84
3	Profit (+) / Loss (-) from Operations before Other Income, Finance costs and Exceptional Items (1-2)	2,193.56	2,047.02	1,619.22	6,703.68	8,323.16
4	Other Income	38.54	42.09	150.95	133.11	330.25
5	Profit (+) / Loss (-) before interest and Exceptional Items (3+4)	2,232.10	2,089.11	1,770.17	6,836.79	8,653.41
6	Finance Costs	1,118.21	1,132.62	802.94	3,209.55	3,574.78
7	Profit (+) / Loss (-) after interest but before Exceptional Items (5-6)	1,113.89	956.49	967.24	3,627.24	5,078.63
8	Exceptional Items	-	-	-	-	-
9	Profit (+) / Loss (-) from Ordinary Activities before tax (7+8)	1,113.89	956.49	967.24	3,627.24	5,078.63
10	Tax Expense					
	- Current Tax	223.00	169.00	134.41	770.00	1,275.00
	- MAT Credit Utilisation / Entitlement	-	-	(27.41)	-	154.68
	- Deferred Tax	150.26	132.93	203.74	421.43	291.09
	- Related to previous year	-	-	-	118.93	91.38
11	Profit (+) / Loss (-) from Ordinary Activities after tax (9-10)	742.67	654.56	608.69	2,435.81	3,778.48
12	Extraordinary Items (net of tax expense)	-	-	-	-	31.51
13	Net Profit (+) / Loss (-) for the period (11-12)	742.67	654.56	608.69	2,435.81	3,778.48
14	Paid-up Equity share capital (Face value of Rs.10/- each)					
	- Issued and Subscribed Capital	1,979.52	1,979.57	2,037.08	1,879.52	2,037.08
	- Share Forfeited Amount	9.32	9.32	9.32	9.32	9.32
15	Reserves excluding revaluation reserves					31,320.81
16	Earning Per Share (EPS) (Not Annualized)					
	a) Basic and diluted EPS before Extraordinary Items	3.75	3.29	3.22	12.22	18.37
	b) Basic and diluted EPS after Extraordinary Items	3.75	3.29	3.22	12.22	18.37

PART - II

A PARTICULARS OF SHAREHOLDING

1	Public Shareholding					
	- No. of Shares	8718514	8716943	9292082	8718514	9292082
	- Percentage of shareholding	44.03%	44.03%	45.81%	44.03%	45.30%
2	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%	47.10%	47.10%	47.10%	47.10%
	- Percentage of shares (as a % of the total share capital of Company)	26.36%	26.36%	25.62%	26.36%	25.78%
	b) Non-encumbered					
	- Number of shares	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%
	- Percentage of shares (as a % of the total share capital of Company)	29.61%	29.61%	28.77%	29.61%	28.94%

B INVESTOR COMPLAINTS

Pending at the beginning of the quarter	-
Received during the quarter	3
Disposed of during the quarter	3
Remaining unresolved at the end of the quarter	-

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, 2012. These results have been reviewed by the Audit Committee and approved by the Board of Directors in its meeting held on 14th Feb, 2013.
- 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.
- Previous year/period figures have been regrouped/rearranged wherever considered necessary to confirm to the current period classification.
- The Company has acquired 100% share capital of two companies viz M/s. Cross Bridge Developers Private Limited @Rs.10/- per equity share at a premium of Rs.80/- per equity share amounting to Rs.80,00,000/- (Rupees Ninety lacs only) on 1st December 2012 and M/s. Identity Buildtech Private Limited @ Rs.10/- per equity share at a premium of Rs.490/- per equity share amounting to Rs.5,00,00,000/- (Rupees Five crores only) on 18th December 2012, as a result of which the said two companies have become wholly owned subsidiary companies.
- The Honble Delhi High Court has accepted the appeal filed by the Income Tax Department regarding tax liability of notional Annual Letting Value in respect of flats / commercial space held by the Company as stock in trade, under the head Income from House Property. The Special Leave Petition filed by the Company has been accepted by the Honble Supreme Court. The Company has been advised that it has a good case to succeed in the appeal. The Contingent liability, if any, is not quantifiable at this stage.
- Consequent to buy back of 5,75,568 equity shares which was completed on 30th Nov, 2012 by the Company, the paid up equity share capital of the Company was decreased to Rs. 19,79,52,760/-.
- The above results are available on the website of the Company i.e. www.ansal.com and on websites of BSE & NSE.

For and on behalf of the Board

(DEEPAK ANSAL)
CHAIRMAN & MANAGING DIRECTOR

Place : New Delhi
Dated : 14th Feb, 2013