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**	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 ENDED 31ST DECEMBER, 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 ended 31st December, 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 nine months ended 31st December, 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 notified 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)

(Jitender Dhingra)
Partner
Membership No. 90217

Place: New Delhi.
Date : 14th February, 2013

TELE: 2331 5119, 2331 5110 FAX: 2373 9216, 2335 0644
E-Mail : audit1952@bol.net.in

ansal housing

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)	31.12.2012 (Unaudited)	31.12.2011 (Unaudited)	31.03.2012 (Audited)
1	Revenue from operations						
	a) Net Sales/Income from operations	9,878.09	8,462.50	8,799.99	28,213.50	27,580.91	38,054.94
	b) Other Operating Income	545.59	534.98	363.15	1,560.62	1,229.48	1,946.06
	Total Operating Income	10,421.69	8,997.48	9,163.13	29,774.12	28,810.39	40,001.00
2	Expenditure						
	a) (Increase)/decrease in stock in trade and work in progress	(11.30)	17.18	26.16	23.56	59.89	86.57
	b) Cost of Construction, Raw Materials & Constructed Properties	6,685.05	5,471.89	6,098.59	18,572.54	18,577.40	25,413.06
	c) Employees benefits expense	550.07	527.74	487.55	1,706.50	1,543.23	2,192.25
	d) Depreciation	103.28	97.89	88.20	292.52	260.58	355.69
	e) Other expenditure	900.99	835.76	843.41	2,475.33	2,544.80	3,630.28
	Total Operating Cost	8,228.09	6,950.46	7,543.91	23,070.44	22,985.90	31,677.84
3	Profit (+)/ Loss (-) from Operations before Other Income, finance costs and Exceptional Items (1-2)	2,193.60	2,047.02	1,619.22	6,703.68	5,824.49	8,323.16
4	Other Income	38.54	42.09	150.95	133.11	232.94	339.25
5	Profit (+)/ Loss (-) before Interest and Exceptional Items (3+4)	2,232.14	2,089.11	1,770.17	6,836.79	6,057.43	8,662.42
6	Finance Costs	1,116.21	1,132.52	802.94	3,209.55	2,366.39	3,574.78
7	Profit (+)/ Loss (-) after Interest but before Exceptional Items (5-6)	1,115.92	956.58	967.24	3,627.24	3,691.05	5,087.63
8	Exceptional Items	-	-	-	-	-	-
9	Profit (+)/ Loss (-) from Ordinary Activities before tax (7+8)	1,115.92	956.58	967.24	3,627.24	3,691.05	5,087.63
10	Tax Expense						
	- Current Tax	223.00	189.00	134.41	770.00	739.00	1,275.00
	- MAT Credit Utilisation / (Entitlement)	-	-	(27.41)	-	47.00	154.68
	- Deferred Tax	150.26	132.93	203.74	421.43	150.89	291.09
	- Related to previous year	-	-	-	-	118.93	91.38
11	Profit (+)/ Loss (-) from Ordinary Activities after tax (9-10)	742.67	654.66	656.50	2,435.81	2,635.23	3,275.48
12	Extraordinary Items (net of tax expense)	-	-	-	-	31.51	-
13	Net Profit (+) / Loss (-) for the period (11-12)	742.67	654.66	656.50	2,435.81	2,603.72	3,275.48
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	1,979.52	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	3.75	3.29	3.22	12.22	13.08	16.37
	b) Basic and diluted EPS after Extraordinary Items	3.75	3.29	3.22	12.22	13.08	16.37
PART- II							
A	PARTICULARS OF SHAREHOLDING						
1	Public Shareholding						
	- No. of Shares	8716514	8716943	9292082	8716514	9292082	9175234
	- Percentage of shareholding	44.03%	44.03%	45.61%	44.03%	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%	26.36%	25.62%	26.36%	25.62%	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%	29.61%	28.77%	29.61%	28.77%	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:

1 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.

2 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

3 Previous year/period figures have been regrouped/rearranged wherever considered necessary to confirm to the current period classification.

4 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.90,00,000/-(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.

5 The Hon'ble' 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 Hon'ble' Supreme Court. The Company has been advised that it has a good case to succeed in the appeal. The Contigent liability, if any, is not quantifiable at this stage.

6 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/-.

7 The above results are available on the website of the Company i.e. www.ansals.com and on websites of BSE & 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

NEW DELHI — REGISTERED ACCOUNTANTS

For and on behalf of the Board

(DEEPAK ANSAL)
CHAIRMAN & MANAGING DIRECTOR

Place : New Delhi
Dated : 14th Feb, 2013