



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-16/2011

30th May, 2011

Mr. Marian D'souza Listing Compliance Cell, 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.
--	--

Dear Sir,

Pursuant to clauses 41 & 20 of the Listing Agreement, we would like to inform you that at the meeting of the Board of Directors of the Company held on Monday, the 30th May, 2011 at New Delhi, the following results for the Financial Year 2010-2011 were considered and approved.

S. No.	Particulars	(Rs. In Lacs)			
		Standalone		Consolidated	
		2010-2011 Audited	2009-2010 Audited	2010-2011 Audited	2009-2010 Audited
1	Total Operating Income	29277.94	20581.54	33737.11	30796.24
2	Total Operating Cost	22324.74	15557.76	26940.04	25413.38
3	Profit / Loss from Operation before other Income, interest and exceptional items	6953.20	5023.79	6797.06	5382.86
4	Other Income	405.24	343.38	592.47	663.72
5	Profit / Loss from Operation before interest and exceptional items	7358.44	5367.17	7389.53	6046.58
6	Interest	3764.86	2736.39	3705.57	2972.82
7	Profit/loss from ordinary activities before tax	4321.26	2630.78	4208.18	3073.75
8	Provision for Taxation	1004.11	392.61	1213.15	555.38
9	Net Profit after tax	3317.15	2238.17	2995.03	2518.38
10	Prior Period Adjustments (Net)	80.03	16.99	78.46	25.74
11	Net Profit after tax & prior period items	3237.12	2221.18	2916.57	2492.64

The Board of Directors have also decided to recommend dividend @8% (Rs. 0.80 per equity share) for payment to the Shareholders for the Financial Year 2010-2011. Dividend shall be paid / dispatched by the Company on 7th October, 2011.

In this regard, we are enclosing herewith a copy of results of our Company for the Financial Year 2010-2011 (Standalone / Consolidated) for your perusal please.

You are requested to take the above information on record and include it in the daily quotation list.

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 BARAKHAMBA ROAD, NEW DELHI - 110 001
AUDITED FINANCIAL RESULTS
FOR THE YEAR ENDED 31ST MARCH, 2011

(Rs. in Lacs)

Sr. No.	PARTICULARS	Standalone for the Year Ended		Consolidated Results for the Year Ended	
		(Audited)	(Audited)	(Audited)	(Audited)
		31.03.2011	31.03.2010	31.03.2011	31.03.2010
	Revenue from operations				
1	Net Sales/Income from operations				
	a) Net Sales/Income from operations	27,514.51	19,390.88	31,941.28	29,558.32
	b) Other Operating Income	1,763.43	1,190.66	1,795.83	1,237.92
	Total Operating Income	29,277.94	20,581.54	33,737.11	30,796.24
2	Expenditure				
	a) (Increase)/decrease in stock in trade and work in progress	(340.05)	(290.84)	(335.88)	(649.50)
	b) Cost of Construction, Raw Materials and Constructed Properties	17,079.43	11,039.53	19,727.99	19,121.00
	c) Employees Costs	1,714.85	1,456.45	2,083.41	1,978.29
	d) Depreciation	264.39	223.66	272.65	322.96
	e) Other expenditure	3,606.12	3,128.96	5,191.67	4,642.64
	f) Total Operating Cost	22,324.74	15,557.76	26,940.04	25,413.38
3	Profit (+)/ Loss (-) from Operations before Other Income, Interest and Exceptional Items (1-2)	6,953.20	5,023.79	6,797.06	5,382.86
4	Other Income	405.24	343.38	592.47	663.72
5	Profit (+)/ Loss (-) before Interest and Exceptional Items (3+4)	7,358.44	5,367.17	7,389.53	6,046.58
6	Interest	3,784.86	2,736.39	3,705.57	2,972.82
7	Profit (+)/ Loss (-) after interest but before Exceptional Items (5-6)	3,593.58	2,630.78	3,683.96	3,073.75
8	Exceptional Items	727.88	-	524.21	-
9	Profit (+)/ Loss (-) from Ordinary Activities before tax (7+8)	4,321.26	2,630.78	4,208.18	3,073.75
10	Tax Expense				
	- Current Tax	894.50	469.00	1,016.36	484.76
	- MAT Credit Entitlement	187.00	(226.00)	11.52	(240.32)
	- Deferred Tax	(100.35)	428.98	108.47	588.47
	- Related to previous year	22.96	(279.37)	76.80	(277.53)
11	Profit (+)/ Loss (-) from Ordinary Activities after tax (9-10)	3,317.15	2,238.17	2,995.03	2,518.38
12	Extraordinary Items (net of tax expense)	-	-	-	-
13	Net Profit (+) / Loss (-) for the period before prior period adjustment (11-12)	3,317.15	2,238.17	2,995.03	2,518.38
14	Prior Period Adjustments (Net)	80.03	16.99	78.48	25.74
15	Net Profit (+) / Loss (-) for the period (13-14)	3,237.12	2,221.18	2,916.57	2,492.64
16	Paid-up Equity share capital (Face Value of Rs. 10/- each)				
	- Issued and Subscribed Capital	1,937.08	1,847.08	1,937.08	1,847.08
	- Share Forfeited Amount	9.32	9.32	9.32	9.32
17	Reserves excluding revaluation reserves	27,704.47	24,383.20	27,369.72	24,360.19
18	Earning Per Share (EPS) (Not Annualized)				
	a) Basic and diluted EPS before Extraordinary Items	17.21	12.63	15.51	14.17
	b) Basic and diluted EPS after Extraordinary Items	17.21	12.63	15.51	14.17
19	Public Shareholding				
	- No. of Shares	9292082	9292082	9292082	9292082
	- Percentage of shareholding	47.97%	50.30%	47.97%	50.30%
20	Promoters and promoter group Shareholding				
	a) Pledged/Encumbered				
	- Number of shares	5218208	5218208	5218208	5218208
	- Percentage of shares (as a % of the total shareholding of Promoter and promoter group)	51.77%	56.85%	51.77%	56.85%
	- Percentage of shares (as a % of the total share capital of Company)	26.94%	28.25%	26.94%	28.25%
	b) Non-encumbered				
	- Number of shares	4860554	3980554	4860554	3960554
	- Percentage of shares (as a % of the total shareholding of Promoter and promoter group)	48.22%	43.15%	48.22%	43.15%
	- Percentage of shares (as a % of the total share capital of Company)	25.09%	21.44%	25.09%	21.44%



SEGMENT WISE REVENUE, RESULTS AND CAPITAL EMPLOYED

(Rs. in Lacs)

Sr. No.	PARTICULARS	Consolidated Results for the Year ended	
		(Audited)	(Audited)
		31.03.2011	31.03.2010
1.	Segment Revenue (Net Sale / Income from each segment)		
	(a) Real Estate Development and Maintenance	29,744.34	21,987.22
	(b) Restaurant	896.17	905.26
	(c) Car Sales & Services	3,481.20	8,512.44
	Total	34,121.71	31,404.92
	Less : Inter Segment Revenue	62.27	46.20
	Net Sales / Income From Operation	34,059.44	31,358.72
2.	Segment Results Profit(+)/(Loss)(-) before tax & interest		
	(a) Real Estate Development and Maintenance	8,046.29	6,243.53
	(b) Restaurant	15.75	147.99
	(c) Car Sales & Services	(57.88)	3.30
	Total	8,004.16	6,394.82
	Less : (i) Interest Expense	4,093.16	3109.71
	(ii) Other unallocable expenditure net off un-allocable income	227.03	211.35
	Add : Exceptional Income	524.21	-
	Total Profit/(Loss) Before Tax	4,208.18	3,073.76
3.	Capital Employed (Segment Assets - Segment Liabilities)		
	(a) Real Estate Development and Maintenance	64,007.74	58,210.87
	(b) Restaurant	797.22	902.94
	(c) Car Sales & Services	-	836.56
	Total	64,804.96	59,950.37
	Add : Unallocable Assets less Liabilities (Including Investment)	(34,605.85)	(32,954.06)
	Total	30,199.11	26,996.31



SUMMARY OF ASSETS AND LIABILITIES AS AT 31ST MARCH, 2011
(Rs. in Lacs)

PARTICULARS	Standalone for the Year Ended		Consolidated for the Year Ended	
	(Audited)	(Audited)	(Audited)	(Audited)
	31.03.2011	31.03.2010	31.03.2011	31.03.2010
SOURCES OF FUNDS				
Shareholders' Funds:				
a) Share Capital	1,946.40	1,856.40	1,946.40	1,856.40
b) Amount received against Convertible Warrants	210.00	90.00	210.00	90.00
c) Reserves and Surplus	28,377.48	25,072.91	28,042.73	25,049.90
	30,533.88	27,019.31	30,199.13	26,996.30
Loan Funds:				
a) Secured Loans	23,651.33	22,793.38	25,251.33	25,879.65
b) Unsecured Loans	8,768.98	7,918.03	8,774.11	9,255.16
	32,420.31	30,711.41	34,025.44	35,134.81
Deferred Tax Liability/(Assets) (Net)	1,673.32	1,773.67	1,624.64	1,547.54
TOTAL	64,627.51	59,504.39	65,849.21	63,678.65
APPLICATION OF FUNDS				
Fixed Assets	3,985.97	3,299.47	4,343.77	5,702.65
Investments	2,038.96	2,503.96	40.81	29.11
Current Assets, Loans and Advances				
a) Inventories	53,358.18	48,242.20	58,247.73	51,230.61
b) Sundry Debtors	6,556.59	6,099.04	8,256.13	7,778.67
c) Cash and Bank Balances	1,796.48	1,598.15	1,961.55	1,949.26
d) Loans and Advances	22,965.63	17,729.44	20,742.95	17,283.55
	84,676.88	73,668.84	89,208.36	78,242.09
Less: Current Liabilities and Provisions				
a) Current Liabilities	25,829.30	19,784.38	27,488.72	20,090.30
b) Provisions	245.00	183.50	255.01	204.91
Net Current Assets	58,602.58	53,700.96	61,464.63	57,946.89
Miscellaneous Expenditure (to the extent not written off or adjusted)	-	-	-	-
TOTAL	64,627.51	59,504.39	65,849.21	63,678.65



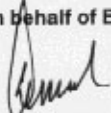
NOTES :

- 1 The above standalone financial results have been extracted from the financial statements for the year ended 31st March, 2011 audited by the statutory auditors as per requirement of Companies Act, 1956.
- 2 The above Consolidated Results have been extracted from the Audited Consolidated financial statements for the year ended 31st March, 2011 prepared in accordance with principles and procedures set out in the Accounting Standard- 21 on 'Consolidated Financial Statements' and Accounting Standard- 27 'Financial Reporting of Interest in Joint Ventures', issued by the Central Government under Companies Accounting Standard Rule, 2006. The Audited Financial Results include audited results of Subsidiaries and the unaudited financial results of Joint Venture entity. The financial results of Joint Venture entity consisting of turnover of Rs. 3202.72 lacs and loss of Rs. 58.36 lacs have been incorporated based on unaudited management accounts for the period 1st April, 2010 to 29th September, 2010.
- 3 These results have been reviewed by the Audit Committee and approved by the Board of Directors in its meeting held on 30th May, 2011.
- 4 Auditors had drawn reference on accounts for advances of Rs. 751.02 lacs (Previous Year Rs. 820.97 lacs) to certain parties/ collaborators for purchase of land parcels. The Parent Company is currently in the process of finalizing the deal for purchase of land and agreement(s) will be signed shortly. The management is confident that these advances are good and recoverable.
- 5 During the year, the Company sold its entire shareholding in the Joint Venture, Capital Cars Pvt. Ltd., resulting in a surplus of Rs. 727.68 lacs (net of expenses) which has been shown as exceptional item. Consequent to this sale, Capital Cars Pvt. Ltd. ceased to be a Joint Venture of the Company with effect from 29th September, 2010.
- 6 The Parent 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 Parent Company. In the case of Consolidated Accounts, three business segments have been identified & reported.
- 7 The Company has allotted 12,00,000 warrants on 30th October, 2010 @ Rs.70/- each to the Promoters of the Company on preferential basis, each warrant convertible at a premium of Rs. 60 per share of face value of Rs. 10 each at the option to the holders within 18 months from the date of allotment ie upto 30.04.2012.
- 8 The Company has allotted 18,00,000 warrants on 24.07.2009 @ Rs. 40 per warrant to the Promoters of the Company on preferential basis. Out of the aforesaid warrants, the Company allotted the second & last tranche of 9,00,000 equity shares on 15.11.2010 to the Promoters of the Company for the equal number of warrants on receipt of balance amount payable on these warrants.
- 9 The Company received 4 complaints during the quarter ended 31st March, 2011 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 March, 2011.
- 10 Previous year/period figures have been regrouped/rearranged wherever considered necessary to confirm to the current period classification.
- 11 The Board of Directors of the Company have recommended the dividend for the year 2010-2011 @ 8 % on equity (Rs. 0.80 Per equity share) resulting in outflow of Rs. 185.85 lacs including dividend tax.
- 12 The stand alone and consolidated results are available on the website of the Company i.e. www.ansals.com and on the websites of BSE and NSE.



Place : New Delhi
Dated : 30.05.2011

For and on behalf of Board


DEEPAK ANSAL

CHAIRMAN AND MANAGING DIRECTOR