



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-16/2012

26th May, 2012

Mr. Marian D'souza Listing Compliance Cell, Bombay Stock Exchange Ltd., Phiroze Jeejeebhoy Towers, Dajal 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.

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 Saturday, the 26th May, 2012 at New Delhi, the following results for the Financial Year 2011-2012 were considered and approved.

(Rs. In Lacs)

S. No.	Particulars	Standalone		Consolidated	
		2011-2012 Audited	2010-2011 Audited	2011-2012 Audited	2010-2011 Audited
1	Total Operating Income	40001.00	29277.94	42179.84	33748.55
2	Total Operating Cost	31677.84	22404.77	33241.24	27018.50
3	Profit / Loss from Operation before other Income, interest and exceptional items	8323.16	6873.17	8938.60	6730.05
4	Other Income	339.25	405.24	508.83	581.03
5	Profit / Loss from Operation before interest and exceptional items	8662.42	7278.42	9447.43	7311.08
6	Interest	3574.78	3764.86	3859.65	3705.57
7	Profit /loss from ordinary activities before tax	5087.63	3513.55	5587.77	3605.51
8	Exceptional Items		727.68	-	524.21
9	Provision for Taxation	1812.15	1004.11	1998.93	1213.15
10	Net Profit after tax	3275.48	3237.12	3588.83	2916.57

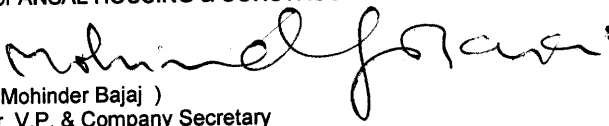
The Board of Directors have also decided to recommend dividend @10% (Rs. 1.00 per equity share) for payment to the Shareholders for the Financial Year 2011-2012. Dividend shall be paid / dispatched by the Company on 3rd October, 2012.

In this regard, we are enclosing herewith a copy of results of our Company for the Financial Year 2011-2012 (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)
Sr. V.P. & Company Secretary

Encl: As above

REGD.OFFICE : 15 UGF, INDRA PRAKASH, 21 BARAKHAMBHA ROAD, NEW DELHI - 110 001

(Rs. in Lacs)

PART- I

AUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER/YEAR ENDED 31ST MARCH, 2012

Sr. No.	PARTICULARS	Quarter Ended		Year Ended	
		31.03.2012 (Audited)	31.12.2011 (Unaudited)	31.03.2011 (Audited)	31.03.2011 (Audited)
1	Revenue from operations				
	a) Net Sales/Income from operations	10,474.03	8,799.99	8,926.41	38,054.94
	b) Other Operating Income	716.58	363.15	741.23	1,946.06
	Total Operating Income	11,190.61	9,163.13	9,667.64	40,001.00
2	Expenditure				
	a) (Increase)/decrease in stock in trade and work in progress	26.68	26.16	(387.97)	86.57
	b) Cost of Construction, Raw Materials & Constructed Properties	6,835.65	6,098.59	5,859.05	25,413.06
	c) Employees benefits expense	649.02	487.55	540.68	2,192.25
	d) Depreciation	95.11	88.20	72.14	355.69
	e) Other expenditure	1,053.97	843.41	1,503.33	3,630.28
	Total Operating Cost	8,660.42	7,543.91	7,587.24	31,677.84
3	Profit (+)/ Loss (-) from Operations before Other Income, finance costs and Exceptional Items (1-2)	2,530.19	1,619.22	2,080.40	8,323.16
4	Other Income	106.31	150.95	330.51	339.25
5	Profit (+)/ Loss (-) before Interest and Exceptional Items (3+4)	2,636.49	1,770.17	2,410.91	8,662.42
6	Finance Costs	1,208.40	802.94	1,409.35	3,574.78
7	Profit (+)/ Loss (-) after Interest but before Exceptional Items (5-6)	1,428.10	967.24	1,001.56	5,087.63
8	Exceptional Items	-	-	-	-
9	Profit (+)/ Loss (-) from Ordinary Activities before tax (7+8)	1,428.10	967.24	1,001.56	5,087.63
10	Tax Expense				
	- Current Tax	536.00	134.41	248.50	1,275.00
	- MAT Credit Utilisation / (Entitlement)	107.68	(27.41)	161.00	154.68
	- Deferred Tax	140.21	203.74	(124.83)	291.09
	- Related to previous year	(27.55)	-	23.60	91.38
		671.77	656.50	693.29	3,275.48
11	Profit (+)/ Loss (-) from Ordinary Activities after tax (9-10)	671.77	656.50	693.29	3,275.48
12	Extraordinary Items (net of tax expense)	-	-	-	-
13	Net Profit (+) / Loss (-) for the period (11-12)	671.77	656.50	693.29	3,275.48
14	Paid-up Equity share capital (Face value of Rs.10/- each)				
	- Issued and Subscribed Capital	2,025.40	2,037.08	1,937.08	2,025.40
	- Share Forfeited Amount	9.32	9.32	9.32	9.32
					31,320.51
15	Reserves excluding revaluation reserves				
16	Earning Per Share (EPS) (Not Annualized)				
	a) Basic and diluted EPS before Extraordinary Items	3.30	3.22	3.58	16.37
	b) Basic and diluted EPS after Extraordinary Items	3.30	3.22	3.58	16.37

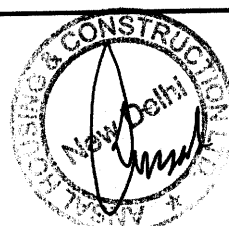
PART- II

A PARTICULARS OF SHAREHOLDING

1	Public Shareholding				
	- No. of Shares	9175234	9292082	9292082	9175234
	- Percentage of shareholding	45.30%	45.61%	47.97%	45.30%
2	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)	47.10%	47.10%	51.77%	47.10%
	- Percentage of shares (as a % of the total share capital of Company)	25.76%	25.62%	26.94%	25.76%
	b) Non-encumbered				
	- Number of shares	5860554	5860554	4860554	5860554
	- Percentage of shares (as a % of the total shareholding of Promoter and promoter group)	52.90%	52.90%	48.23%	52.90%
	- Percentage of shares (as a % of the total share capital of Company)	28.94%	28.77%	25.09%	28.94%

B INVESTOR COMPLAINTS

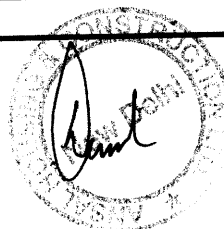
Pending at the beginning of the quarter	-	
Received during the quarter	3	
Disposed of during the quarter	3	
Remaining unresolved at the end of the quarter	-	



SUMMARY OF ASSETS AND LIABILITIES AS AT 31ST MARCH, 2012

(Rs. in Lacs)

PARTICULARS	Audited Results for the Year Ended	
	31.03.2012	31.03.2011
<u>I. EQUITY AND LIABILITIES</u>		
1 Shareholders' Funds		
a Share Capital	2,028.58	1,946.40
b Reserves and Surplus	31,976.82	28,377.48
c Money received against share warrants	-	210.00
	34,005.39	30,533.88
2 Non Current Liabilities		
a Long Term Borrowings	12,926.51	11,786.26
b Deferred Tax Liabilities (Net)	1,964.41	1,673.32
c Other Long Term Liabilities	1,305.99	-
	16,196.91	13,459.58
3 Current Liabilities		
a Short Term Borrowings	13,232.33	11,508.31
b Trade Payables	17,754.67	7,692.31
c Other Current Liabilities	42,653.94	27,262.73
d Short Term Provisions	621.17	245.00
	74,262.11	46,708.36
TOTAL	124,464.42	90,701.82
<u>II. ASSETS</u>		
1 Non Current Assets		
a Fixed Assets	4,234.26	3,985.97
b Non-current Investments	2,038.94	2,038.96
c Long Term Loans and Advances	607.68	600.04
	6,880.88	6,624.97
2 Current Assets		
a Inventories	84,764.14	53,358.18
b Trade Receivables	12,088.52	6,556.59
c Cash and cash equivalents	2,573.43	1,793.11
d Short Term Loans and Advances	18,157.45	22,368.97
e Other Current Assets	-	-
	117,583.55	84,076.85
TOTAL	124,464.42	90,701.82



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AUDITED FINANCIAL RESULTS FOR THE YEAR ENDED 31ST MARCH, 2012

(Rs. in Lacs)

Sr. No.	PARTICULARS	Consolidated Results for the Year Ended	
		(Audited)	(Audited)
		31.03.2012	31.03.2011
	Revenue from operations		
1	Net Sales/Income from operations		
	a) Net Sales/Income from operations	40,106.67	31,841.96
	b) Other Operating Income	2,073.16	1,906.59
	Total Operating Income	42,179.84	33,748.55
2	Expenditure		
	a) (Increase)/decrease in stock in trade and work in progress	86.57	(335.68)
	b) Cost of Construction, Raw Materials and Constructed Properties	25,385.88	19,727.99
	c) Employees Costs	2,470.76	2,083.41
	d) Depreciation	351.92	272.65
	e) Other expenditure	4,946.11	5,270.13
	f) Total Operating Cost	33,241.24	27,018.50
3	Profit (+)/ Loss (-) from Operations before Other Income, Interest and Exceptional Items (1-2)	8,938.60	6,730.05
4	Other Income	508.83	581.03
5	Profit (+)/ Loss (-) before Interest and Exceptional Items (3+4)	9,447.43	7,311.08
6	Finance Costs	3,859.65	3,705.57
7	Profit (+)/ Loss (-) after Interest but before Exceptional Items (5-6)	5,587.77	3,605.51
8	Exceptional Items	-	524.21
9	Profit (+)/ Loss (-) from Ordinary Activities before tax (7+8)	5,587.77	4,129.72
10	Tax Expense		
	- Current Tax	1,397.73	1,016.36
	- MAT Credit Entitlement	185.37	11.52
	- Deferred Tax	324.39	108.47
	- Related to previous year	91.44	76.80
11	Profit (+)/ Loss (-) from Ordinary Activities after tax (9-10)	3,588.83	2,916.57
12	Extraordinary Items (net of tax expense)	-	-
13	Net Profit (+) / Loss (-) for the period before prior period adjustment (11-12)	3,588.83	2,916.57
14	Prior Period Adjustments (Net)	-	-
15	Net Profit (+) / Loss (-) for the period (13-14)	3,588.83	2,916.57
16	Paid-up Equity share capital		
	(Face Value of Rs. 10/- each)		
	- Issued and Subscribed Capital	2,025.40	1,937.08
	- Share Forfeited Amount	9.32	9.32
		31,289.44	27,369.72
17	Reserves excluding revaluation reserves		
18	Earning Per Share (EPS) (Not Annualized)		
	a) Basic and diluted EPS before Extraordinary Items	17.94	15.51
	b) Basic and diluted EPS after Extraordinary Items	17.94	15.51
19	Public Shareholding		
	- No. of Shares	9175234	9292082
	- Percentage of shareholding	45.30%	47.97%
20	Promoters and promoter group Shareholding		
	a) Pledged/Encumbered		
	- Number of shares	5218208	5218208
	- Percentage of shares (as a % of the total shareholding of Promoter and promoter group)	47.10%	51.77%
	- Percentage of shares (as a % of the total share capital of Company)	25.76%	26.94%
	b) Non-encumbered		
	- Number of shares	5860554	4860554
	- Percentage of shares (as a % of the total shareholding of Promoter and promoter group)	52.90%	48.23%
	- Percentage of shares (as a % of the total share capital of Company)	28.94%	25.09%

SUMMARY OF ASSETS AND LIABILITIES AS AT 31ST MARCH, 2012

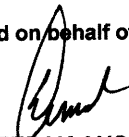
(Rs. in Lacs)

PARTICULARS	Consolidated for the Year Ended	
	(Audited)	(Audited)
	31.03.2012	31.03.2011
<u>I. EQUITY AND LIABILITIES</u>		
1 Shareholders' Funds:		
a Share Capital	2,028.58	1,946.40
b Reserves and Surplus	31,945.75	28,042.73
c Money received against share warrants	-	210.00
	33,974.33	30,199.13
2 Non Current Liabilities		
a Long Term Borrowings	14,726.51	12,986.26
b Deferred Tax Liabilities (Net)	1,949.03	1,624.64
c Other Long Term Liabilities	1,468.19	229.85
d Long Term Provisions	14.47	10.01
	18,158.20	14,850.76
3 Current Liabilities		
a Short Term Borrowings	13,232.37	11,513.45
b Trade Payables	18,616.48	9,400.88
c Other Current Liabilities	44,309.99	27,383.88
d Short Term Provisions	662.33	245.00
	76,821.16	48,543.21
TOTAL	128,953.69	93,593.10
<u>II. ASSETS</u>		
1 Non Current Assets		
a Fixed Assets	4,596.99	4,343.77
b Non-current Investments	40.79	40.81
c Long Term Loans and Advances	107.68	100.04
	4,745.46	4,484.62
2 Current Assets		
a Inventories	90,730.67	58,247.73
b Trade Receivables	13,710.04	8,256.13
c Cash and cash equivalents	2,759.09	1,958.18
d Short Term Loans and Advances	17,008.44	20,646.44
e Other Current Assets	-	-
	124,208.23	89,108.48
TOTAL	128,953.69	93,593.10

NOTES

- 1 The above Standalone and Consolidated financial results have been extracted from the financial statements for the year ended 31st March, 2012 audited by the statutory auditors as per requirement of Companies Act, 1956. The Consolidated financial statements are prepared in accordance with principles and procedures set out in the Accounting Standard- 21 on 'Consolidated Financial Statements' issued by the Central Government under Companies Accounting Standard Rule, 2006.
- 2 These results have been reviewed by the Audit Committee and approved by the Board of Directors in its meeting held on 26th May, 2012.
- 3 In the case of Standalone financial results, the figures for the quarter ended March 31, 2012 and March 31, 2011 are the balancing figures between audited figures in respect of the full financial year ended March 31, 2012 and March 31, 2011 respectively and the unaudited published year to date figures upto December 31, 2011 and December 31, 2010 respectively, being the end of the 3rd quarter of the respective financial years, which were subjected to a limited review.
- 4 The Statement of Assets and Liabilities for the quarter and year ended March 31, 2011 had been prepared as per then applicable, pre-revised Schedule VI to the Companies Act, 1956. Consequent to the notification of Revised Schedule VI under the Companies Act, 1956, the financial results for the year ended March 31, 2012 are prepared as per Revised Schedule VI. Accordingly, the previous year's figures have also been reclassified to conform to current year's classification in the Statement of Assets and Liabilities.
- 5 The Company had issued and allotted 12,00,000 convertible warrants on October 30, 2010 @ Rs.70/- per warrant to the Promoters of the Company on Preferential basis. Out of the aforesaid warrants, the Company has allotted 10,00,000 equity shares having face value Rs.10/- each at premium of Rs.60/- per equity share on August 8, 2011 to the Promoters of the Company on conversion of equal numbers of warrants on receipt of balance amount payable on these warrants. The company had further cancelled 2,00,000 outstanding convertible warrants out of the aforesaid 12,00,000 convertible warrants issued to the promoters of the company and has intimated the same to BSE and NSE vide its letter no. SECY/S-16/2012 dated January 11, 2012.
- 6 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) 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 and in compliance with the Securities and Exchange Board of India (Buy-back of Securities) Regulations, 1998. The Company has bought-back 1,78,272 equity shares upto March 31, 2012 under the Company's Buy-back scheme out of which 1,16,848 equity shares had been extinguished as at March 31, 2012.
- 7 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 Company.
- 8 The Board of Directors of the Company have recommended the dividend for the year 2011-2012 @ 10% on equity (Rs. 1 Per equity share of face value of Rs.10/- each) resulting in outflow of Rs. 232.92 lacs including dividend tax.
- 9 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.

For and on behalf of Board


DEEPAK ANSAL

CHAIRMAN AND MANAGING DIRECTOR

Place : New Delhi

Dated : 26.05.2012