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

29th May, 2013

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

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 Wednesday, the 29th May, 2013 at New Delhi, the following results for the Financial Year 2012-2013 were considered and approved.

(Rs. In Lacs)

S. No.	Particulars	Standalone		Consolidated	
		2012-2013 Audited	2011-2012 Audited	2012-2013 Audited	2011-2012 Audited
1	Total Operating Income	42762.35	40001.00	45342.73	42179.84
2	Total Operating Cost	33736.71	31677.84	35530.99	33241.24
3	Profit / Loss from Operation before other Income, interest and exceptional items	9025.64	8323.16	9811.73	8938.60
4	Other Income	802.90	339.25	1018.96	508.83
5	Profit / Loss from Operation before interest and exceptional items	9828.54	8662.42	10830.69	9447.43
6	Interest	4508.59	3574.78	4663.50	3859.65
7	Profit /loss from ordinary activities before tax	5319.95	5087.63	6167.19	5587.77
8	Provision for Taxation	1518.54	1812.15	1762.84	1998.93
9	Net Profit after tax	3801.41	3275.48	4404.35	3588.83

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 2012-2013. Dividend shall be paid / dispatched by the Company on 1st October, 2013.

In this regard, we are enclosing herewith a copy of results of our Company for the Financial Year 2012-2013 (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

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PART- I

(Rs. in Lacs)

AUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31ST MARCH, 2013

Sr. No.	PARTICULARS	Quarter Ended			Year Ended	
		31.03.2013 (Audited)	31.12.2012 (Unaudited)	31.03.2012 (Audited)	31.03.2013 (Audited)	31.03.2012 (Audited)
1	**Revenue from operations**					
	a) Net Sales/Income from operations	12,510.25	9,876.09	10,474.03	40,723.75	38,054.94
	b) Other Operating Income	477.97	545.59	716.58	2,038.60	1,946.06
	Total Operating Income	**12,988.21**	**10,421.69**	**11,190.61**	**42,762.35**	**40,001.00**
2	**Expenditure**					
	a) (Increase)/decrease in stock in trade and work in progress	(0.51)	(11.30)	26.68	23.05	86.57
	b) Cost of Construction, Raw Materials & Constructed Properties	8,874.05	6,685.05	6,835.65	27,446.59	25,413.06
	c) Employees benefits expense	670.79	550.07	649.02	2,377.28	2,192.25
	d) Depreciation	4.21	103.28	95.11	296.73	355.69
	e) Other expenditure	1,117.73	900.99	1,053.97	3,593.06	3,630.28
	Total Operating Cost	**10,666.27**	**8,228.09**	**8,660.42**	**33,736.71**	**31,677.84**
3	Profit (+)/ Loss (-) from Operations before Other Income, finance costs and Exceptional Items (1-2)	2,321.95	2,193.60	2,530.19	9,025.64	8,323.16
4	Other Income	669.79	38.54	106.31	802.90	339.25
5	Profit (+)/ Loss (-) before Interest and Exceptional Items (3+4)	2,991.74	2,232.14	2,636.49	9,828.54	8,662.42
6	Finance Costs	1,299.03	1,116.21	1,208.40	4,508.59	3,574.78
7	Profit (+)/ Loss (-) after Interest but before Exceptional Items (5-6)	1,692.70	1,115.92	1,428.10	5,319.95	5,087.63
8	Exceptional Items	-	-	-	-	-
9	Profit (+)/ Loss (-) from Ordinary Activities before tax (7+8)	1,692.70	1,115.92	1,428.10	5,319.95	5,087.63
10	Tax Expense					
	- Current Tax	324.00	223.00	536.00	1,094.00	1,275.00
	- MAT Credit Utilisation / (Entitlement)	(47.00)	-	107.68	(47.00)	154.68
	- Deferred Tax	119.99	150.26	140.21	541.42	291.09
	- Related to previous year	(69.87)	-	(27.55)	(69.87)	91.38
11	Profit (+)/ Loss (-) from Ordinary Activities after tax (9-10)	1,365.59	742.67	671.77	3,801.41	3,275.48
12	Extraordinary Items (net of tax expense)	-	-	-	-	-
13	Net Profit (+) / Loss (-) for the period (11-12)	1,365.59	742.67	671.77	3,801.41	3,275.48
14	Paid-up Equity share capital (Face value of Rs.10/- each)					
	- Issued and Subscribed Capital	1,979.52	1,979.52	2,025.40	1,979.52	2,025.40
	- Share Forfeited Amount	9.32	9.32	9.32	9.32	9.32
15	**Reserves excluding revaluation reserves**				**34,431.02**	**31,320.51**
16	**Earning Per Share (EPS) (Not Annualized)**					
	a) Basic and diluted EPS before Extraordinary Items	6.90	3.75	3.30	19.10	16.37
	b) Basic and diluted EPS after Extraordinary Items	6.90	3.75	3.30	19.10	16.37
PART- II						
A	**PARTICULARS OF SHAREHOLDING**					
1	**Public Shareholding**					
	- No. of Shares	8716514	8716514	9175234	8716514	9175234
	- Percentage of shareholding	44.03%	44.03%	45.30%	44.03%	45.30%
2	**Promoters and promoter group Shareholding**					
	a) Pledged/Encumbered					
	- Number of shares	6718208	5218208	5218208	6718208	5218208
	- Percentage of shares (as a % of the total shareholding of Promoter and promoter group)	60.64%	47.10%	47.10%	60.64%	47.10%
	- Percentage of shares (as a % of the total share capital of Company)	33.94%	26.36%	25.76%	33.94%	25.76%
	b) Non-encumbered					
	- Number of shares	4360554	5860554	5860554	4360554	5860554
	- Percentage of shares (as a % of the total shareholding of Promoter and promoter group)	39.36%	52.90%	52.90%	39.36%	52.90%
	- Percentage of shares (as a % of the total share capital of Company)	22.03%	29.61%	28.94%	22.03%	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	-				

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SUMMARY OF ASSETS AND LIABILITIES AS AT 31ST MARCH, 2013

(Rs. in Lacs)

PARTICULARS	As at 31.03.2013 (Audited)	As at 31.03.2012 (Audited)
I. EQUITY AND LIABILITIES		
1 Shareholders' Funds		
a Share Capital	1,988.85	2,028.58
b Reserves and Surplus	35,070.63	31,976.82
c Money received against share warrants	-	-
	37,059.48	**34,005.39**
2 Non Current Liabilities		
a Long Term Borrowings	23,366.67	12,926.51
b Deferred Tax Liabilities (Net)	2,505.83	1,964.41
c Other Long Term Liabilities	367.75	1,371.25
d Long Term Provisions	119.79	78.88
	26,360.03	**16,341.06**
3 Current Liabilities		
a Short Term Borrowings	13,301.01	13,232.33
b Trade Payables	20,009.00	17,754.67
c Other Current Liabilities	71,525.15	42,588.68
d Short Term Provisions	652.93	542.29
	105,488.09	**74,117.97**
TOTAL	**168,907.60**	**124,464.42**
II. ASSETS		
1 Non Current Assets		
a Fixed Assets	4,978.26	4,234.26
b Non-current Investments	2,292.87	2,038.94
c Long Term Loans and Advances	603.57	607.68
	7,874.70	**6,880.88**
2 Current Assets		
a Inventories	111,703.69	84,764.14
b Trade Receivables	16,690.67	12,088.52
c Cash and cash equivalents	4,575.79	2,573.43
d Short Term Loans and Advances	28,062.75	18,157.45
e Other Current Assets	-	-
	161,032.90	**117,583.55**
TOTAL	**168,907.60**	**124,464.42**

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AUDITED FINANCIAL RESULTS FOR THE YEAR ENDED 31ST MARCH, 2013

(Rs. in Lacs)

Sr. No.	PARTICULARS	Consolidated Results for the Year Ended	
		(Audited)	(Audited)
		31.03.2013	31.03.2012
	Revenue from operations		
1	**Net Sales/Income from operations**		
	a)Net Sales/Income from operations	43,139.87	40,106.67
	b)Other Operating Income	2,202.86	2,073.16
	Total Operating Income	**45,342.73**	**42,179.84**
2	**Expenditure**		
	a)(increase)/decrease in stock in trade and work in progress	23.05	86.57
	b) Cost of Construction, Raw Materials and Constructed Properties	27,260.13	25,385.88
	c) Employees Costs	2,759.94	2,470.76
	d) Depreciation	304.91	351.92
	e) Other expenditure	5,182.97	4,946.11
	f) Total Operating Cost	**35,530.99**	**33,241.24**
3	**Profit (+)/ Loss (-) from Operations before Other Income, Interest and Exceptional Items (1-2)**	**9,811.73**	**8,938.60**
4	Other Income	1,018.96	508.83
5	**Profit (+)/ Loss (-) before Interest and Exceptional Items (3+4)**	**10,830.69**	**9,447.43**
6	Finance Costs	4,663.50	3,859.65
7	**Profit (+)/ Loss (-) after Interest but before Exceptional Items (5-6)**	**6,167.19**	**5,587.77**
8	Exceptional Items	-	-
9	**Profit (+)/ Loss (-) from Ordinary Activities before tax (7+8)**	**6,167.19**	**5,587.77**
10	**Tax Expense**		
	- Current Tax	1,333.46	1,397.73
	- MAT Credit Entitlement	(47.00)	185.37
	- Deferred Tax	546.08	324.39
	- Related to previous year	(69.70)	91.44
11	**Profit (+)/ Loss (-) from Ordinary Activities after tax (9-10)**	**4,404.35**	**3,588.83**
12	Extraordinary Items (net of tax expense)	-	-
13	**Net Profit (+) / Loss (-) for the period before prior period adjustment (11-12)**	**4,404.35**	**3,588.83**
14	Prior Period Adjustments (Net)	-	-
15	**Net Profit (+) / Loss (-) for the period (13-14)**	**4,404.35**	**3,588.83**
16	Paid-up Equity share capital		
	(Face Value of Rs. 10/- each)		
	- Issued and Subscribed Capital	1,979.53	2,025.40
	- Share Forfeited Amount	9.32	9.32
17	**Reserves excluding revaluation reserves**	**34,991.80**	**31,289.44**
18	**Earning Per Share (EPS) (Not Annualized)**		
	a) Basic and diluted EPS before Extraordinary Items	22.13	17.94
	b) Basic and diluted EPS after Extraordinary Items	22.13	17.94
19	**Public Shareholding**		
	- No. of Shares	8716514	9175234
	- Percentage of shareholding	44.03%	45.30%
20	**Promoters and promoter group Shareholding**		
	a) Pledged/Encumbered		
	- Number of shares	6718208	5218208
	- Percentage of shares (as a % of the total shareholding of Promoter and promoter group)	60.64%	47.10%
	- Percentage of shares (as a % of the total share capital of Company)	33.94%	25.76%
	b) Non-encumbered		
	- Number of shares	4360554	5860554
	- Percentage of shares (as a % of the total shareholding of Promoter and promoter group)	39.36%	52.90%
	- Percentage of shares (as a % of the total share capital of Company)	22.03%	28.94%

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SUMMARY OF ASSETS AND LIABILITIES AS AT 31ST MARCH, 2013

(Rs. in Lacs)

PARTICULARS	Consolidated for the Year Ended	
	(Audited)	(Audited)
	31.03.2013	31.03.2012
I. EQUITY AND LIABILITIES		
1 Shareholders' Funds:		
a Share Capital	1,988.85	2,028.58
b Reserves and Surplus	35,631.41	31,945.75
c Money received against share warrants	-	-
	37,620.26	**33,974.33**
2 Non Current Liabilities		
a Long Term Borrowings	24,126.78	14,726.51
b Deferred Tax Liabilities (Net)	2,495.11	1,949.03
c Other Long Term Liabilities	257.14	162.20
d Long Term Provisions	147.67	14.47
	27,026.70	**16,852.21**
3 Current Liabilities		
a Short Term Borrowings	13,586.35	13,232.37
b Trade Payables	20,295.46	18,616.48
c Other Current Liabilities	71,398.87	43,309.99
d Short Term Provisions	768.58	662.33
	106,049.25	**75,821.17**
TOTAL	**170,696.20**	**126,647.71**
II. ASSETS		
1 Non Current Assets		
a Fixed Assets	5,439.66	4,596.99
b Non-current Investments	0.04	40.79
c Long Term Loans and Advances	126.85	123.85
	5,566.55	**4,761.62**
2 Current Assets		
a Inventories	119,735.35	90,730.67
b Trade Receivables	17,977.08	13,710.04
c Cash and cash equivalents	5,015.23	2,759.09
d Short Term Loans and Advances	22,402.00	14,686.29
e Other Current Assets	-	-
	165,129.66	**121,886.09**
TOTAL	**170,696.20**	**126,647.71**

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NOTES:

1 The above Standalone and Consolidated financial results have been extracted from the financial statements for the year ended 31st March, 2013 audited by the statutory auditors as per requirement of Companies Act, 1956. The Consolidated financial statements have been prepared in accordance with principles and procedures set out in the Accounting Standard- 21- 'Consolidated Financial Statements' issued by the Central Government under Companies Accounting Standard Rules, 2006. The audited financial results include audited results of 17 subsidiaries and unaudited financial results of one subsidiary company with a turnover of Rs. 250.03 lacs and loss of Rs. 14.75 lacs.

2 These results have been reviewed by the Audit Committee and approved by the Board of Directors in its meeting held on 29th May, 2013.

3 In the case of Standalone financial results, the figures for the quarter ended March 31, 2013 and March 31, 2012 are the balancing figures between audited figures in respect of the full financial year ended March 31, 2013 and March 31, 2012 respectively and the unaudited published year to date figures upto December 31, 2012 and December 31, 2011 respectively, being the end of the 3rd quarter of the respective financial years, which were subjected to a limited review.

4 In respect of projects commenced on or after April 1, 2012 and the projects commenced before this date where revenue has not been recognised in previous years, the Company has followed revenue recognition policy in accordance with the Guidance Note on Accounting of Real Estate Transactions issued by the Institute of Chartered Accountants of India. However, none of the projects to which Guidance Note applies, has reached revenue recognition stage during the year.

5 Under the Company's Buy-back scheme, the Company had bought back and extinguished 5,75,568 equity shares of the value of Rs. 2,53,45,535/- from 23.01.2012 to 31.10.2012 in accordance with the provisions of section 77A, 77AA & 77B of the Companies Act, 1956 read with the Securities and Exchange Board of India (Buy-Back of Securities) Regulation 1998.

6 The Company has increased its Authorized Share Capital from Rs.50 crores to Rs. 100 crores by amending the Capital Clause of the Memorandum of Association of the Company with the consent of the shareholders by means of Postal Ballot on 2nd April, 2013 i.e. after the close of the year.

7 Pursuant to the provision of Companies Act, 1956 and Article 135 to 137 of the Articles of Association of the Company and in accordance with the SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2009 ("The Regulations") and approval of the Bombay Stock Exchange Ltd., Mumbai and National Stock Exchange Ltd., Mumbai and pursuant to approval accorded by the Shareholders of the Company vide resolution dated 2nd April, 2013 through Postal Ballot, the Members of the Committee of the Board of Directors of the Company made the allotment of 3,95,90,552 bonus equity shares on 12th April, 2013 in the ratio of 2:1 (two new bonus equity shares of Rs. 10/- each for every one existing equity share of Rs. 10/- each held in the Company to the eligible shareholders of the Company whose names appeared in the Register of Members / Beneficial Owners of the Company as on record dated i.e. 12th April, 2013.

8 During the Financial Year 2012-2013, the Company had acquired equity shares of four new companies i.e. Andri Builders and Developers Pvt. Ltd. on 31.08.2012, V.S. Infratown Pvt. Ltd. on 04.10.2012, Cross Bridge Developers Pvt. Ltd.. on 01.12.2012 and Identity Buildtech Pvt. Ltd. on 18.12.2012 and consequently these companies have become the Wholly Owned Subsidiaries of the Company.

9 During the Year, the Company has purchased land from Identity Buildtech Pvt. Ltd. for developing a housing project in Gurgaon. The Company has also acquired the whole share capital of Identity Buildtech Pvt. Ltd. for a consideration of Rs. 500 lacs. Out of this amount, Rs.146 Lacs being the amount equivalent to the net worth of Identity Buildtech on the acquisition date has been treated as investment and the balance amount of Rs.354 Lacs has been added to the cost of land acquired from Identity Buildtech Pvt. Ltd.

10 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.

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

12 The Board of Directors of the Company have recommended the dividend for the year 2012-2013 @ 8 % on equity (Rs.0.8 Per equity share of face value of Rs.10/- each) resulting in outflow of Rs.555.83 lacs including dividend tax.

13 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 the Board

(DEEPAK ANSAL)
CHAIRMAN & MANAGING DIRECTOR

Place : New Delhi
Dated : 29th May, 2013