



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
(CIN NO : L45201DL1983PLC016821)

Ref. no.: SECY/S-16/2014

524

28th May, 2014

Mr. Marian D'souza Listing Compliance Cell, BSE 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: ANSALISG SERIES : EQ.
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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 28th May, 2014 at New Delhi, the following results for the Financial Year 2013-2014 were considered and approved.

S. No.	Particulars	(Rs. In Lacs)			
		Standalone		Consolidated	
		2013-2014 Audited	2012-2013 Audited	2013-2014 Audited	2012-2013 Audited
1	Total Sales & Other Income	60420.44	42762.35	63106.71	45342.73
2	Gross Profit	9599.34	9025.64	10280.20	9811.73
3	Depreciation	303.70	296.73	312.91	304.91
4	Interest	4946.24	4508.59	5072.15	4663.50
5	Provision for Taxation	2231.39	1518.55	2595.09	1762.84
6	Net Profit after tax	3901.90	3801.41	4345.76	4404.35
7	Net Profit after tax & Prior period items	3901.90	3801.41	4345.76	4404.35

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 2013-2014. Dividend shall be paid / dispatched by the Company latest by 24th October, 2014.

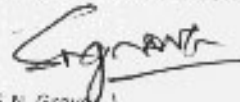
In this regard, we are enclosing herewith a copy of results of our Company for the Financial Year 2013-2014 (Standalone / Consolidated) for your perusal please.

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.


(S.N. Grover)
Addl. 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)

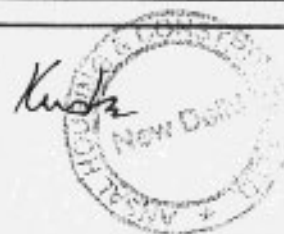
AUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31ST MARCH, 2014

Sr. No.	PARTICULARS	Quarter Ended			Year Ended	
		31.03.2014 (Audited)	31.12.2013 (Unaudited)	31.03.2013 (Audited)	31.03.2014 (Audited)	31.03.2013 (Audited)
1	Revenue from operations					
	a) Net Sales/Income from operations	9,920.78	18,299.49	12,510.25	58,503.72	40,723.75
	b) Other Operating Income	586.07	476.29	477.97	1,916.72	2,038.60
	Total Operating Income	10,486.85	18,775.78	12,988.22	60,420.44	42,762.35
2	Expenditure					
	a) (Increase)/decrease in stock in trade and work in progress	(250.10)	10.14	(0.51)	(231.34)	23.05
	b) Cost of Construction, Raw Materials & Constructed Properties	6,937.27	13,663.33	8,874.05	42,949.99	27,446.59
	c) Employees benefits expense	665.56	632.71	670.79	2,583.40	2,377.28
	d) Depreciation	74.01	76.12	4.21	303.70	298.73
	e) Other expenditure	1,581.54	1,399.71	1,117.73	5,215.35	3,593.06
	Total Operating Cost	9,008.28	15,782.01	10,666.27	50,821.10	33,736.71
3	Profit (+)/ Loss (-) from Operations before Other Income, finance costs and Exceptional Items (1-2)	1,478.57	2,993.77	2,321.95	9,599.34	9,025.64
4	Other Income	489.77	689.95	669.79	1,480.19	802.90
5	Profit (+)/ Loss (-) before interest and Exceptional Items (3+4)	1,968.33	3,683.72	2,991.74	11,079.53	9,828.54
6	Finance Costs	886.52	1,843.10	1,299.03	4,946.24	4,508.59
7	Profit (+)/ Loss (-) after interest but before Exceptional Items (5-6)	1,081.81	1,840.62	1,692.71	6,133.29	5,319.95
8	Exceptional Items- (Income)/(Expense))	-	-	-	-	-
9	Profit (+)/ Loss (-) from Ordinary Activities before tax (7+8)	1,081.81	1,840.62	1,692.71	6,133.29	5,319.95
10	Tax Expense					
	- Current Tax	196.00	417.00	324.00	1,287.00	1,094.00
	- MAT Credit Utilisation / (Entitlement)	(306.00)	90.00	(47.00)	(407.00)	(47.00)
	- Deferred Tax	436.41	148.63	119.99	1,315.65	541.42
	- Related to previous year	35.74	-	(69.87)	35.74	(69.87)
11	Profit (+)/ Loss (-) from Ordinary Activities after tax (9-10)	719.66	1,164.99	1,365.59	3,901.90	3,801.41
12	Extraordinary Items (net of tax expense)	-	-	-	-	-
13	Net Profit (+) / Loss (-) for the period (11-12)	719.66	1,164.99	1,365.59	3,901.90	3,801.41
14	Paid-up Equity share capital (Face value of Rs.10/- each)					
	- Issued and Subscribed Capital	5,938.58	5,938.58	1,979.52	5,938.58	1,979.52
	- Share Forfeited Amount	9.32	9.32	9.32	9.32	9.32
15	Reserves excluding revaluation reserves				33,826.93	34,431.02
16	Earning Per Share (EPS) (Not Annualized)					
	a) Basic and diluted EPS before Extraordinary Items	1.21	2.00	6.90	6.57	6.40
	b) Basic and diluted EPS after Extraordinary Items	1.21	2.00	6.90	6.57	6.40
PART- II						
A PARTICULARS OF SHAREHOLDING						
1	Public Shareholding					
	- No. of Shares	25525071	25600525	8716514	25525071	8716514
	- Percentage of shareholding	42.98%	43.11%	44.03%	42.98%	44.03%
2	Promoters and promoter group Shareholding					
	a) Pledged/Encumbered					
	- Number of shares	20154624	20154624	6718208	20154624	6718208
	- Percentage of shares (as a % of the total shareholding of Promoter and promoter group)	59.52%	59.68%	60.64%	59.52%	60.64%
	Company)	33.94%	33.94%	33.94%	33.94%	33.94%
	b) Non-encumbered					
	- Number of shares	13706133	13630679	4360554	13706133	4360554
	- Percentage of shares (as a % of the total shareholding of Promoter and promoter group)	40.48%	40.34%	39.36%	40.48%	39.36%
	Company)	23.08%	22.95%	22.03%	23.08%	22.03%
B INVESTOR COMPLAINTS						
	Pending at the beginning of the quarter	-	-	-	-	-
	Received during the quarter	-	-	-	-	-
	Disposed of during the quarter	-	-	-	-	-
	Remaining unresolved at the end of the quarter	-	-	-	-	-

CERTIFIED TRUE COPY

For Ansal Housing & Construction Ltd.

Addl. V. P. & Company Secretary



SUMMARY OF STANDALONE ASSETS AND LIABILITIES AS AT 31st March, 2014
(Rs. in Lacs)

PARTICULARS	As at 31.03.2014	As at 31.03.2013
	(Audited)	(Audited)
I. EQUITY AND LIABILITIES		
1 Shareholders' Funds		
a Share Capital	5,947.90	1,988.85
b Reserves and Surplus	34,449.84	35,070.63
c Money received against share warrants	-	-
	40,397.74	37,059.48
2 Non Current Liabilities		
a Long Term Borrowings	34,030.82	23,366.67
b Deferred Tax Liabilities (Net)	3,821.48	2,505.83
c Other Long Term Liabilities	65.51	367.75
d Long Term Provisions	126.14	119.79
	38,043.95	26,360.03
3 Current Liabilities		
a Short Term Borrowings	12,760.04	13,301.01
b Trade Payables	18,353.87	20,009.00
c Other Current Liabilities	81,464.54	71,525.15
d Short Term Provisions	588.95	652.93
	113,167.40	105,488.09
TOTAL	191,609.09	168,907.60
II. ASSETS		
1 Non Current Assets		
a Fixed Assets	6,479.39	4,978.26
b Non-current Investments	2,920.13	2,292.87
c Long Term Loans and Advances	1,785.95	603.57
	11,185.47	7,874.70
2 Current Assets		
a Current Investments	6.00	-
b Inventories	118,814.79	111,703.69
c Trade Receivables	13,241.76	16,690.67
d Cash and cash equivalents	4,875.80	4,575.79
e Short Term Loans and Advances	43,485.27	28,062.75
f Other Current Assets	-	-
	180,423.62	161,032.90
TOTAL	191,609.09	168,907.60

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For Ansal Housing & Construction Ltd.

Addl. V. P. & Company Secretary



REGD.OFFICE : 15 UGF, INDRA PRAKASH, 21 BARAKHAMBHA ROAD, NEW DELHI - 110 001
AUDITED FINANCIAL RESULTS FOR THE YEAR ENDED 31ST MARCH, 2014

(Rs. in Lacs)

Sr. No.	PARTICULARS	Consolidated Results for the Year Ended	
		(Audited)	(Audited)
		31.03.2014	31.03.2013
	Revenue from operations		
1	Net Sales/Income from operations		
	a) Net Sales/Income from operations	51,037.96	43,139.87
	b) Other Operating Income	2,068.75	2,202.86
	Total Operating Income	53,106.71	45,342.73
2	Expenditure		
	a) (Increase)/decrease in stock in trade and work in progress	(231.34)	23.05
	b) Cost of Construction, Raw Materials and Constructed Properties	42,666.23	27,280.13
	c) Employees Costs	3,017.42	2,758.94
	d) Depreciation	312.91	304.91
	e) Other expenditure	7,061.29	5,182.97
	f) Total Operating Cost	52,826.51	35,530.99
3	Profit (+)/ Loss (-) from Operations before Other Income, Interest and Exceptional Items (1-2)	10,280.20	9,811.73
4	Other Income	1,732.80	1,018.96
5	Profit (+)/ Loss (-) before Interest and Exceptional Items (3+4)	12,012.99	10,830.69
6	Finance Costs	5,072.15	4,683.50
7	Profit (+)/ Loss (-) after Interest but before Exceptional Items (5-6)	6,940.84	6,147.19
8	Exceptional Items	-	-
9	Profit (+)/ Loss (-) from Ordinary Activities before tax (7+8)	6,940.84	6,147.19
10	Tax Expense		
	- Current Tax	1,573.86	1,333.46
	- MAT Credit Entitlement	(346.89)	(47.00)
	- Deferred Tax	1,310.30	546.08
	- Related to previous year	57.62	(69.70)
11	Profit (+)/ Loss (-) from Ordinary Activities after tax (9-10)	4,345.76	4,404.35
12	Extraordinary Items (net of tax expense)	-	-
13	Net Profit (+) / Loss (-) for the period before prior period adjustment (11-12)	4,345.76	4,404.35
14	Prior Period Adjustments (Net)	-	-
15	Net Profit (+) / Loss (-) for the period (13-14)	4,345.76	4,404.35
16	Paid-up Equity share capital (Face Value of Rs. 10/- each)		
	- Issued and Subscribed Capital	5,938.58	1,979.53
	- Share Forfeited Amount	9.32	9.32
17	Reserves excluding revaluation reserves	34,871.08	34,991.80
18	Earning Per Share (EPS) (Not Annualized)		
	a) Basic and diluted EPS before Extraordinary Items	7.32	7.42
	b) Basic and diluted EPS after Extraordinary Items	7.32	7.42
19	Public Shareholding		
	- No. of Shares	25525071	8718514
	- Percentage of shareholding	42.98%	44.03%
20	Promoters and promoter group Shareholding		
	a) Pledged/Encumbered		
	- Number of shares	20154624	6718208
	- Percentage of shares (as a % of the total shareholding of Promoter and promoter group)	59.52%	60.64%
	- Percentage of shares (as a % of the total share capital of Company)	33.94%	33.94%
	b) Non-encumbered		
	- Number of shares	13706133	4360554
	- Percentage of shares (as a % of the total shareholding of Promoter and promoter group)	40.48%	39.36%
	- Percentage of shares (as a % of the total share capital of Company)	23.08%	22.03%

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For Ansal Housing & Construction Ltd.

Addl. V. P. & Company Secretary



SUMMARY OF ASSETS AND LIABILITIES AS AT 31ST MARCH, 2014

(Rs. in Lacs)

PARTICULARS	Consolidated for the Year Ended	
	(Audited)	(Audited)
	31.03.2014	31.03.2013
I. EQUITY AND LIABILITIES		
1 Shareholders' Funds:		
a Share Capital	5,947.90	1,988.85
b Reserves and Surplus	35,493.97	35,631.41
c Money received against share warrants	-	-
	41,441.87	37,620.25
2 Non Current Liabilities		
a Long Term Borrowings	34,188.89	24,126.78
b Deferred Tax Liabilities (Net)	3,805.19	2,495.11
c Other Long Term Liabilities	297.48	257.14
d Long Term Provisions	164.97	147.67
	38,456.53	27,026.70
3 Current Liabilities		
a Short Term Borrowings	12,895.38	13,586.35
b Trade Payables	18,449.17	20,295.46
c Other Current Liabilities	82,844.09	71,398.87
d Short Term Provisions	591.68	768.58
	114,780.32	106,049.25
TOTAL	194,678.72	170,696.20
II. ASSETS		
1 Non Current Assets		
a Fixed Assets	7,430.94	5,439.66
b Non-current Investments	124.76	0.04
c Long Term Loans and Advances	1,285.95	126.85
	8,841.65	5,566.55
2 Current Assets		
a Current Investment	6.00	-
b Inventories	128,050.39	119,735.35
c Trade Receivables	14,514.84	17,977.08
d Cash and cash equivalents	5,174.99	5,015.23
e Short Term Loans and Advances	38,090.85	22,402.00
f Other Current Assets	-	-
	185,837.07	165,129.66
TOTAL	194,678.72	170,696.20

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For Ansal Housing & Construction Ltd.

Addl. V. P. & Company Secretary



NOTES:

- 1 The above Standalone and Consolidated financial results have been extracted from the financial statements for the year ended 31st March, 2014 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 Rules, 2008. The audited financial results include audited results of 20 subsidiaries.
- 2 These results have been reviewed by the Audit Committee and approved by the Board of Directors in its meeting held on 28th May, 2014.
- 3 In the case of Standalone financial result, the figures for the quarter ended March 31, 2014 and March 31, 2013 are the balancing figures between audited figures in respect of the full financial year ended March 31, 2014 and March 31, 2013 respectively and the unaudited published year to date figures upto December 31, 2013 and December 31, 2012 respectively, being the end of the 3rd quarter of the respective financial years, which were subjected to a limited review.
- 4 During the Financial Year 2013-2014, the company had acquired equity shares of two new companies i.e. M/s Shamia Automobiles Pvt. Ltd. on 28.09.2013 and M/s Oriane Developers Pvt. Ltd. on 02.01.2014. As a consequence the said companies have become the Wholly Owned Subsidiaries of the company.
- 5 The Company has increased its Authorized Share Capital from Rs.50 crores to Rs.100 crores by amending the Capital Clause of Memorandum of Association of the Company with the consent of the shareholders by means of Postal Ballot on 2nd April, 2013.
- 6 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 their resolution dated 2nd April, 2013 through Postal Ballot, the Members of the Committee of 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 position of the Company as on record date i.e. 12th April, 2013.
- 7 The Basic and Diluted Earning Per Share have been restated for all the corresponding periods to give effect of Bonus Shares issued on 12th April, 2013 in the ratio of 2:1, in accordance with Accounting Standard (AS) 20 "Earning Per Share" notified under section 211 (3C) of the Companies Act, 1956.
- 8 The Company is engaged primarily in the business of Real Estate and also running of Hospitality Business. However, there are no separate reportable segments as per Accounting Standard 17 dealing with Segment Reporting in the Company.
- 9 Previous Year/ Period figures have been regrouped/ rearranged wherever considered necessary to conform to the current period classification.
- 10 The Board of Directors of the Company has recommended the dividend for the year 2013-2014 @ 8% on equity shares (Rs.0.8 Per equity share of face value of Rs.10/- each) which will result in outflow of Rs.546.93 lacs including dividend tax.
- 11 The standalone 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

Kushagr Ansal
(KUSHAGR ANSAL)
WHOLETIME DIRECTOR

Place : New Delhi
Dated : 28th May, 2014

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For Ansal Housing & Construction Ltd.

Engrover
Addl. V. P. & Company Secretary