



ansal HOUSING & CONSTRUCTION LTD.

An ISO 9001:2008 Company

Registered & Head Office : 15, UGF, Indra Prakash, 21, Barakhamba Road, New Delhi - 110001
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Ref. no.: SECY/S-16/2014

12th February, 2014

Mr. S. Subramanian DCS – CRD 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: ANSALHSG SERIES : EQ.
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SUB : **UNAUDITED FINANCIAL RESULTS (PROVISIONAL) FOR THE
NINE MONTH / QUARTER ENDED 31st DECEMBER, 2013**

Dear Sir,

Pursuant to the requirements of amended clause 41 of the Listing Agreement, we are enclosing herewith Un-audited Financial Results for the nine month / quarter ended 31st December, 2013.

We would further like to inform you that these results have been approved by the Board of Directors in their meeting held on 12th February, 2014. We have already given these results for publication in leading English and Hindi dailies and a copy of the paper cuttings of the publication shall be forwarded to you shortly.

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

PART-I

(Rs. in Lacs)

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE NINE MONTH/QUARTER ENDED 31ST DECEMBER, 2013

Sr. No.	PARTICULARS	Quarter Ended			Nine Month Ended		Year Ended
		31.12.2013 (Unaudited)	30.09.2013 (Unaudited)	31.12.2012 (Unaudited)	31.12.2013 (Unaudited)	31.12.2012 (Unaudited)	31.03.2013 (Audited)
1	Revenue from operations						
	a) Net Sales/Income from operations	18,299.49	20,558.63	9,876.09	48,582.94	28,213.50	40,723.75
	b) Other Operating Income	476.29	387.51	545.59	1,350.65	1,560.62	2,038.80
	Total Operating Income	18,775.78	20,946.14	10,421.69	49,933.59	29,774.12	42,762.35
2	Expenditure						
	a) (Increase)/decrease in stock in trade and work in progress	10.14	0.56	(11.30)	18.78	23.56	23.05
	b) Cost of Construction, Raw Materials & Constructed Properties	13,663.33	16,190.40	6,885.05	36,012.72	18,572.54	27,446.59
	c) Employees benefits expense	632.71	655.84	550.07	1,917.84	1,706.50	2,377.28
	d) Depreciation	76.12	77.79	103.28	229.69	292.52	296.73
	e) Other expenditure	1,539.63	1,279.98	900.99	3,773.73	2,475.33	3,593.06
	Total Operating Cost	15,921.93	18,204.56	8,228.09	41,952.74	23,070.44	33,738.71
3	Profit (+) Loss (-) from Operations before Other Income, finance costs and Exceptional Items (1-2)	2,853.85	2,741.58	2,193.60	7,980.85	6,703.68	9,025.64
4	Other Income	689.95	178.50	38.54	990.43	133.11	802.90
5	Profit (+) Loss (-) before Interest and Exceptional Items (3+4)	3,543.80	2,920.08	2,232.14	8,971.28	6,836.79	9,828.54
6	Finance Costs	1,843.10	1,081.36	1,116.21	4,059.72	3,209.55	4,508.59
7	Profit (+) Loss (-) after interest but before Exceptional Items (5-6)	1,700.70	1,838.72	1,115.92	4,911.55	3,627.24	5,319.95
8	Exceptional Items- (Income)/(Expense)	139.92	-	-	139.92	-	-
9	Profit (+) Loss (-) from Ordinary Activities before tax (7+8)	1,840.62	1,838.72	1,115.92	5,051.48	3,627.24	5,319.95
10	Tax Expense						
	- Current Tax	417.00	399.00	223.00	1,091.00	770.00	1,094.00
	- MAT Credit Utilisation / (Entitlement)	90.00	(163.00)	-	(101.00)	-	(47.00)
	- Deferred Tax	148.63	530.15	150.26	879.24	421.43	541.42
	- Related to previous year	-	-	-	-	-	(69.87)
11	Profit (+) Loss (-) from Ordinary Activities after tax (9-10)	1,184.99	1,072.57	742.67	3,182.24	2,435.81	3,801.41
12	Extraordinary Items (net of tax expense)	-	-	-	-	-	-
13	Net Profit (+) Loss (-) for the period (11-12)	1,184.99	1,072.57	742.67	3,182.24	2,435.81	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	1,979.52
	- Share Forfeited Amount	9.32	9.32	9.32	9.32	9.32	9.32
15	Reserves excluding revaluation reserves						34,431.02
16	Earning Per Share (EPS) (Not Annualized)						
	a) Basic and diluted EPS before Extraordinary Items	2.00	1.81	1.25	5.36	4.07	6.37
	b) Basic and diluted EPS after Extraordinary Items	2.00	1.81	1.25	5.36	4.07	6.37

PART- II
A PARTICULARS OF SHAREHOLDING

1	Public Shareholding						
	- No. of Shares	25600525	26020762	8716514	25600525	8716514	8716514
	- Percentage of shareholding	43.11%	43.81%	44.03%	43.11%	44.03%	44.03%
2	Promoters and promoter group Shareholding						
a)	Pledged/Encumbered						
	- Number of shares	20154624	20154624	5218208	20154624	5218208	6718208
	- Percentage of shares (as a % of the total shareholding of Promoter and promoter group)	59.66%	60.41%	47.10%	59.66%	47.10%	60.64%
	- Percentage of shares (as a % of the total share capital of Company)	33.94%	33.94%	26.36%	33.94%	26.36%	33.94%
b)	Non-encumbered						
	- Number of shares	13630679	13210442	5860554	13630679	5860554	4380554
	- Percentage of shares (as a % of the total shareholding of Promoter and promoter group)	40.34%	39.59%	52.90%	40.34%	52.90%	39.36%
	- Percentage of shares (as a % of the total share capital of Company)	22.95%	22.25%	29.61%	22.95%	29.61%	22.03%

B INVESTOR COMPLAINTS

Pending at the beginning of the quarter	-	
Received during the quarter	1	
Disposed of during the quarter	1	
Remaining unresolved at the end of the quarter	-	

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For Ansal Housing & Construction Ltd.



Sr. V. P. & Company Secretary

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, 2013. These results have been reviewed by the Audit Committee and approved by the Board of Directors in its meeting held on 12th Feb, 2014.
- 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 The Company has acquired 100% share capital of M/s Oriane Developers Pvt. Ltd. as a result of which this Company has become wholly owned subsidiary company on 2nd January, 2014.
- 4 The Exceptional item relates to remuneration pertaining to earlier years of President (Projects) of the Company which has been readjusted as per the Central Government approval under section 314(1B) of Companies Act, 1956.
- 5 The Supreme Court has recently pronounced that the Real Estate Companies are liable for payment of VAT/ Work Contract Tax. Except from the state of Uttar Pradesh where VAT Department had raised demands of Rs. 3.90 crores for payment of VAT which are being contested by the Company, no demand from any of the states where the projects are located has been received. The matter is under examination by the Company as to the application of the Supreme Court judgement to the projects of the Company in various states. Appropriate provision, if required, will be made when the matter has been got legally examined by the Company. The management is of the opinion that in case the Company is made liable to pay VAT in view of the aforesaid judgement, the same will be recovered from the customers.
- 6 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.
- 7 The result of a quarter may not be representative of the profits/losses for the year due to the nature of real estate business wherein profits/losses do not necessarily accrue evenly over the period.
- 8 Previous year/period figures have been regrouped/rearranged wherever considered necessary to conform to the current period classification.
- 9 The above results are available on the website of the Company i.e. www.ansals.com and on websites of BSE & NSE.

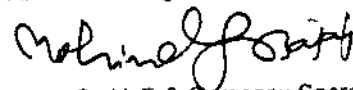
For and on behalf of the Board


(DEEPAK ANSAL)
CHAIRMAN & MANAGING DIRECTOR

Place : New Delhi
Dated : 12th Feb, 2014

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For Ansal Housing & Construction Ltd.


Sr. V. P. & Company Secretary