



ansal HOUSING & CONSTRUCTION LTD.

An ISO 9001:2008 Company

Head Office: 15 JGF, Indra Prakash, 21, Barakhamba Road, New Delhi - 110001
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Mr. S. Subramanian, DCS – CRD 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.

**SUB : UNAUDITED FINANCIAL RESULTS (PROVISIONAL) FOR THE
QUARTER/HALF YEAR ENDED 30TH SEPTEMBER, 2013**

Dear Sir,

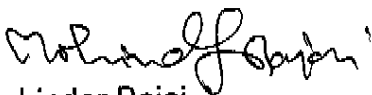
Pursuant to the requirements of amended clause 41 of the Listing Agreement, we are enclosing herewith Un-audited Financial Results (Provisional) for the quarter/half year ended 30th September, 2013.

We would further like to inform you that these results have been approved by the Board of Directors in their meeting held on 12th November, 2013. 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

(Rs. In Lacs)

PART- I

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE HALF YEAR/QUARTER ENDED 30TH SEPTEMBER, 2013

Sr. No.	PARTICULARS	Quarter Ended			Half Year Ended		Year Ended
		30.09.2013 (Unaudited)	30.06.2013 (Unaudited)	30.06.2012 (Unaudited)	30.09.2013 (Unaudited)	30.09.2012 (Unaudited)	31.03.2013 (Audited)
1	Revenue from operations	20,558.83	9,724.82	8,462.50	30,283.45	18,337.41	40,723.75
	a) Net Sales/Income from operations	387.51	486.85	534.98	874.36	1,016.03	2,038.60
	b) Other Operating Income	20,946.14	10,211.67	8,997.48	31,157.81	19,352.43	42,762.35
	Total Operating Income						
2	Expenditure	0.56	8.08	17.18	8.62	34.86	23.05
	a) (Increase)/decrease in stock in trade and work in progress	16,190.40	6,159.00	5,471.89	22,349.40	11,887.49	27,448.59
	b) Cost of Construction, Raw Materials & Constructed Properties	655.84	629.29	527.74	1,285.13	1,156.43	2,377.28
	c) Employees benefits expense	77.79	75.78	97.89	153.56	189.25	298.73
	d) Depreciation	1,279.88	954.13	835.76	2,234.11	1,574.33	3,593.06
	e) Other expenditure	18,204.56	7,828.25	6,850.46	26,030.81	14,842.35	33,736.71
	Total Operating Cost						
3	Profit (+) Loss (-) from Operations before Other Income, finance costs and Exceptional Items (1-2)	2,741.88	2,385.42	2,047.02	5,127.00	4,510.08	9,025.64
4	Other Income	178.50	121.98	42.09	300.48	94.57	802.90
5	Profit (+) Loss (-) before Interest and Exceptional Items (3+4)	2,920.08	2,507.40	2,089.11	5,427.48	4,604.65	9,828.55
6	Finance Costs	1,081.36	1,135.26	1,132.52	2,216.62	2,093.34	4,500.50
7	Profit (+) Loss (-) after Interest but before Exceptional Items (5-6)	1,838.72	1,372.14	956.58	3,210.85	2,511.31	5,319.95
8	Exceptional Items	-	-	-	-	-	-
9	Profit (+) Loss (-) from Ordinary Activities before tax (7+8)	1,838.72	1,372.14	956.58	3,210.85	2,511.31	5,319.95
10	Tax Expense	399.00	275.00	169.00	674.00	547.00	1,094.00
	- Current Tax	399.00	275.00	169.00	674.00	547.00	1,094.00
11	Profit (+) Loss (-) from Ordinary Activities after tax (9-10)	1,439.72	1,097.14	787.58	2,536.85	1,964.31	4,225.95
12	Extraordinary Items (net of tax expense)	-	-	-	-	-	-
13	Net Profit (+) / Loss (-) for the period (11-12)	1,072.57	924.68	654.66	1,997.25	1,693.14	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	1,979.57	5,938.58	1,979.57	1,979.52
	- Share Forfeited Amount	9.32	9.32	9.32	9.32	9.32	9.32
	Reserves excluding revaluation reserves						34,431.02
15	Earning Per Share (EPS) (Not Annualized)						
16	a) Basic and diluted EPS before Extraordinary Items	1.81	1.56	1.10	3.36	2.82	6.37
	b) Basic and diluted EPS after Extraordinary Items	1.81	1.56	1.10	3.36	2.82	6.37

PART- II

A PARTICULARS OF SHAREHOLDING

1	Public Shareholding						
	- No. of Shares	26020762	26138981	8716943	26020762	8716943	8716514
	- Percentage of shareholding	43.81%	44.01%	44.03%	43.81%	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)	60.41%	60.62%	47.10%	60.41%	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	13210442	13094223	5880554	13210442	5880554	4360554
	- Percentage of shares (as a % of the total shareholding of Promoter and promoter group)	39.59%	39.38%	52.90%	39.59%	52.90%	39.36%
	- Percentage of shares (as a % of the total share capital of Company)	22.25%	22.05%	29.61%	22.25%	29.61%	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	-



SUMMARY OF ASSETS AND LIABILITIES AS AT 30TH SEPTEMBER, 2013

(Rs. in Lacs)

PARTICULARS	As at 30.09.2013 (Unaudited)	As at 31.03.2013 (Audited)
I. EQUITY AND LIABILITIES		
1 Shareholders' Funds	1,988.85	1,988.85
a Share Capital	37,059.50	35,070.83
b Reserves and Surplus	-	-
c Money received against share warrants	39,048.35	37,059.48
2 Non Current Liabilities	30,868.08	23,366.67
a Long Term Borrowings	3,236.44	2,505.83
b Deferred Tax Liabilities (Net)	63.81	367.75
c Other Long Term Liabilities	137.75	119.79
d Long Term Provisions	34,308.18	28,360.03
3 Current Liabilities	13,708.04	13,301.01
a Short Term Borrowings	19,609.48	20,009.00
b Trade Payables	74,619.86	71,525.15
c Other Current Liabilities	424.46	652.93
d Short Term Provisions	108,361.85	105,488.09
TOTAL	181,716.38	168,907.60
II. ASSETS		
1 Non Current Assets	5,341.73	4,978.26
a Fixed Assets	2,418.57	2,292.87
b Non-current Investments	622.79	603.57
c Long Term Loans and Advances	8,383.08	7,874.70
2 Current Assets	112,530.22	111,703.69
a Inventories	14,649.25	18,890.67
b Trade Receivables	11,212.10	4,575.79
c Cash and cash equivalents	34,941.73	28,062.75
d Short Term Loans and Advances	-	-
e Other Current Assets	173,333.29	161,032.90
TOTAL	181,716.38	168,907.60

NOTES:

- The statutory auditors have carried out limited review of the above financial results of the Company as per Listing Agreement for the quarter ended 30th Sept, 2013. These results have been reviewed by the Audit Committee and approved by the Board of Directors in its meeting held on 12th Nov, 2013.
- The Company is engaged primarily in the business of Real Estate and also running Hospitality Business. However,
- The Company has acquired 100% share capital of M/s Shania Automobiles Pvt. Ltd. @ Rs.10/- per equity share, as a result of which this Company has become wholly owned subsidiary company.
- 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.
- The Company follows revenue recognition policy in accordance with the Guidance Note on Accounting for Real Estate Transactions (Revised) issued by Institute of Chartered Accountants of India in respect of projects commenced on or after 1st April, 2012 and the projects commenced before that date but where revenue was not recognized in earlier years. In accordance with the policy, the Company has recognized revenue for the first time in respect of projects which has reached revenue recognition stage during the current quarter.
- Previous year/period figures have been regrouped/rearranged wherever considered necessary to confirm to the current period classification.
- 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