



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:L45201DL1983PLC016821

Ref. No.: SECY/S-16/2016

10th February, 2016

Mr. S. Subramanian, DCS-CRD BSE Ltd. Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001 Phone : 022-22721233-34 COMPANY NO. 507828	The Manager (Listing) National Stock Exchange of India Ltd. "Exchange Plaza", Bandra-Kurla Complex, Bandra (E) Mumbai – 400 051 Phone: 011-26598236 SYMBOL : ANSALHSG SERIES : EQ
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Sub: **UNAUDITED FINANCIAL RESULTS FOR THE QUARTER
AND NINE MONTHS ENDED 31ST DECEMBER, 2015**

Dear Sir,

Pursuant to Regulation 33 and other applicable regulations of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are enclosing herewith Un-audited Financial Results for the quarter and nine months ended 31st December, 2015 alongwith the Limited Review Report by the Statutory Auditors.

We would further like to inform you that these results have been approved by the Board of Directors in its meeting held on 10th February, 2016. We are giving extract of these results for publication in leading English and Hindi dailies pursuant to Regulation 47 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.


(S.N. Grover)
Addl. V.P. & Company Secretary
M. No. FCS 4055

Encl: As above

KHANNA & ANNADHANAM

CHARTERED ACCOUNTANTS
706, AKASH DEEP, 26-A, BARAKHAMBA ROAD
NEW DELHI - 110 001

LIMITED REVIEW REPORT

The Board of Directors
Ansal Housing & Construction Limited

1. We have reviewed the accompanying statement of unaudited financial results (the 'Statement') of Ansal Housing & Construction Limited (the Company) for the quarter and nine months ended 31st December, 2015 (hereinafter referred to as the period). This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.
2. We conducted our review in accordance with the Standard on Review Engagements (SRE) 2410, Review of Interim Financial Information Performed by the Independent Auditor of the Entity, issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures, applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
3. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable accounting standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Khanna & Annadhanam
Chartered Accountants
(Firm Regn. No. 001297N)



A handwritten signature in black ink, appearing to read "Jitender Dhingra".

(Jitender Dhingra)
Partner

Membership No. 90217

Place: New Delhi.
Date : 10th February, 2016

CIN: L45201DL1983PLC016821

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

(Rs. in Lacs)

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER & NINE MONTHS ENDED 31ST DECEMBER, 2015

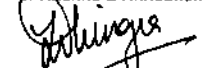
Sr. No.	PARTICULARS	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2015 (Unaudited)	30.09.2015 (Unaudited)	31.12.2014 (Unaudited)	31.12.2015 (Unaudited)	31.12.2014 (Unaudited)	31.03.2015 (Audited)
1	Revenue from operations						
	a) Net Sales/Income from operations	8,776.09	11,180.17	15,676.88	31,735.02	54,043.82	74,974.01
	b) Other Operating Income	385.22	406.27	425.15	1,229.68	1,457.90	2,046.48
	Total Operating Income	9,161.30	11,586.43	16,102.03	32,964.70	55,501.72	77,020.50
2	Expenditure						
	a) (Increase)/decrease in stock in trade and work in progress	65.81	7.17	(445.39)	88.98	(509.66)	241.92
	b) Cost of Construction, Raw Materials & Constructed Properties	6,041.01	7,889.29	12,743.54	22,569.04	43,122.82	59,599.69
	c) Employees benefits expense	744.70	629.98	675.98	2,159.09	2,046.46	2,934.42
	d) Depreciation	71.26	81.34	82.61	235.02	262.24	399.82
	e) Other expenditure	956.28	1,207.33	1,304.76	3,152.64	4,236.50	6,598.98
	Total Operating Cost	7,879.06	9,815.10	14,361.50	28,204.76	49,158.34	69,774.83
3	Profit (+)/ Loss (-) from Operations before Other Income, finance costs and Exceptional Items (1-2)	1,282.24	1,771.33	1,740.53	4,759.94	6,343.38	7,245.67
4	Other Income	777.00	413.78	420.17	1,671.68	1,234.49	1,750.61
5	Profit (+)/ Loss (-) from ordinary activities before finance cost and Exceptional Items (3+4)	2,059.24	2,185.11	2,160.70	6,431.62	7,577.87	8,996.27
6	Finance Costs	1,565.05	1,583.59	1,307.51	4,660.87	3,158.25	4,129.17
7	Profit (+)/ Loss (-) from ordinary activities after finance cost but before Exceptional Items (5-6)	494.19	601.52	853.20	1,770.75	4,419.62	4,867.10
8	Exceptional Items- (Income)/(Expense))	-	-	-	-	-	-
9	Profit (+)/ Loss (-) from Ordinary Activities before tax (7+8)	494.19	601.52	853.20	1,770.75	4,419.62	4,867.10
10	Tax Expense	20.58	212.02	294.47	569.11	1,509.72	1,816.13
11	Profit (+)/ Loss (-) from Ordinary Activities after tax (9-10)	473.61	389.50	558.72	1,201.64	2,909.90	3,050.97
12	Extraordinary Items (net of tax expense)	-	-	-	-	-	-
13	Net Profit (+)/ Loss (-) for the period (11-12)	473.61	389.50	558.72	1,201.64	2,909.90	3,050.97
14	Paid-up Equity share capital (Face value of Rs. 10/- each)						
	- Issued and Subscribed Capital	5,938.58	5,938.58	5,938.58	5,938.58	5,938.58	5,938.58
	- Share Forfeited Amount	9.32	9.32	9.32	9.32	9.32	9.32
15	Reserves excluding revaluation reserves						36,218.82
16	Earning Per Share (EPS) (Not Annualized)						
	a) Basic and diluted EPS before Extraordinary Items	0.80	0.66	0.94	2.02	4.90	5.14
	b) Basic and diluted EPS after Extraordinary Items	0.80	0.66	0.94	2.02	4.90	5.14

NOTES:

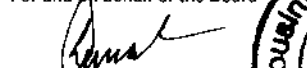
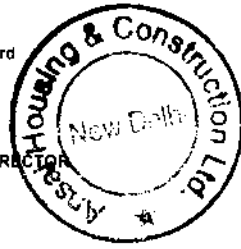
- The statutory auditors have carried out limited review of the above financial results of the Company as per SEBI (Listing and Other Disclosure Requirements) Regulations, 2015 for the quarter ended 31st December, 2015. These results have been reviewed by the Audit Committee and approved by the Board of Directors in their respective meetings held on 10th February, 2016.
- 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.
- 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.
- Previous year/period figures have been regrouped/rearranged wherever considered necessary to conform 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.

This is the statement of unaudited results referred to in our review report of even date

For Khanna & Annadhanam


(JITENDER DHINGRA)
PARTNER
MEMBERSHIP NO.90217


For and on behalf of the Board


(DEEPAK ANSAL)
CHAIRMAN & MANAGING DIRECTOR


Place : New Delhi

Dated : 10th February, 2016