By Courier.

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-16/2010

27th September, 2010

The Secretary 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 the provision(s) of Listing Agreement with the Stock Exchange(s), we would like to inform you that the shareholders of the Company have in the Annual General Meeting of the Company held on Monday, the 27th September, 2010 at New Delhi, approved the following businesses with requisite majority.

1. Considered and Adopted audited Balance sheet as at March 31, 2010 and Profit & Loss Account for the year ended on that date together with the Consolidated Financial Statements of the Company as on date and reports of Board of Directors and auditors thereon.

2. Declaration of dividend @8% (0.80 paise) per equity share on the paid-up equity share capital.

3. Re-appointment of Shri S.L. Chopra and Shri Pradeep Anand, Directors of the Company, liable to retire by rotation.

4. Re-appointment of M/s Khanna & Annadhanam, Chartered Accountants as Statutory Auditors of the Company.

5. Approved issue of 12,00,000 convertible warrants, each warrant convertible into one equity share to the Promoters of the Company on preferential basis as per SEBI (ICDR) Regulations, 2009 for an overall amount of ₹ 840 lacs.

We are also enclosing herewith a copy of Chairman's Speech of Shri Deepak Ansal, Chairman & Managing Director of the Company addressed to the Shareholders at the 26th Annual General Meeting held on 27th September, 2010.

You are requested to take the above information on record.

Thanking you,

Yours faithfully,
For ANSAL HOUSING & CONSTRUCTION LTD.

(Mohinder Bajaj)
V.P. & Company Secretary

Encl: As above

Enriching The Way You Live

ansal housing & construction ltd.

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New Delhi - 110 001

Chairman & Managing Director Shri Deepak Ansal's address to the Shareholders at the 26th Annual General Meeting of the Company on 27th September, 2010.

Dear Shareholders,

At the outset I extend a warm welcome to all of you for attending the 26th Annual General Meeting of your Company.

The Directors' Report and the audited final accounts of the Company for the financial year ended 31st March, 2010 have already been sent to you and with your permission, I take them as read.

GLOBAL ECONOMIC SCENARIO

The Global Economy witnessed gradual recovery and revival through the last year, supported largely by extra-ordinary policy intervention by the Govts. and Central Banks of the Countries across the Globe. The Global GDP, as projected by World Bank, recently, is expected to grow by 3.3% in 2010 and 2011 as against contraction by 2.1% during 2009.The growth rate of developing countries will remain higher at 6 % than that of the Advanced countries who are to grow by only 2.3% .Among the developing economies, China and India will be at the fore front with growth rate for 2010 projected at over 9.5% and 8.2% respectively.

ECONOMIC SCENARIO - INDIA

The Indian policy makers took the decisive and timely steps to counter the effect of negative fallout of the Global Financial crisis. The world leaders also took the desired steps to bring the world economy out of Global Economic meltdown.

The Indian economy has made a faster recovery and registered GDP growth of 7.4% during the financial year 2009-2010 as compared to 6.7% in the financial year

2008-2009. This growth was mainly attributable to the manufacturing sector which grew at 8.9% and the services sector (consisting of financing, insurance, real estate and business services) which grew at 9.9% during the financial year. The index of Industrial production also registered a robust 10.4% growth compared to 2.4% in the previous year. However the double digit food inflation was a major challenge during the year.

POLICY MEASURES AFFECTING HOUSING SECTOR

The Government has shown its interest in due performance of the housing sector and taken the following policy measures in the Union Budget 2010.

1. Interest subvention on Housing Loan-The government made available interest subvention of 1% on housing loans of upto INR 1 million, provided the cost of house does not exceed INR 2 million. The scheme has now been extended till 31st March, 2011. A sum allocated for the project in the year 2010-2011 is INR 7 billion.
2. Policy initiatives are focused on housing for economically weaker sections, poverty alleviation and to some extent affordable housing sector has been covered.

Funding of realty projects is through debt, equity or customer advances. The Govt. need to focus more on easy availability of long term finances to the sector so as to enable the developers to give delivery on competitive prices to the end users. The other indirect means which could help funding the Realty Sector, REMP (Real Estate Mutual Funds) (Investing 65% of their net assets in shares or debentures of companies undertaking real estate development with balance 35% in completed Projects) and REIT (Investing only in developed or constructed Real Estate Projects) should be expedited. The Govt. Should clear expeditiously the legal passage for the introduction of above instruments for overall benefit of Real Estate Sector in India.

HOUSING SCENARIO AND OUTLOOK FOR THE YEAR

Affordable Housing Projects acts as a means to empower lower and middle income groups with a house / flat. In terms of advantages, besides putting a cap on ris-

ing property prices, these 'affordable housing' projects can also serve to bridge the shortage of dwelling units for middle and low-income bracket. Since most of the affordable housing projects target middle and low-income groups, the price is fixed in such a way as to woo them. The need to own a house is highest among the salaried, middle class, lower-middle class and newly married couples. As several affordable housing projects are situated along peripheral areas of the city, there are several advantages, especially in terms of lower land costs and other incremental expenses, which enable a developer to offer better space, better amenities and better value to the customer. Nevertheless, other factors such as demographics offered by the location, employment opportunities for people, connectivity, accessibility, etc also play a part in making the project a success.

Due to the volatility in the situations, housing demand could witness phases of spikes and slowing down, but these should be taken as runs of a cycle and the comfort point for any developer in the housing industry will be the genuineness of the demand, the urgency of the demand and the huge market potential. In fact the intention of the Union Government is to provide enticement for housing, therefore, there shall be no cause for cynicism so far as the business expectations are concerned.

The revised Direct Tax Code proposals should bring cheer to home buyers and home owners alike. It has done away with the concept of presumptive/notional rent and any house property not let out for any part of the year will be considered to have nil value.

OPERATIONS

The F.Y 2009-10 represents the period of recovery for the whole economy in general and realty sector in particular from the crisis that have occurred in previous financial year. During this recovery period our Company has achieved close to normal level of business. Turnover for the Year was ₹ 20,924.92 Lacs as against ₹ 20,997.73 lacs in the previous year. The Net Profit (Post Tax) for the year 2009-10 stood at ₹ 1,958.79 Lacs as against ₹ 1585.18 Lacs in the year 2008-09 recording an increase of 23.56 %. The Earning Per Share (EPS) has gone up from ₹ 9.12 to ₹ 12.63, registering a y-o-y 38.48% rise.

BUSINESS & FUTURE PROSPECTS

During the first half of the period under review, real estate market in Tier-II and Tier-III cities remained subdued but there was very good improvement in the later half enabling the Company to maintain the revenue levels.

During the period, the development and construction work in new Residential Projects at Shahpur, Meerut, Jhansi, Yamuna Nagar and Agra were initiated besides already ongoing projects. Present locations where Company's projects are going on include Agra, Alwar, Indore, Jhansi, Jammu, Karnal, Lucknow, Meerut, Muzaffarnagar, NH-24 Ghaziabad, Rewari, Shahpur, Yamuna Nagar and Zirakpur. The Sanctions for Amritsar, Parwanoo and Ajmer are expected soon and hopefully these projects will be operational in year 2010-2011.

During the year Commercial project in Agra was launched and Company also plans to start soon new commercial projects in Indore, Meerut and Karnal,

ACKNOWLEDGEMENTS

Before I conclude, I would like to thank all the shareholders, depositors and suppliers / contractors for the trust and confidence reposed and for their valued patronage. I hope they will continue to extend the same in future. Thanks are also due to the Central and State Governments as well as their respective Departments and Development Authorities connected with the business of the company, Bankers to the company, Housing Finance as well as other Institutions for their esteemed co-operation and we look forward for their continued support.

I wish to take this opportunity to place on record my sincere thanks to my colleagues on the Board who have been a source of strength and inspiration, the efforts made by officers and employees at various levels of your Company.

Thank you,

Place : New Delhi
Dated : 27th September, 2010

(DEEPAK ANSAL)
Chairman & Managing Director