



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

9th November, 2016

Mr. S. Subramanian, DCS-CRD BSE Ltd. Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001 Phone : 022-22721233-34	The Manager (Listing) National Stock Exchange of India Ltd. “Exchange Plaza”, Bandra-Kurla Complex, Bandra (E) Mumbai – 400 051 Phone: 011-26598236
COMPANY NO. 507828	SYMBOL : ANSALHSG SERIES : EQ

Sub: **UNAUDITED FINANCIAL RESULTS FOR THE QUARTER
AND HALF YEAR ENDED 30TH SEPTEMBER, 2016**

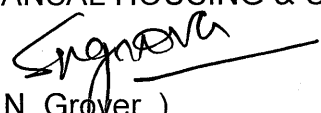
Dear Sir,

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 half year ended 30th September, 2016 alongwith the Limited Review Report provided 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 9th November, 2016. We are publishing extract of these results in leading English and Hindi dailies pursuant to Regulation 47.

Thanking you.

Yours faithfully,
For ANSAL HOUSING & CONSTRUCTION LTD.


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

Encl: As above

CIN: L45201DL1983PLC016821

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

(Rs. in Lacs)

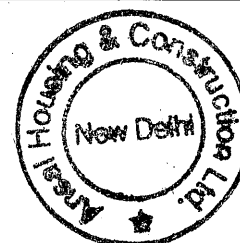
STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER & SIX MONTHS ENDED 30TH SEPTEMBER, 2016

Sr. No.	PARTICULARS	Quarter Ended			Six Months Ended		Year Ended
		30.09.2016 (Unaudited)	30.06.2016 (Unaudited)	30.09.2015 (Unaudited)	30.09.2016 (Unaudited)	30.09.2015 (Unaudited)	31.03.2016 (Audited)
1	Revenue from operations						
	a) Net Sales/Income from operations	6,742.63	6,285.11	11,180.17	13,027.74	22,958.93	43,174.34
	b) Other Operating Income	440.58	452.49	406.27	893.07	844.47	1,672.71
	Total Operating Income	7,183.21	6,737.60	11,586.43	13,920.82	23,803.40	44,847.05
2	Expenditure						
	a) (Increase)/decrease in stock in trade and work in progress	2.35	1.61	7.17	3.97	23.17	205.64
	b) Cost of Construction, Raw Materials & Constructed Properties	4,596.22	3,932.67	7,889.29	8,528.88	16,528.03	30,681.00
	c) Employees benefits expense	547.79	606.24	629.98	1,154.04	1,414.38	2,805.57
	d) Depreciation	58.79	62.54	81.34	121.33	163.76	303.30
	e) Other expenditure	681.32	633.84	1,207.33	1,315.16	2,196.36	4,179.40
	Total Operating Cost	5,886.48	5,236.91	9,815.10	11,123.38	20,325.70	38,174.91
3	Profit (+)/ Loss (-) from Operations before Other Income, finance costs and Exceptional Items (1-2)	1,296.74	1,500.70	1,771.33	2,797.43	3,477.70	6,672.13
4	Other Income	316.28	306.45	413.78	622.72	894.69	1,861.81
5	Profit (+)/ Loss (-) from ordinary activities before finance cost and Exceptional Items (3+4)	1,613.01	1,807.14	2,185.11	3,420.16	4,372.38	8,533.94
6	Finance Costs	1,352.63	1,401.42	1,583.59	2,754.05	3,095.82	6,258.47
7	Profit (+)/ Loss (-) from ordinary activities after finance cost but before Exceptional Items (5-6)	260.39	405.72	601.52	666.11	1,276.56	2,275.47
8	Exceptional Items- (Income)/(Expense))	-	-	-	-	-	-
9	Profit (+)/ Loss (-) from Ordinary Activities before tax (7+8)	260.39	405.72	601.52	666.11	1,276.56	2,275.47
10	Tax Expense	99.17	149.76	212.02	248.92	548.53	775.26
11	Profit (+)/ Loss (-) from Ordinary Activities after tax (9-10)	161.22	255.97	389.50	417.19	728.03	1,500.21
12	Extraordinary Items (net of tax expense)	-	-	-	-	-	-
13	Net Profit (+)/ Loss (-) for the period (11-12)	161.22	255.97	389.50	417.19	728.03	1,500.21
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						37,378.15
16	Earning Per Share (EPS) (Not Annualized)						
	a) Basic and diluted EPS before Extraordinary Items	0.27	0.43	0.66	0.70	1.23	2.53
	b) Basic and diluted EPS after Extraordinary Items	0.27	0.43	0.66	0.70	1.23	2.53

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 and Six Months ended 30th September, 2016. These results have been reviewed by the Audit Committee and approved by the Board of Directors in their respective meetings held on 9th November, 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.
- In respect of the public deposit scheme, the Company had approached the National Company Law Tribunal, Ministry of Corporate Affairs vide application under section 74(2) of the Companies Act, 2013 dated 20th July, 2016 seeking approval for extension of time to repay the deposits at interest rate enhanced by 0.50% on contracted interest rate. The National Company Law Tribunal has granted its approval vide order dated 3rd October, 2016 extending time of repayment till 31st March, 2021.
- 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.





NOTES:

7 SUMMARY OF UNAUDITED STANDALONE ASSETS AND LIABILITIES AS AT 30th September, 2016
(Rs. in Lacs)

PARTICULARS	As at 30.09.2016 (Unaudited)	As at 31.03.2016 (Audited)
I. EQUITY AND LIABILITIES		
1 Shareholders' Funds		
a Share Capital	5,947.90	5,947.90
b Reserves and Surplus	38,384.84	37,967.66
c Money received against share warrants	-	-
	44,332.74	43,915.56
2 Non Current Liabilities		
a Long Term Borrowings	37,772.34	28,700.37
b Deferred Tax Liabilities (Net)	6,206.13	5,692.21
c Other Long Term Liabilities	72.31	68.05
d Long Term Provisions	147.40	135.43
	44,198.19	34,596.06
3 Current Liabilities		
a Short Term Borrowings	13,178.39	15,382.75
b Trade Payables	27,784.19	28,540.24
c Other Current Liabilities	59,460.35	64,493.29
d Short Term Provisions	122.51	468.87
	100,545.44	108,885.15
TOTAL	189,076.37	187,396.77
II. ASSETS		
1 Non Current Assets		
a Fixed Assets	6,141.08	6,470.08
b Non-current Investments	2,935.13	2,935.13
c Long Term Loans and Advances	32.96	59.76
	9,109.18	9,464.98
2 Current Assets		
a Current Investments	10.00	20.00
b Inventories	139,277.15	138,666.37
c Trade Receivables	8,489.37	8,527.04
d Cash and cash equivalents	2,784.79	3,279.84
e Short Term Loans and Advances	29,405.88	27,438.54
f Other Current Assets	-	-
	179,967.19	177,931.79
TOTAL	189,076.37	187,396.77

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

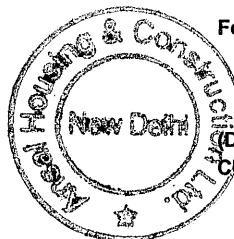
For Khanna & Annadhanam



(JITENDER DHINGRA)
PARTNER
MEMBERSHIP NO.90217

Place : New Delhi

Dated : 9th Nov, 2016



For and on behalf of the Board



(DEEPAK ANSAL)
CHAIRMAN & MANAGING DIRECTOR

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 of Ansal Housing & Construction Limited (the Company) for the quarter and six months ended 30th September, 2016 (the 'Statement'). 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 the Statement 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 and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the 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 : 9th November, 2016