



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-16/2017

10th February, 2017

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 NINE MONTHS ENDED 31ST DECEMBER, 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 nine months ended 31st December, 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 10th February, 2017. 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 BARAKHAMBHA ROAD, NEW DELHI - 110 001

(Rs. in Lacs)

STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER & NINE MONTHS ENDED 31ST DECEMBER, 2016

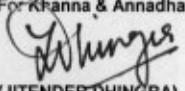
Sr. No.	PARTICULARS	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2016 (Unaudited)	30.09.2016 (Unaudited)	31.12.2015 (Unaudited)	31.12.2016 (Unaudited)	31.12.2015 (Unaudited)	31.03.2016 (Audited)
1	Revenue from operations						
	a) Net Sales/Income from operations	5,791.51	6,742.63	8,776.09	18,819.25	31,735.02	43,174.34
	b) Other Operating Income	413.64	440.58	385.22	1,306.72	1,229.88	1,672.71
	Total Operating Income	6,205.15	7,183.21	9,161.30	20,125.97	32,964.70	44,847.05
2	Expenditure						
	a) (Increase)/decrease in stock in trade and work in progress	(0.35)	2.35	65.81	3.62	88.98	205.64
	b) Cost of Construction, Raw Materials & Constructed Properties	3,698.64	4,596.22	6,041.01	12,227.52	22,569.04	30,681.00
	c) Employees benefits expense	541.68	547.79	744.70	1,695.72	2,159.09	2,805.57
	d) Depreciation	56.13	58.79	71.26	177.46	235.02	303.30
	e) Other expenditure	569.86	681.32	956.28	1,885.03	3,152.64	4,179.40
	Total Operating Cost	4,865.96	5,886.48	7,879.06	15,989.34	28,204.76	38,174.91
3	Profit (+)/ Loss (-) from Operations before Other Income, finance costs and Exceptional Items (1-2)	1,339.19	1,296.74	1,282.24	4,136.62	4,759.94	6,672.13
4	Other Income	318.07	316.28	777.00	940.79	1,671.68	1,861.81
5	Profit (+)/ Loss (-) from ordinary activities before finance cost and Exceptional Items (3+4)	1,657.26	1,613.01	2,059.24	5,077.42	6,431.62	8,533.94
6	Finance Costs	1,542.70	1,352.63	1,565.05	4,296.75	4,660.87	6,258.47
7	Profit (+)/ Loss (-) from ordinary activities after finance cost but before Exceptional Items (5-6)	114.56	260.39	494.19	780.66	1,770.75	2,275.47
8	Exceptional Items- (Income)/(Expense))	-	-	-	-	-	-
9	Profit (+)/ Loss (-) from Ordinary Activities before tax (7+8)	114.56	260.39	494.19	780.66	1,770.75	2,275.47
10	Tax Expense	49.10	99.17	20.58	298.02	569.11	775.26
11	Profit (+)/ Loss (-) from Ordinary Activities after tax (9-10)	65.46	161.22	473.61	482.65	1,201.64	1,500.21
12	Extraordinary Items (net of tax expense)	-	-	-	-	-	-
13	Net Profit (+) / Loss (-) for the period (11-12)	65.46	161.22	473.61	482.65	1,201.64	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	0.11	0.27	0.80	0.81	2.02	2.53
	b) Basic and diluted EPS after Extraordinary Items	0.11	0.27	0.80	0.81	2.02	2.53

NOTES:

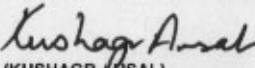
- The statutory auditors have carried out limited review of the above financial results of the Company as per SEBI (Listing and Other Disclosure Requirements) Regulations, 2015 for the quarter and Nine Months ended 31st December, 2016. These results have been reviewed by the Audit Committee and approved by the Board of Directors in their respective meetings held on 10th February, 2017.
- 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


(KUSHAGR ANSAL)
WHOLETIME DIRECTOR
DIN: 01216563



Place : New Delhi

Dated : 10th February, 2017

KHANNA & ANNADHANAM

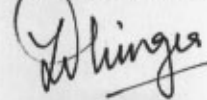
CHARTERED ACCOUNTANTS
706, AKASH DEEP, 26-A, BARAKHAMBA ROAD
NEW DELHI - 110 001

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 nine months ended 31st December, 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)



(Jitender Dhingra)

Partner

Membership No. 90217

Place: New Delhi.
Date : 10th February, 2017

CIN: L45201DL1983PLC016821

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

(Rs. in Lacs)

EXTRACT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER, 2016

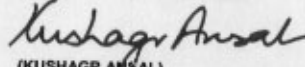
Sr. No.	PARTICULARS	Quarter ended		Nine Months Ended		Year ended
		31.12.2016	31.12.2015	31.12.2016	31.12.2015	31.03.2016
		(Unaudited)	(UnAudited)	(Unaudited)	(UnAudited)	(Audited)
1	Total Income from Operations (Net)	6,205.15	9,161.30	20,125.97	32,964.70	44,847.05
2	Net Profit (+) / Loss (-) for the period before tax (before Exceptional / Extraordinary Items)	114.56	494.19	780.66	1,770.75	2,275.47
3	Net Profit (+) / Loss (-) for the period before tax (after Exceptional / Extraordinary Items)	114.56	494.19	780.66	1,770.75	2,275.47
4	Net Profit (+) / Loss (-) for the period after tax (after Exceptional / Extraordinary Items)	65.46	473.61	482.65	1,201.64	1,500.21
5	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
	- Share Forfeited Amount	9.32	9.32	9.32	9.32	9.32
6	Reserves (excluding revaluation reserve as shown in the audited balance sheet of previous year)	37,378.15 (as on Mar 31, 2016)	36,218.82 (as on Mar 31, 2015)	37,378.15 (as on Mar 31, 2016)	36,218.82 (as on Mar 31, 2015)	37,378.15 (as on Mar 31, 2016)
7	Earning Per Share (EPS)					
	a) Basic and diluted EPS before Extraordinary Items	0.11	0.80	0.81	2.02	2.53
	b) Basic and diluted EPS after Extraordinary Items	0.11	0.80	0.81	2.02	2.53

Notes:

1 The above is an extract of the detailed format of Unaudited Financial Results for the Quarter and Nine Months ended 31st December, 2016 filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015. The full format of the Unaudited Financial Results for the Quarter and Nine Months ended 31st December, 2016 are available on the Stock Exchange Websites (www.bseindia.com and www.nseindia.com) and on the Company's website (www.ansals.com).

2 The above results were reviewed by the Audit Committee and approved by the Board of Directors in their respective meetings held on 10th February, 2017.

For and on behalf of the Board


(KUSHAGR ANSAL)
WHOLETIME DIRECTOR
DIN: 01216563

Place : New Delhi
Dated : 10th February, 2017