

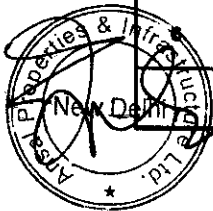
ANSAL PROPERTIES & INFRASTRUCTURE LTD.

AUDITED FINANCIAL RESULTS FOR THE QUARTER/ YEAR ENDED 31ST MARCH 2013

PART I

Rs. in Lacs

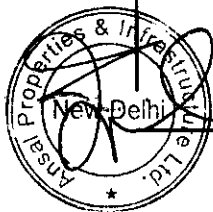
SL.No.	Particulars	STAND ALONE					CONSOLIDATED				
		Quarter ended		Year to Date			Quarter ended		Year to Date		
		31/03/2013 (Audited)	31/12/2012 (Unaudited)	31/03/2012 (Audited)	31/03/2013 (Audited)	31/03/2012 (Audited)	31/03/2013 (Audited)	31/12/2012 (Unaudited)	31/03/2012 (Audited)	31/03/2013 (Audited)	31/03/2012 (Audited)
1	Income from Operations										
	(a) Net Sales/Income from Operations	27,015	22,767	26,202	98,858	90,736	34,414	26,707	26,513	117,223	110,050
	(b) Surplus on transfer of Infra Assets to Subsidiary Company	-	-	-	-	7,006	-	-	-	-	-
	(c) Other Operating Income	1,437	1,229	2,161	5,966	6,047	1,434	1,059	6,012	5,973	5,957
	Total Income from Operation(Net)	28,452	23,996	28,363	104,824	103,789	35,848	27,766	32,525	123,196	116,007
2	Expenses										
	(a) (Increase)/decrease in stock-in-trade and work in progress	9	(241)	(520)	(471)	1,818	73	(250)	(539)	(258)	1,893
	(b) Consumption of Materials Consumed/ construction cost	19,379	17,221	27,842	74,867	74,651	28,629	18,588	28,181	88,342	82,038
	(c) Employees benefits expense	1,237	1,160	591	4,946	4,613	1,385	1,357	707	5,644	5,196
	(d) Depreciation and amortization expense	307	246	271	1,012	989	296	393	295	1,382	1,079
	(e) Other Expenditure	3,890	2,501	2,928	12,561	10,514	5,666	3,920	4,688	18,652	16,004
	Total Expenses	24,822	20,887	31,112	92,915	92,585	36,049	24,008	33,332	113,762	106,210
3	Profit/(Loss) from Ordinary activities before other income, finance costs & exceptional items(1-2)	3,630	3,109	(2,749)	11,909	11,204	(201)	3,758	(807)	9,434	9,787
4	Other income	414	171	363	800	1,378	574	285	38	870	712
5	Profit/(Loss) from ordinary activities before finance costs & exceptional items (3+4)	4,044	3,280	(2,386)	12,709	12,582	373	4,043	(769)	10,304	10,509
	Finance Cost	1,865	1,391	1,687	6,407	8,275	1,877	1,689	2,123	7,217	9,024
	Profit/(Loss) from ordinary activities after finance costs but before Exceptional items (5-6)	2,379	1,889	(4,073)	6,302	4,307	(1,504)	2,354	(2,892)	3,087	1,485



hh

Y5

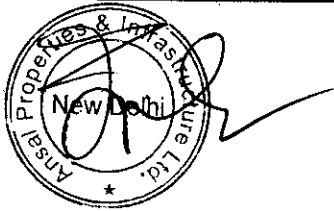
Sl.No.	Particulars	STAND ALONE					CONSOLIDATED				
		Quarter ended			Year to Date		Quarter ended			Year to Date	
		31/03/2013 (Audited)	31/12/2012 (Unaudited)	31/03/2012 (Audited)	31/03/2013 (Audited)	31/03/2012 (Audited)	31/03/2013 (Audited)	31/12/2012 (Unaudited)	31/03/2012 (Audited)	31/03/2013 (Audited)	31/03/2012 (Audited)
8	Exceptional Items	-	-	-	-	-	-	-	-	-	-
9	Profit (+) /Loss (-) from Ordinary Activities before Tax (7+8)	2,379	1,889	(4,073)	6,302	4,307	(1,504)	2,354	(2,892)	3,087	1,485
10	Tax expenses										
	-Current Tax	826	658	(689)	2,207	1,551	1,170	769	(1,182)	2,890	1,694
	-Deferred Tax	28	(32)	-	(275)	92	45	(41)	233	(280)	71
	-Tax for earlier Years	0	-	-	(58)	(794)	2	1	(804)	(55)	(771)
11	MAT credit entitlement	-	-	(1,052)	-	-	-	-	(1,052)	-	-
12	Net profit/ (loss) from Ordinary Activities after tax (9-10+11)	1,525	1,263	(4,436)	4,428	3,458	(2,721)	1,625	(2,191)	532	491
13	Extraordinary Items (Net of Tax expenses)	-	-	-	-	-	-	-	-	-	-
14	Net Profit/ (Loss) for the period (12-13)	1,525	1,263	(4,436)	4,428	3,458	(2,721)	1,625	(2,191)	532	491
15	Minority Interest	-	-	-	-	-	20	40	45	57	(4)
16	Net Profit / (Loss) after taxes, minority interest (14-15)	1,525	1,263	(4,436)	4,428	3,458	(2,741)	1,585	(2,236)	476	495
17	Paid up Equity Share Capital (Face value of Rs 5 per equity share)	7,870	7,870	7,870	7,870	7,870	7,870	7,870	7,870	7,870	7,870
18	Reserves excluding Revaluation Reserves as per balance sheet of the previous accounting year	-	-	-	157,937	153,506	-	-	-	154,317	156,395
19	Earning Per Share(EPS) (Rs.) (not annualized)										
	(a) Basic and diluted EPS before Extraordinary Items for the period										
	-Basic	0.97	0.80	(2.82)	2.81	2.20	(1.74)	1.01	(1.42)	0.30	0.31
	-Diluted	0.97	0.80	(2.82)	2.81	2.20	(1.74)	1.01	(1.42)	0.30	0.31
	(b) Basic and diluted EPS after Extraordinary Items for the period										
	-Basic	0.97	0.80	(2.82)	2.81	2.20	(1.74)	1.01	(1.42)	0.30	0.31
	-Diluted	0.97	0.80	(2.82)	2.81	2.20	(1.74)	1.01	(1.42)	0.30	0.31



HP
2/5

SL.No.	Particulars	STAND ALONE					CONSOLIDATED				
		Quarter ended			Year to Date		Quarter ended			Year to Date	
		31/03/2013 (Audited)	31/12/2012 (Unaudited)	31/03/2012 (Audited)	31/03/2013 (Audited)	31/03/2012 (Audited)	31/03/2013 (Audited)	31/12/2012 (Unaudited)	31/03/2012 (Audited)	31/03/2013 (Audited)	31/03/2012 (Audited)
	PART II										
A	PARTICULARS OF SHAREHOLDING										
1	Public shareholding										
	-Number of shares	83,337,887	85,281,843	84,001,530	83,337,887	84,001,530	83,337,887	85,281,843	84,001,530	83,337,887	84,001,530
	-Percentage of shareholding	52.95	54.18	53.37	52.95	53.37	52.95	54.18	53.37	52.95	53.37
2	Promoters & Promoter group shareholding										
(a)	Pledged/encumbered										
	-Number of shares	32,172,241	32,172,241	56,757,034	32,172,241	56,757,034	32,172,241	32,172,241	56,757,034	32,172,241	56,757,034
	-Percentage of shares (as a % of total shareholding of Promoters & Promoter group)	43.44	44.61	77.32	43.44	77.32	43.44	44.61	77.32	43.44	77.32
	-Percentage of shares (as a % of total share capital of the Company)	20.43	20.44	36.06	20.43	36.06	20.43	20.44	36.06	20.43	36.06
(b)	Non Encumbered										
	-Number of shares	41,894,748	39,950,792	16,646,312	41,894,748	16,646,312	41,894,748	39,950,792	16,646,312	41,894,748	16,646,312
	-Percentage of shares (as a % of total Shareholding of Promoter & Promoter group)	56.56	55.39	22.68	56.56	22.68	56.56	55.39	22.68	56.56	22.68
	-Percentage of shares (as a % of total share capital of the Company)	26.62	25.38	10.57	26.62	10.57	26.62	25.38	10.57	26.62	10.57

B	INVESTORS COMPLAINTS	31.03.2013
	Pending at the beginning of the quarter	-
	Received during the quarter	3
	Disposed of during the quarter	3
	Remaining unresolved at the end of the quarter	



HL

3/5

Notes:

- 1). The previous period / year's figures have been regrouped wherever necessary.
- 2). Having regard to the integrated nature of real estate development business and the parameters of Accounting Standard-17 issued by Central Government under Companies Accounting Standards Rules, 2006, the operations of the company are within single segment. The generation of electricity by the company's windmill project does not qualify as a reporting segment as per the said standards.
- 3). The Company has recognized the revenue of all projects which are commenced on or after April 1, 2012 and also to projects which have already commenced but where revenue is being recognized for the first time on or after April 1, 2012 by applying Guidance Notes on Accounting for Real Estate Transactions (Revised 2012) issued by the Institute of Chartered Accountants of India.
- 4). In the Audit Reports on Accounts for the year March 31, 2013, the auditors have made certain observations/qualifications. The Management's response to these observations/qualifications are as under:-
 - i). During the period under review the company has not claimed any exemption under section 80 IA of the Income Tax Act, 1961. Exemption amounting to Rs. 3,448 lacs has been claimed upto the period ended March 31, 2011 under section 80 IA of the Income Tax Act, 1961 being tax profits arising out of sale of Industrial Park units, pending the notification of the same by Central Board of Direct Taxes. Also the company has taken opinion from a senior counsel that its application satisfies all the conditions specified in the said Scheme of Industrial Park. Further the company has submitted all the documents as desired by the referred authority during the period and the matter is pending with CBDT.
 - ii). The Auditors of the Company have drawn attention to the fact that the Company is carrying project inventory of Rs. 18,719 lacs for Group Housing Project in Greater Noida. Due to downward trend in the market, the Greater Noida Industrial Development Authority (GNIDA) announced a Scheme whereby the developers have an option to accept project on a smaller piece of land equivalent to the amount paid and surrender balance project land subject to certain conditions. The management had applied to the Authority conveying its intention to develop the project under this Scheme. The matter is under consideration and appropriate adjustment will be made when the final decision has been taken by GNIDA.
 - iii). The Auditors of the company have drawn attention that the company has not considered borrowing costs to be incurred in future in general for determining the project revenues, project inventory and debtors. The management is of the view that the amount of this item cannot be determined at this stage.
 - iv). The company has, during the year ended March 31, 2010, changed its accounting policy in respect of accounting for certain costs in the nature of administration and selling costs by charging them off to Profit & Loss against the earlier policy of treating them as part of project cost for determining project inventory, revenue and debtors. The expenditure of such nature incurred in earlier years and considered as part of project inventories under Projects/ Contract work in progress upto 31st March, 2009 has been carried forward as such.
 - v). In the matter of a Petition filed by the erstwhile joint venture partner before the Hon'ble Company Law Board (CLB) u/s 397 and other applicable provisions of the Companies Act, 1956, further two Applications have been filed by them before the CLB on the 20th April, 2012 praying, inter alia, for providing all the reports on valuation of assets of Ansal Colours Engineering SEZ Limited (Ansal Colours), the subsidiary company, available with, among others, the Company, and, not to transfer shares of Ansal Colours, which are subject matter of the Petition, to the third parties during its pendency. Arguments are in process of these Applications and the Petition, before the CLB.
- 5). The Board of Directors of the Company has not recommended any dividend for the year ended 31st March, 2013 keeping in view unfavorable economic situation of the country as a whole and in particular real estate industry.
- 6). The above financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on the 27th May, 2013. The statutory auditors of the Company have audited the financial results for the year ended 31st March, 2013 and the figures for the quarter ended 31st March, 2013 as reported in these financial results are the balancing figures between the audited figures in respect of full financial year and the published year to date unaudited figures upto the end of the third quarter of the relevant financial year.



46

4/5

STATEMENT OF ASSETS AND LIABILITIES AS ON 31ST MARCH 2013

	Standalone		Consolidated	
	31st March 2013	31st March 2012	31st March 2013	31st March 2012
	(Audited)	(Audited)	(Audited)	(Audited)
A. EQUITY AND LIABILITIES:				
1 Shareholders' Funds				
Share Capital	7,870	7,870	7,870	7,870
Reserves and Surplus	158,197	153,786	164,573	156,875
Sub-total-Shareholders' funds	166,067	161,656	162,444	164,545
2 Minority Interest	-	-	16,640	13,660
3 Non-current liabilities				
Long-term borrowings	23,463	43,095	62,419	66,469
Deferred tax liabilities (Net)	109	384	1	280
Other Long term liabilities	859	817	6,837	4,670
Long term provisions	1,725	1,812	1,784	1,648
Sub-total -Non-current liabilities	26,156	45,908	71,041	73,067
4 Current Liabilities				
Short-term borrowings	11,775	13,625	30,538	32,719
Trade payables	110,843	94,455	80,062	77,958
Other current liabilities	219,056	187,248	320,411	256,239
Short-term provisions	433	531	1,076	626
Sub-total-current liabilities	342,105	295,859	432,068	367,542
TOTAL-EQUITY AND LIABILITIES	534,329	503,423	682,112	618,814
B. ASSETS:				
1 Non-current assets				
Fixed assets				
Tangible assets	11,235	10,837	19,461	12,781
Intangible assets	103	61	170	146
Capital work-in-progress	1,355	12	21,624	19,664
Goodwill on Consolidation	-	-	6,935	5,368
Non-current investments	54,629	45,321	3,815	3,816
Deferred Tax Assets(Net)	-	-	-	-
Long term loans and advances	56,187	66,241	51,814	48,840
Other non-current assets	5,465	5,464	6,030	8,008
Sub-total-Non-current assets	128,964	127,936	109,839	98,623
2 Current assets				
Current investments	-	-	1,074	-
Inventories	240,969	223,558	383,211	342,139
Trade receivables	49,099	33,404	58,331	41,870
Cash and cash Balances	4,402	4,815	8,367	7,618
Short-term loans and advances	84,104	77,711	92,090	91,156
Other Current Assets	26,801	36,000	29,210	37,409
Sub-total-Current assets	405,365	375,488	572,273	520,192
TOTAL-ASSETS	534,329	503,423	682,112	618,814

Certified True Copy
For Ansal Properties & Infrastructure Limited

(Suresh Menon)
Vice President (Corporate Affairs)
& Group Company Secretary

for and on behalf of the Board,

sd/-
(Sushil Ansal)
Chairman

Place: New Delhi
Date: 27.05.2013

LL

5/5