

Regd. Off. : 5F, Everest, 46/C, Chowringhee Road, Kolkata - 700071
 Head off. : 304, Southern Park, Saket District Centre, Saket, New Delhi - 110017

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED ON 31ST DECEMBER, 2013

Part-I

(Rs. In Lakhs)

Sl. No.	Particulars	STANDALONE						CONSOLIDATED					
		Quarter ended			Nine months ended		Year ended	Quarter ended (Unaudited)			Nine months ended		Year ended
		(Unaudited)			(Unaudited)		(Audited)	(Unaudited)			(Unaudited)		(Audited)
		31.12.2013	30.09.2013	31.12.2012	31.12.2013	31.12.2012	31.03.2013	31.12.2013	30.09.2013	31.12.2012	31.12.2013	31.12.2012	31.03.2013
1	Income from Operations												
	(a) Net sales/income from operations	397	2,889	2,208	4,108	6,625	9,877	906	5,602	2,920	7,696	8,053	13,440
	(b) Income from Partnership Firm	510	902	224	2,099	1,098	2,040	467	316	150	1,463	911	1,425
	Total income	906	3,791	2,431	6,206	7,723	11,917	1,373	5,918	3,070	9,159	8,964	14,865
2	Expenses:												
	(a) Project Expenses	3,447	2,956	2,506	8,806	6,246	7,632	3,672	3,366	3,138	9,745	8,206	10,148
	(b) Purchases of stock-in-trade	3,439	1,005	61	5,160	1,481	4,290	3,668	1,005	496	5,701	1,949	6,179
	(c) Change in inventories of finished goods, work-in-progress and stock-in-trade	(6,674)	(1,847)	(1,431)	(11,229)	(3,838)	(6,460)	(6,882)	(717)	(2,081)	(10,735)	(5,455)	(7,809)
	(d) Employee benefits expense	355	348	296	1,047	812	1,118	455	457	379	1,355	1,052	1,442
	(e) Depreciation and amortisation expenses	77	72	64	219	190	256	78	73	66	224	193	260
	(e) Advertisement and Sales Promotion expenses	67	120	92	226	225	319	68	176	111	284	251	388
	(f) Other Expenses	258	295	228	776	658	905	311	347	244	916	729	1,027
	Total Expenses	967	2,948	1,816	5,005	5,774	9,060	1,370	4,707	2,352	7,490	6,925	11,635
3	Profit/ (Loss) from operations before other income, finance costs and exceptional items (1-2)	(61)	843	615	1,202	1,949	2,857	3	1,211	718	1,669	2,039	3,231
4	Other income	250	331	201	957	851	1,195	274	231	249	907	901	1,276
5	Profit/ (Loss) from ordinary activities before finance costs and exceptional items (3+4)	189	1,174	816	2,158	2,800	4,052	277	1,442	967	2,576	2,940	4,507
6	Finance Costs	44	45	50	139	159	303	44	45	50	139	159	303
7	Profit/ (Loss) from ordinary activities after finance costs but before exceptional items (5-6)	145	1,129	766	2,020	2,641	3,749	233	1,397	917	2,437	2,781	4,204
8	Exceptional items	-	-	-	-	-	-	-	-	-	-	-	-
9	Profit/ (Loss) from ordinary activities before tax (7-8)	145	1,129	766	2,020	2,641	3,749	233	1,397	917	2,437	2,781	4,204
10	Tax expenses	24	59	122	131	362	540	70	405	193	545	457	889
11	Net profit/ (Loss) from ordinary activities after tax	122	1,069	644	1,889	2,279	3,209	163	992	724	1,892	2,323	3,315
12	Extraordinary items	-	-	-	-	-	-	-	-	-	-	-	-
13	Net Profit for the period (11+12)	122	1,069	644	1,889	2,279	3,209	163	992	724	1,892	2,323	3,315
14	Share of profit/ (loss) of associates	-	-	-	-	-	-	-	-	-	-	-	-
15	Minority interest	-	-	(0)	-	(0)	-	(0)	-	-	(0)	-	-
16	Net Profit after taxes, minority interest and share of profit of associates (13+14+15)	122	1,069	644	1,889	2,279	3,209	163	992	724	1,892	2,323	3,315
17	Paid-up equity share capital (Face Value of Rs. 2/-)	1,861.00	1,861.00	1,861.00	1,861.00	1,861.00	1,861.00	1,861.00	1,861.00	1,861.00	1,861.00	1,861.00	1,861.00
18	Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year						24,794						24,946
19.i	Earnings per share (before extraordinary items) (of Rs. 2/- each) [not annualised]:												
	(a) Basic	0.13	1.15	0.69	2.03	2.45	3.45	0.18	1.07	0.78	2.03	2.50	3.56
	(b) Diluted	0.13	1.15	0.69	2.03	2.45	3.45	0.18	1.07	0.78	2.03	2.50	3.56
19.ii	Earnings per share (after extraordinary items) (of Rs. 2/- each) [not annualised]:												
	(a) Basic	0.13	1.15	0.69	2.03	2.45	3.45	0.18	1.07	0.78	2.03	2.50	3.56
	(b) Diluted	0.13	1.15	0.69	2.03	2.45	3.45	0.18	1.07	0.78	2.03	2.50	3.56

For ASHIANA HOUSING LIMITED

 Ashiana Housing Limited
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 Regd. Office: 5F Everest, 46/C Chowringhee Road, Kolkata 700 071


 Director

PART II Select Information for the Quarter ended 31st December, 2013.		Consolidated											
		Standalone				Quarter ended (Unaudited)				Year ended (Audited)			
Sl. No.	Particulars	Quarter ended (Unaudited)		Nine months ended (Unaudited)		Year ended (Audited)		Quarter ended (Unaudited)		Nine months ended (Unaudited)		Year ended (Audited)	
		31.12.2013	30.09.2013	31.12.12	31.12.2013	31.12.2012	31.03.2013	31.12.2013	30.09.2013	31.12.2012	31.12.2013	31.12.2012	31.03.2013
A	Particulars of Shareholding												
	Public Shareholding												
1	a	30,577,015	6,143,788	6,152,408	30,577,015	6,152,408	6,152,408	6,143,788	6,152,408	30,577,015	6,152,408	6,152,408	6,152,408
	b	32.86	33.01	33.06	32.86	33.06	33.01	33.01	33.06	32.86	33.06	33.06	33.06
	Percentage of shareholding												
2	Promoters and Promoter Group Shareholding												
	a	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
	b	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
	Percentage of shares (as a % of the total shareholding of promoter and promoter group)												
	Percentage of shares (as a % of the total share capital of the company)												
	Non-encumbered												
	i	62,472,760	12,466,167	12,457,547	62,472,760	12,457,547	12,457,547	12,466,167	12,457,547	62,472,760	12,457,547	12,457,547	12,457,547
	ii	100	100	100	100	100	100	100	100	100	100	100	100
	iii	67.14	66.94	66.94	67.14	66.94	67.14	66.94	66.94	67.14	66.94	66.94	66.94
	Percentage of shares (as a % of the total share capital of the company)												
	Particular	31.12.2013											
B	INVESTOR COMPLAINTS												
	i	Nil											
	ii												
	iii												
	iv												



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For ASHIANA HOUSING LIMITED

Director

STATEMENT OF ASSETS & LIABILITIES						
PARTICULARS	(Rs. in Lakhs)					
	Standalone			Consolidated		
	As on			As on		
	31.12.2013	31.12.2012	31.03.2013	31.12.2013	31.12.2012	31.03.2013
	Unaudited		Audited	Unaudited		Audited
A EQUITY AND LIABILITIES						
1 Shareholders' funds						
(a) Share Capital	1,861	1,861	1,861	1,861	1,861	1,861
(b) Reserves & Surplus	26,681	24,325	24,794	26,838	24,426	24,946
Sub-total - Shareholders' funds	28,542	26,186	26,655	28,699	26,287	26,807
2 Share application money pending allotment						
3 Minority interest				(422)	5	(138)
4 Non-current liabilities						
(a) Long term borrowings	990	1,173	1,105	990	1,173	1,105
(b) Deferred tax liabilities (Net)	373	319	373	367	311	367
(c) Other Long term liabilities	468	570	567	2,074	1,666	1,885
(d) Long term provisions	177	122	145	209	142	178
Sub-total - Non-current liabilities	2,008	2,184	2,190	3,218	3,297	3,398
5 Current liabilities						
(a) Short term Borrowings			2			2
(b) Advance from Customer	19,185	5,627	6,501	19,634	8,432	8,367
(c) Trade payables	1,037	405	687	1,154	558	841
(d) Other current liabilities	1,383	1,263	1,113	1,642	1,618	1,294
(e) Short term provisions	(167)	(148)	349	(39)	(236)	489
Sub-total - Current liabilities	21,438	7,147	8,652	22,391	10,373	10,993
TOTAL - EQUITY AND LIABILITIES	51,988	35,517	37,497	54,308	39,957	41,198
B ASSETS						
1 Non-current assets						
(a) Fixed assets	5,023	4,326	4,482	5,128	4,434	4,586
(c) Non-Current Investments	667	8,719	3,658	(1,900)	2,701	1,653
Sub-total - Non-current assets	5,990	13,045	8,140	3,228	7,135	6,239
2 Current assets						
(a) Current investments	7,385	4,277	3,045	8,359	4,886	3,830
(b) Inventories	28,849	8,472	16,611	31,109	16,718	19,923
(c) Trade receivables	367	322	863	1,043	641	1,409
(d) Cash and cash equivalents	4,147	4,027	4,941	5,209	4,840	5,764
(e) Short-term loans & advances	5,251	5,374	3,897	5,361	5,736	4,033
(f) Other current assets				0.28		
(g) Miscellaneous Expenditures						
Sub-total - Current assets	45,998	22,472	29,357	51,080	32,822	34,959
TOTAL - ASSETS	51,988	35,517	37,497	54,308	39,957	41,198

For ASHIANA HOUSING LIMITED



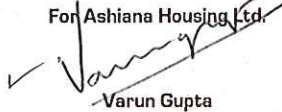
Director

Notes on Accounts:

1. The above results have been reviewed by the Audit Committee and taken on record by the Board of Directors at its meeting held on February 01, 2014.
2. Total turnover of Partnership Firms comprising Ashiana Mangalam Developers, Ashiana Greenwood Developers and Megha Colonizers-Rangoli Division is 842.22 Lakhs (Corresponding period of PY Rs. 456.23 Lakhs)
3. Method of accounting for recognition of revenue in respect of Real Estate Projects is:
 - (a) Revenue in respect of the projects undertaken before 30th June, 2006 and the projects which have not reached the level of completion as considered appropriate by the management within 31st March, 2011, as discussed in (b) below, is accounted for (i) on delivery of absolute physical possession of the respective units on completion, or (ii) on deemed possession of the respective units on completion or (iii) on physical possession for fit out, as considered appropriate by the management based on circumstantial status of the project.
 - (b) Revenue in respect of projects undertaken on or after 1st April, 2006 which have reached the level of construction as considered appropriate by the management within 31st March, 2011 is recognized on the "Percentage of Completion Method" (POC) of accounting and represents value of units contracted to be sold to the extent of actual work done against total estimated cost of execution. The corresponding cumulative amount at the close of the year appears under "Current Liabilities" as deduction from "Advance from customers".

The estimates of saleable area and construction cost are reviewed periodically by the management and effect of any change in estimates is recognised in the period such changes are determined.
4. The consolidated financial results includes financial results of Ashiana Maintenance Services Limited, Latest Developer's Advisory Limited, Topwell Projects Consultants Limited, MG Homecraft LLP, Neemrana Builders LLP, Vista Housing and Ashiana Amar Developers, all subsidiaries of Ashiana Housing Ltd.
5. Pursuant to the approval of the members at the 27th Annual General Meeting of the Company held on 27th August, 2013 each Equity Share of nominal face value of Rs.10 was sub divided into 5 (Five) Equity Shares of ₹ 2 each fully paid up. The effective date for the said sub-division was 25th October, 2013. In compliance with Accounting Standard 20- Earning Per Share (EPS), the company has given effect to the said sub-division of shares in computing the earnings per share for all comparative periods.
6. Although the company operates in more than one segment, segment wise reporting is not applicable as the segment does not have requisite volume as prescribed under Accounting Standards 17 issued by the ICAI read with Listing Agreement.
7. Figures for the previous periods have been regrouped and rearranged wherever necessary.
8. The number of investors complaints received during the quarter were 11 and have been disposed off and there are no investor complaint pending at the end of the quarter December 31, 2013.

Place : New Delhi
Date : 01st February, 2014

For Ashiana Housing Ltd.

Varun Gupta
(Director)