

July 31, 2013

The Secretary
National Stock Exchange of India Ltd.
Exchange Plaza, Plot no. C/1, G Block
Bandra-Kurla Complex, Bandra (E)
Mumbai - 400 051

Sub. : Un-Audited Financial Result for the quarter ended June 30, 2013

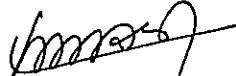
Symbol: ASHIANA

Dear Sir,

Please find enclosed herewith unaudited quarterly financial results for the quarter ended June 30, 2013 taken on record by the Board of Directors of the Company at its meeting held on July 31, 2013.

Kindly take the above documents on record and acknowledge the receipt.

Thanking you,
For Ashiana Housing Ltd.


Bhagwan Kumar
(Company Secretary)

Encl. : as above

ASHIANA HOUSING LIMITED

 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 30TH JUNE, 2013

Part-I

₹ in Lakhs

Sl. No.	Particulars	Standalone				Consolidated			
		Quarter ended	Quarter ended	Quarter ended	Year ended	Quarter ended	Quarter ended	Quarter ended	Year ended
		(Unaudited)	(Audited)	(Unaudited)	(Audited)	(Unaudited)	(Audited)	(Unaudited)	(Audited)
		30.06.2013	31.03.2013	30.06.2012	31.03.2013	30.06.2013	31.03.2013	30.06.2012	31.03.2013
1	Income from Operations								
	(a) Net sales/income from operations	822	3,252	2,319	9,877	1,188	5,387	2,761	13,440
	(b) Income from Partnership Firm	687	942	389	2,040	680	515	308	1,425
	Total income	1,509	4,194	2,708	11,917	1,868	5,902	3,069	14,866
2	Expenses:								
	(a) Project Expenses	2,403	1,386	2,137	7,632	2,707	1,942	2,784	10,148
	(b) Purchases of stock-in-trade	716	2,808	1,168	4,290	1,028	4,230	1,188	6,179
	(c) Change in inventories of finished goods, work-in-progress and stock-in-trade	(2,708)	(1,621)	(1,964)	(5,460)	(3,136)	(2,354)	(2,372)	(7,609)
	(d) Employee benefits expense	344	305	235	1,118	443	390	310	1,442
	(e) Depreciation and amortisation expenses	70	66	62	256	72	67	63	260
	(f) Advertisement and Sales Promotion expenses	40	94	51	319	40	137	59	388
	(g) Other Expenses	224	247	165	905	258	298	196	1,027
	Total Expenses	1,089	3,286	1,854	9,060	1,413	4,710	2,208	11,635
3	Profit/ (Loss) from operations before other income, finance costs and exceptional items (1-2)	420	908	854	2,857	455	1,192	861	3,231
4	Other income	376	344	220	1,195	402	375	255	1,276
5	Profit/ (Loss) from ordinary activities before finance costs and exceptional items (3+4)	796	1,252	1,074	4,052	857	1,567	1,116	4,507
6	Finance Costs	50	143	54	303	50	144	54	303
7	Profit/ (Loss) from ordinary activities after finance costs but before exceptional items (5+6)	745	1,109	1,020	3,749	807	1,423	1,062	4,204
8	Exceptional items	-	-	-	-	-	-	-	-
9	Profit/ (Loss) from ordinary activities before tax (7+8)	745	1,109	1,020	3,749	807	1,423	1,062	4,204
10	Tax expenses	48	178	146	540	70	432	172	889
11	Net profit/ (Loss) from ordinary activities after tax (9-10)	697	931	874	3,209	737	991	890	3,315
12	Extraordinary items	-	-	-	-	-	-	-	-
13	Net Profit for the period (11+12)	697	931	874	3,209	737	991	890	3,315
14	Share of profit/ (loss) of associates	-	-	-	-	-	-	-	-
15	Minority interest	-	-	-	-	-	-	-	-
16	Net Profit after taxes, minority interest and share of profit of associates (13+14+15)	697	931	874	3,209	737	991	890	3,315
17	Paid-up equity share capital (Face Value of ₹ 10/- each)	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 ₹ 10/- each) (not annualised):								
	(a) Basic	3.75	5.00	4.70	17.24	3.96	5.33	4.78	17.81
	(b) Diluted	3.75	5.00	4.70	17.24	3.96	5.33	4.78	17.81
19.ii	Earnings per share (after extraordinary items) (of ₹ 10/- each) (not annualised):								
	(a) Basic	3.75	5.00	4.70	17.24	3.96	5.33	4.78	17.81
	(b) Diluted	3.75	5.00	4.70	17.24	3.96	5.33	4.78	17.81

For ASHIANA HOUSING LIMITED


VISHAL GUPTA
 Managing Director

Formerly



SINCE 1979

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 Vasundhara Nagar, Bhiwadi 301 019 T: 01493 515 615
 www.ashianahousing.com

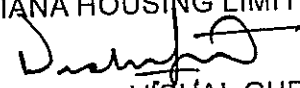
Regd. Office: 5F Everest, 46/C Chowringhee Road, Kolkata 700 071

PART II Select Information for the Quarter ended 30th June, 2013.

₹ in Lakhs

No.	Particulars	Standalone				Consolidated			
		As on				As on			
		Quarter ended	Quarter ended	Quarter ended	Year ended	Quarter ended	Quarter ended	Quarter ended	Year ended
		(Unaudited)	(Audited)	(Unaudited)	(Audited)	(Unaudited)	(Audited)	(Unaudited)	(Audited)
	30.06.2013	31.03.2013	30.06.2012	31.03.2013	30.06.2013	31.03.2013	30.06.2012	31.03.2013	
Particulars of Shareholding									
1 Public Shareholding									
a	Number of shares	6,152,408	6,152,408	6,304,408	6,152,408	6,152,408	6,304,408	6,152,408	
b	Percentage of shareholding	33.06	33.06	33.88	33.06	33.06	33.88	33.06	
2 Promoters and Promoter Group Shareholding									
a	Pledged / Encumbered								
i	Number of shares	Nil	Nil	Nil	Nil	Nil	Nil	Nil	
ii	Percentage of shares (as a % of the total shareholding of promoter and promoter group)	Nil	Nil	Nil	Nil	Nil	Nil	Nil	
iii	Percentage of shares (as a % of the total share capital of the company)	Nil	Nil	Nil	Nil	Nil	Nil	Nil	
b	Non-encumbered								
i	Number of shares	12,457,547	12,457,547	12,305,547	12,457,547	12,457,547	12,305,547	12,457,547	
ii	Percentage of shares (as a % of the total shareholding of the Promoter and Promoter group)	100	100	100	100	100	100	100	
iii	Percentage of shares (as a % of the total share capital of the company)	66.94	66.94	66.12	66.94	66.94	66.12	66.94	
Particular		Quarter ended on 30.06.2013							
INVESTOR COMPLAINTS									
i	Pending at the beginning of the quarter	Nil							
ii	Received during the quarter	01							
iii	Disposed of during the quarter	01							
iv	Remaining unresolved at the end of the quarter	Nil							

For ASHIANA HOUSING LIMITED

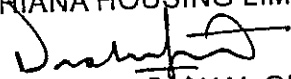

VISHAL GUPTA
 Managing Director

STATEMENT OF ASSETS & LIABILITIES

(₹ In Lakhs)

PARTICULARS	Standalone			Consolidated		
	As on			As on		
	30.06.2013	30.06.2012	31.03.2013	30.06.2013	30.06.2012	31.03.2013
	Unaudited	Unaudited	Audited	Unaudited	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	25,490	22,921	24,794	25,683	23,008	24,946
Sub-total - Shareholders' funds	27,351	24,782	26,655	27,544	24,869	26,807
2 Share application money pending allotment						
3 Minority interest	-	-	-	(602)	5	(138)
4 Non-current liabilities						
(a) Long term borrowings	1,103	88	1,105	1,103	88	1,105
(b) Deferred tax liabilities (Net)	373	319	373	367	311	367
(c) Other Long term liabilities	461	572	567	1,958	1,472	1,885
(d) Long term provisions	158	103	145	194	124	178
Sub-total - Non-current liabilities	2,096	1,082	2,190	3,021	2,000	3,397
5 Current liabilities						
(a) Short Term Borrowings	-	-	2	-	-	2
(b) Advance from Customer	9,164	4,057	6,501	11,297	5,889	8,367
(c) Trade payables	580	392	687	667	510	841
(d) Other current liabilities	1,136	2,062	1,113	1,406	2,522	1,294
(e) Short term provisions	339	536	349	500	583	489
Sub-total - Current liabilities	11,219	7,047	8,652	13,870	9,504	10,994
TOTAL - EQUITY AND LIABILITIES	40,666	32,911	37,497	44,435	36,373	41,198
B ASSETS						
1 Non-current assets						
(a) Fixed assets	4,617	4,347	4,482	4,720	4,413	4,586
(b) Non-Current Investments	3,312	8,439	3,658	714	3,782	1,653
Sub-total - Non-current assets	7,929	13,786	8,140	5,434	8,195	6,239
2 Current assets						
(a) Current investments	4,082	5,927	3,045	5,199	6,545	3,830
(b) Inventories	19,366	7,268	16,611	23,100	14,366	19,923
(c) Trade receivables	532	577	863	1,059	977	1,409
(d) Cash and cash equivalents	4,488	2,737	4,941	5,248	3,426	5,764
(e) Short-term loans & advances	4,240	2,616	3,897	4,395	2,864	4,033
(f) Other current assets	-	-	-	-	-	-
Sub-total - Current assets	32,737	19,125	29,357	39,001	28,178	34,959
TOTAL - ASSETS	40,666	32,911	37,497	44,435	36,373	41,198

For ASHIANA HOUSING LIMITED


VISHAL GUPTA
 Managing 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 July 31, 2013.
2. Total turnover of partnership firms comprising Ashiana Mangalam Developers, Ashiana Greenwood Developers and Megha Colonizers- Rangoli Division is ₹ 7243.59 Lakhs (Corresponding period of PY ₹ 2023.28 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 but, as considered appropriate by the management based on circumstantial status of the project.

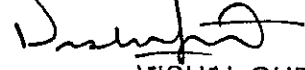
(b) Revenue in respect of projects undertaken on or after 1st April, 2006 which have reached the level of construction as considered appropriate by the management within 31st March, 2011 is recognized on the "Percentage of Completion Method" (POC) of accounting and represents value of units contracted 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 Developers Advisory Limited, Topwell Projects Consultants Limited, MG Homecraft LLP, Neemrana Builders LLP and Ashiana Amar Developers, all subsidiaries of Ashiana Housing Ltd.
5. 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.
6. Figures for the previous periods have been regrouped and rearranged wherever necessary.
7. The number of investors complaints received during the quarter was 1 and has been disposed off and there are no investor complaint pending at the end of the quarter ending on June 30, 2013.

Place : New Delhi
Date : 31st July, 2013

For ASHIANA HOUSING LIMITED



VISHAL GUPTA
Managing Director