

ASHIANA HOUSING LIMITED

Regd. Off. : 11G, Everest, 46/C, Chowringhee Road, Kolkata - 700071
 Head off. : 304, Southern Park, Saket District Centre, Saket, New Delhi - 110017
 Telephone number : 011-42654265, Fax : 011-42654200
 Official email : investorrelations@ashianahousing.com
 Website : www.ashianahousing.com
 CIN : L70109WB1986PLC040864

AUDITED FINANCIAL RESULTS FOR THE YEAR ENDED ON 31ST MARCH, 2018

(in Lakhs except for EPS)

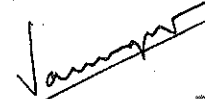
Sl. No.	Particulars	Standalone			Consolidated		
		Quarter ended (Audited)	Year ended (Audited)		Quarter ended (Audited)	Year ended (Audited)	
		31.03.18	31.03.18	31.03.17	31.03.18	31.03.18	31.03.17
1	Income from Operations						
	(a) Net sales/income from operations	8,384	27,194	33,207	9,377	30,637	35,859
	(b) Income from Partnership Firm	629	1,704	2,387	623	1,495	2,366
	Total income	9,013	28,898	35,594	10,000	32,132	38,225
2	Expenses:						
	(a) Project Expenses	4,381	13,587	23,701	4,381	13,587	23,701
	(b) Purchases of land/development rights	1,097	2,275	2,450	1,097	2,275	2,450
	(c) Change in inventories	[287]	161	[6,560]	[272]	176	[6,576]
	(d) Employee benefits expense	777	2,532	2,660	1,040	3,428	3,412
	(e) Depreciation and amortisation expenses	155	725	783	153	732	788
	(f) Other Expenses	1,629	4,820	4,183	2,332	7,226	6,112
	Total Expenses	7,752	24,100	27,217	8,732	27,424	29,888
3	Profit/ (Loss) from operations before other income, finance costs and exceptional items (1-2)	1,261	4,798	8,377	1,268	4,707	8,337
4	Other income	634	1,185	1,438	719	1,361	1,477
5	Profit/ (Loss) from ordinary activities before finance costs and exceptional items (3+4)	1,895	5,983	9,814	1,987	6,068	9,815
6	Finance Costs	380	1,145	664	418	1,194	667
7	Profit/ (Loss) from ordinary activities after finance costs but before exceptional items (5-6)	1,514	4,838	9,150	1,569	4,874	9,148
8	Exceptional items	-	-	-	-	-	-
9	Profit/ (Loss) from ordinary activities before tax (7+8)	1,514	4,838	9,150	1,569	4,874	9,148
10	Tax expenses	63	963	2,442	151	1,051	2,447
11	Net profit/ (Loss) from ordinary activities after tax (9-10)	1,451	3,874	6,708	1,418	3,823	6,701
12	Other comprehensive income/(Expense) (Net of Tax)	391	742	578	414	798	577
13	Non controlling interest	-	-	-	0	1	0
14	Net Profit after taxes and Non controlling interest (11+12-13)	1,842	4,616	7,286	1,833	4,621	7,277
15	Paid-up equity share capital (Face Value of ₹ 2/- each)	2,047	2,047	2,047	2,047	2,047	2,047
16	Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year	-	70,291	63,004	-	70,219	63,009
17.i	Earnings per share (before extraordinary items) (of ₹ 2/- each) (not annualised):						
	(a) Basic	1.80	4.51	7.12	1.79	4.51	7.11
	(b) Diluted	1.80	4.51	7.12	1.79	4.51	7.11
17.ii	Earnings per share (after extraordinary items) (of ₹ 2/- each) (not annualised):						
	(a) Basic	1.80	4.51	7.12	1.79	4.51	7.11
	(b) Diluted	1.80	4.51	7.12	1.79	4.51	7.11

Ashiana Housing Limited

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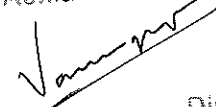
For Ashiana Housing Ltd



Director

STATEMENT OF ASSETS & LIABILITIES		
PARTICULARS	(RS. In Lakhs)	
	Standalone	Consolidated
	As on 31.03.2018	As on 31.03.2018
	Audited	Audited
A ASSETS		
1 Non-current assets		
a Property, plant and equipment	5,282	5,337
b Capital work-in-progress	-	-
c Investment property	6,626	6,626
d Goodwill	3	0
e Other Intangible assets	108	108
f Financial assets		
(i) - Investments	3	5
(ii) - Deposits with Banks	2,301	2,301
g Other non-current assets		
- Investment in subsidiaries	(414)	-
	13,909	14,377
2 Current assets		
a Inventories	63,742	63,761
b Financial assets		
(i) - Investments	9,969	11,508
(ii) - Trade receivables	1,417	2,545
(iii) - Cash and cash equivalents	1,787	4,155
(iv) - Loans		
(v) - Other financial assets	5,469	5,541
c Current tax assets	805	870
d Other current assets	20,475	20,433
	103,664	108,812
TOTAL - ASSETS	117,573	123,190
B EQUITY AND LIABILITIES		
1 Equity		
a Equity Share capital	2,047	2,047
(i) - Other Equity	74,599	74,532
(ii) Non Controlling Interest	-	4
	76,646	76,583
2 Liabilities		
A Non-current liabilities		
a Financial liabilities		
(i) - Borrowings	6,338	6,338
(ii) - Other financial liabilities	204	2,259
b Provision	395	503
c Deferred tax liabilities (Net)	204	190
	7,142	9,290
B Current liabilities		
a Financial liabilities		
(i) - Borrowings -	5,618	6,037
(ii) - Trade Payable	1,579	1,763
(iii) - Other financial liabilities	3,293	3,647
b Advance From Customers	22,879	23,962
c Other current liabilities	336	1,823
d Provisions	80	84
	33,784	37,316
TOTAL - EQUITY AND LIABILITIES	117,573	123,190

For Ashiana Housing Ltd



Director

Additional disclosures as per Clause 52 (4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 :

Disclosure has been given on Standalone basis

a. Credit rating

The Company had a credit rating of BWR A+ (SO) (Outlook Stable) from Brickwork Rating for its NCD at the time of issue and also reaffirmed by Brickwork Ratings on 24.05.2017.

b. Asset cover available

Particulars	As at 31st March, 2018	As at 31st March, 2017
Asset cover available	6.78	9.28

c. Debt Equity Ratio

Particulars	As at 31st March, 2018	As at 31st March, 2017
Debt Equity ratio	0.16 : 1	0.11:1

d. Previous due date for the payment of interest/ dividend for non-convertible redeemable preference shares/ repayment of principal of non-convertible preference shares / non convertible debt securities and whether the same has been paid or not;

The Company has not issued any preference Shares.

The Company doesn't have outstanding principal payable on Non Convertible Debentures.

Previous due dates for payment of interest and principal are given below for outstanding Non convertible debt securities.

Series No.	Frequency for interest payment	Previous date of payment of interest/Principal	Interest (Rs. In Lakhs)	Date of Repayment of Principal	Redemption (Rs. In Lakhs)
AHL1 1.00% 2017		31/05/2017		31.3.2017	1,000
AHL1 1.00% 2018		31/05/2018		28.3.2018	1,000
AHL1 1.00% 2018	Monthly	01/05/2018	6.99	30.07.2018	Not Applicable
AHL1 1.00% 2019	Monthly	01/05/2018	4.37	30.07.2019	
AHL1 1.45% 2020	Yearly	13/07/2017	114.5	13.07.2020	
AHL1 1.45% 2020	Yearly	31/07/2017	80.37	30.07.2020	

e. Next due date for the payment of interest/ dividend of non-convertible preference shares /principal along with the amount of interest /dividend of non-convertible preference shares payable and the redemption amount/non convertible debt securities;

The Company has not issued any preference Shares.

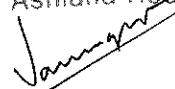
Next due dates for payment of interest and principal are given below for outstanding Non convertible debt.

Series No.	Frequency for interest payment	Next due date for payment of interest	Interest (Rs. In Lakhs)	Next due date for Redemption	Redemption (Rs. In Lakhs)
AHL1 1.00% 2018	Monthly	01.06.2018	7.47	30.07.2018	800
AHL1 1.00% 2019	Monthly	01.06.2018	4.67	30.07.2019	500
AHL1 1.45% 2020	Yearly	13.07.2018	114.5	13.07.2020	1,000
AHL1 1.45% 2020	Yearly	30.07.2018	79.93	30.07.2020	700

f. Debt Service coverage ratio :

Particulars	As at 31st March, 2018	As at 31st March, 2017
Debt Service coverage ratio;	0.68	4.86

For Ashiana Housing Ltd



Director

g) Interest Service coverage :

Particulars	As at 31st March, 2018	As at 31st March, 2017
Interest Service coverage	4.61	9.86

h. Outstanding redeemable preference shares (quantity and value) :

The Company has not issued any preference shares.

i. Capital redemption reserve/debenture redemption reserve :

At the end of Financial Year 2017-18 the company has balance of Rs. 7.50 Cr with Debenture Redemption Reserve.

j. Net Worth (Rs. In Lakhs)

Particulars	As at 31st March, 2018	As at 31st March, 2017
Net Worth	76,646.25	72,337.77

k. Net Profit after Tax & OCI (Rs. In Lakhs)

Particulars	As at 31st March, 2018	As at 31st March, 2017
Net Profit after tax	4,616.45	7,286.36

l. Earning Per Share

Particulars	As at 31st March, 2018	As at 31st March, 2017
Earning Per Share (Rs.)	4.51	7.12

There is no Deviation in use of proceed of issue of Non-convertible debentures from the object stated in the offer documents

There are no unclaimed interest, which required to be transeferred, to the 'Investor Education and Protection Fund' set up as per Section 125 of the Companies Act, 2013.

For Ashiana Housing Ltd



Director

Notes on Accounts:

- 1 The above audited financial results are published in accordance with Regulations 33 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 29th May, 2018. These financial results are in accordance with the Indian Accounting Standards (IND AS) as prescribed under Section 133 of the Companies Act 2013, read with rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) (Amendment Rules), 2016.
- 2 Figures of last quarter are the balancing figures between audited figures in respect of the full financial year and the published figures upto the third quarter of the current financial year.
- 3 Method of accounting for recognition of revenue in respect of Real Estate Projects is:
 - a) Revenue 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 fitout, as considered appropriate by the management based on circumstantial status of the project.
- 4 The consolidated financial results includes financial results of following subsidiaries, associates and joint ventures:

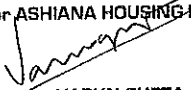
Subsidiaries:

 - 1 Ashiana Maintenance Services LLP (Converted from Ashiana Maintenance Services Ltd. (CIN U51909WB1996PLC079014) into limited liability partnership w.e.f. 22/12/2016)
 - 2 Latest Developers Advisory Ltd
 - 3 Topwell Projects Consultants Ltd.
 - 4 Neerana Builders LLP
 - 5 MG Homecraft LLP
 - 6 Ashiana Amar Developers

Associates and Joint Ventures:

 - 1 Ashiana Manglam Developers
 - 2 Ashiana Greenwood Developers
 - 3 Megha Colonizers
 - 4 Ashiana Manglam Builders
 - 5 Vista Housing
 - 6 Ashiana Manglam Builders - Extension
- 6 In accordance with Ind AS 108 "Operating Reporting", the company has determined its only one Operating Segment as Real Estate Business. Since there are no other business segments in which the company operates, there are no other primary reportable segments. Therefore, the segment revenue, segment results, segment assets, segment liabilities, total cost incurred to acquire segment assets, depreciation charge are all as is reflected in the financial statements.
- 7 Figures for the previous periods have been regrouped and rearranged wherever necessary.
- 8 The number of investors complaints received during the year were 14 and have been disposed off and there are no investor complaint pending at the end of the year ending on 31st March, 2018.

Place : New Delhi
Date : 29th May, 2018

For ASHIANA HOUSING LIMITED

VARUN GUPTA
(WHOLE TIME DIRECTOR)