

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

UNAUDITED FINANCIAL RESULTS FOR THE NINE MONTHS ENDED ON 31st DECEMBER, 2018

(Rs. in Lakhs except for EPS)

Sl. No.	Particulars	Standalone					
		Quarter ended (Unaudited)	Quarter ended (Unaudited)	Quarter ended (Unaudited)	9 Months ended (Unaudited)	9 Months ended (Unaudited)	Year ended (Audited)
		31.12.18	30.09.18	31.12.17	31.12.18	31.12.17	31.03.18
1	Income from Operations						
(a)	Net sales/Income from operations	5,105	5,723	2,306	23,563	18,810	27,194
(b)	Income from Partnership Firm	555	93	230	815	1,075	1,704
(c)	Other income	352	241	130	795	551	1,185
	Total income	6,012	6,057	2,666	25,173	20,436	30,083
2	Expenses:						
(a)	Project Expenses	2,618	2,724	2,394	7,858	9,206	13,587
(b)	Purchases of land/development rights	463	289	299	5,263	1,178	2,275
(c)	Change in inventories	60	403	(1,475)	1,338	448	161
(d)	Employee benefits expense	611	620	556	1,913	1,755	2,532
(e)	Depreciation and amortisation expenses	169	174	186	522	570	725
(f)	Finance Costs	357	440	290	1,171	765	1,145
(g)	Other Expenses	1,207	1,228	1,007	3,902	3,191	4,820
	Total Expenses	5,486	5,877	3,258	21,968	17,112	25,245
3	Profit/ (Loss) before Tax (1-2)	526	180	(592)	3,205	3,324	4,838
4	Tax expenses	159	(21)	(231)	988	900	963
5	Net profit/ (Loss) for the Period (3-4)	367	201	(361)	2,216	2,424	3,875
6	Other comprehensive income/(Expense) (Net of Tax)	211	68	64	318	351	742
7	Non controlling interest	-	-	-	-	-	-
8	Total Other Comprehensive Income (5+6+7)	578	269	(296)	2,534	2,774	4,617
9	Paid-up equity share capital (Face Value of ₹ 2/- each)	2,047	2,047	2,047	2,047	2,047	2,047
10	Other Equity	-	-	-	-	-	74,599
11.i	Earnings per share (before extraordinary items) (of ₹ 2/- each) (not annualised):						
(a)	Basic	0.56	0.26	(0.29)	2.48	2.71	4.51
(b)	Diluted	0.56	0.26	(0.29)	2.48	2.71	4.51
11.ii	Earnings per share (after extraordinary items) (of ₹ 2/- each) (not annualised):						
(a)	Basic	0.56	0.26	(0.29)	2.48	2.71	4.51
(b)	Diluted	0.56	0.26	(0.29)	2.48	2.71	4.51

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For Ashiana Housing Ltd



Director

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UNAUDITED FINANCIAL RESULTS FOR THE NINE MONTHS ENDED ON 31st DECEMBER, 2018

(Rs. in Lakhs except for EPS)

Sl. No.	Particulars	Consolidated					
		Quarter ended (Unaudited)	Quarter ended (Unaudited)	Quarter ended (Unaudited)	9 Months ended (Unaudited)	9 Months ended (Unaudited)	Year ended (Audited)
		31.12.18	30.09.18	31.12.17	31.12.18	31.12.17	31.03.18
1	Income from Operations						
	(a) Net sales/Income from operations	6,180	6,750	3,072	26,658	21,260	30,637
	(b) Income from Partnership Firm	533	61	199	698	872	1,495
	(c) Other income	375	328	150	901	642	1,361
	Total income	7,088	7,139	3,421	28,257	22,773	33,493
2	Expenses:						
	(a) Project Expenses	2,618	2,724	2,394	7,858	9,206	13,587
	(b) Purchases of land/development rights	463	289	299	5,263	1,178	2,275
	(c) Change in inventories	60	403	(1,475)	1,338	448	176
	(d) Employee benefits expense	868	859	765	2,648	2,388	3,428
	(e) Depreciation and amortisation expenses	170	178	189	530	579	732
	(f) Finance Costs	365	446	299	1,192	776	1,194
	(g) Other Expenses	1,986	2,035	1,535	6,177	4,893	7,226
	Total Expenses	6,530	6,933	4,007	25,006	19,469	28,618
3	Profit/ (Loss) before Tax (1-2)	558	205	(586)	3,251	3,305	4,874
4	Tax expenses	214	(1)	(231)	1,082	900	1,051
5	Net profit/ (Loss) for the Period (3-4)	344	207	(355)	2,169	2,405	3,823
6	Other comprehensive income/(Expense) (Net of Tax)	240	61	66	369	384	798
7	Non controlling interest	0	(0)	1	0	1	1
8	Total Other Comprehensive Income (5+6+7)	584	268	(290)	2,538	2,787	4,621
9	Paid-up equity share capital (Face Value of ₹ 2/- each)	2,047	2,047	2,047	2,047	2,047	2,047
10	Other Equity	-	-	-	-	-	74,532
11.i	Earnings per share (before extraordinary items) (of ₹ 2/- each) (not annualised):						
	(a) Basic	0.57	0.26	(0.28)	2.48	2.72	4.51
	(b) Diluted	0.57	0.26	(0.28)	2.48	2.72	4.51
11.ii	Earnings per share (after extraordinary items) (of ₹ 2/- each) (not annualised):						
	(a) Basic	0.57	0.26	(0.28)	2.48	2.72	4.51
	(b) Diluted	0.57	0.26	(0.28)	2.48	2.72	4.51

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Director

STATEMENT OF ASSETS & LIABILITIES

PARTICULARS		(Rs. In Lakhs)			
		Standalone	Standalone	Consolidated	Consolidated
		As on	As on	As on	As on
		31.12.2018	31.03.2018	31.12.2018	31.03.2018
		Unaudited	Audited	Unaudited	Audited
A	ASSETS				
1	Non-current assets				
a	Property, plant and equipment	4,933	5,282	4,982	5,337
b	Capital work-in-progress	-	-	-	-
c	Investment property	7,048	6,626	7,048	6,626
d	Goodwill	3	3	0	0
e	Other Intangible assets	91	108	92	108
f	Financial assets				
(i)	- Investments	3	3	3	5
(ii)	- Deposits with Banks	2,643	2,301	2,643	2,301
g	Other non-current assets				
	- Investment in subsidiaries	205	(414)	-	-
	- Loans	210	-	210	-
		15,135	13,909	14,978	14,377
2	Current assets				
a	Inventories	62,283	63,742	62,301	63,760
b	Financial assets				
(i)	- Investments	11,180	14,392	13,096	15,845
(ii)	- Trade receivables	1,359	1,417	2,508	2,545
(iii)	- Cash and cash equivalents	2,230	873	5,076	3,241
(iv)	- Other bank Balances	855	914	855	914
(v)	- Other financial assets	5,567	5,469	5,632	5,541
c	Current tax assets	(13)	805	(104)	870
d	Other current assets	15,001	16,052	15,063	16,096
		98,462	1,03,664	1,04,427	1,08,812
	TOTAL - ASSETS	1,13,597	1,17,573	1,19,405	1,23,189
B	EQUITY AND LIABILITIES				
1	Equity				
(i) a	Equity Share capital	2,047	2,047	2,047	2,047
b	Other Equity	76,825	74,600	76,762	74,532
(ii)	Non Controlling Interest	-	-	1	4
		78,872	76,647	78,810	76,583
2	Liabilities				
A	Non-current liabilities				
a	Financial liabilities				
(i)	- Borrowings	13,159	6,338	13,159	6,338
(ii)	- Other financial liabilities	202	204	2,520	2,259
b	Provision	373	395	466	503
c	Deferred tax liabilities (Net)	99	204	76	190
		13,832	7,141	16,221	9,290
B	Current liabilities				
a	Financial liabilities				
(i)	- Borrowings -	376	5,618	376	6,037
(ii)	- Trade Payable	1,150	1,579	1,467	1,763
(iii)	- Other financial liabilities	4,406	3,293	4,761	3,647
b	Other Current liabilities				
(i)	- Advance From Customers	14,714	22,879	15,827	23,962
(ii)	- Other	159	336	1,851	1,823
c	Provisions	87	80	92	84
		20,893	33,785	24,373	37,316
	TOTAL - EQUITY AND LIABILITIES	1,13,597	1,17,573	1,19,405	1,23,189

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Director

Notes on Accounts:

- 1 The above unaudited 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 in their meeting held on 11th February, 2019. 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 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.
- 3 The consolidated financial results includes financial results of following subsidiaries, associates and joint ventures:

Subsidiaries:

 - 1 Ashiana Maintenance Services LLP
 - 2 Latest Developers Advisory Ltd
 - 3 Topwell Projects Consultants Ltd.
 - 4 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
- 4 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.
- 5 Figures for the previous periods have been regrouped and rearranged wherever necessary.
- 6 The number of investors complaint received during the quarter was 1 and has been disposed off and there is no investor complaint pending at the end of the quarter ending on 31st December, 2018.

Place : New Delhi
Date : 11th February, 2019

For ASHIANA HOUSING LIMITED



VARUN GUPTA
(WHOLE TIME DIRECTOR)

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