

Dated: 08<sup>th</sup> August, 2017

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

Symbol: ASHIANA


Sub. : Un - Audited Financial Results for the Qtr. Ended on 30<sup>th</sup> June, 2017

Dear Sir,

This is to inform you that the Board of directors of the company in its meeting held on today, apart from transacting routine items, approved the unaudited financial results of the company, for standalone and consolidated basis, for the quarter ended on 30<sup>th</sup> June, 2017.

Please find enclosed herewith un-audited quarterly financial results for the quarter ended on 30<sup>th</sup> June, 2017 and take the above documents on your record.

Thanking you,  
For Ashiana Housing Ltd.

  
Nitin Sharma  
(Company Secretary)

**ASHIANA HOUSING LIMITED**

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 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 QUARTER ENDED ON 30TH JUNE, 2017**

( in Lakhs except for shares and EPS)

Sl. No.	Particulars	Standalone				Consolidated			
		Quarter ended (Unaudited)	Quarter ended (Audited)	Quarter ended (Unaudited)	Year ended (Audited)	Quarter ended (Unaudited)	Quarter ended (Audited)	Quarter ended (Unaudited)	Year ended (Audited)
		30.06.2017	31.03.2017	30.06.2016	31.03.2017	30.06.2017	31.03.2017	30.06.2016	31.03.2017
1	<b>Income from Operations</b>								
	(a) Net sales/income from operations	6,505	18,492	1,157	33,207	7,354	19,168	1,830	35,859
	(b) Income from Partnership Firm	202	634	43	2,387	183	608	43	2,366
	<b>Total income</b>	<b>6,707</b>	<b>19,126</b>	<b>1,200</b>	<b>35,594</b>	<b>7,537</b>	<b>19,776</b>	<b>1,873</b>	<b>38,225</b>
2	<b>Expenses:</b>								
	(a) Project Expenses	4,351	5,768	6,421	23,701	4,897	5,768	6,902	23,701
	(b) Purchases of stock-in-trade	540	776	528	2,450	540	776	528	2,450
	(c) Change in inventories of finished goods, work-in-progress and stock-in-trade	(415)	4,690	(6,167)	(6,560)	(416)	4,675	(6,167)	(6,576)
	(d) Employee benefits expense	542	769	625	2,595	740	977	809	3,347
	(e) Depreciation and amortisation expenses	191	210	178	783	194	209	179	788
	(f) Other Expenses	932	1,429	620	4,248	1,022	1,822	636	6,177
	<b>Total Expenses</b>	<b>6,141</b>	<b>13,641</b>	<b>2,204</b>	<b>27,217</b>	<b>6,976</b>	<b>14,227</b>	<b>2,887</b>	<b>29,888</b>
3	<b>Profit/ (Loss) from operations before other income, finance costs and exceptional items (1-2)</b>	<b>566</b>	<b>5,485</b>	<b>(1,004)</b>	<b>8,377</b>	<b>561</b>	<b>5,550</b>	<b>(1,014)</b>	<b>8,337</b>
4	<b>Other income</b>	<b>230</b>	<b>312</b>	<b>523</b>	<b>1,438</b>	<b>229</b>	<b>279</b>	<b>559</b>	<b>1,477</b>
5	<b>Profit/ (Loss) from ordinary activities before finance costs and exceptional items (3+4)</b>	<b>796</b>	<b>5,797</b>	<b>(482)</b>	<b>9,814</b>	<b>790</b>	<b>5,828</b>	<b>(455)</b>	<b>9,815</b>
6	<b>Finance Costs</b>	<b>198</b>	<b>250</b>	<b>94</b>	<b>664</b>	<b>198</b>	<b>251</b>	<b>95</b>	<b>667</b>
7	<b>Profit/ (Loss) from ordinary activities after finance costs but before exceptional items (5+6)</b>	<b>598</b>	<b>5,547</b>	<b>(576)</b>	<b>9,150</b>	<b>592</b>	<b>5,577</b>	<b>(550)</b>	<b>9,148</b>
8	<b>Exceptional items</b>	-	-	-	-	-	-	-	-
9	<b>Profit/ (Loss) from ordinary activities before tax (7+8)</b>	<b>598</b>	<b>5,547</b>	<b>(576)</b>	<b>9,150</b>	<b>592</b>	<b>5,577</b>	<b>(550)</b>	<b>9,148</b>
10	<b>Tax expenses</b>	<b>138</b>	<b>1,786</b>	<b>(196)</b>	<b>2,442</b>	<b>138</b>	<b>1,772</b>	<b>(196)</b>	<b>2,447</b>
11	<b>Net profit/ (Loss) from ordinary activities after tax (9-10)</b>	<b>461</b>	<b>3,761</b>	<b>(380)</b>	<b>6,708</b>	<b>454</b>	<b>3,805</b>	<b>(353)</b>	<b>6,701</b>
12	<b>Other comprehensive income/(Expense) (Net of Tax)</b>	<b>158</b>	<b>179</b>	<b>(16)</b>	<b>578</b>	<b>170</b>	<b>180</b>	<b>(17)</b>	<b>577</b>
13	<b>Non controlling interest</b>	-	-	-	-	0	(0)	0	-
14	<b>Net Profit after taxes and Non controlling interest(11+12-13)</b>	<b>619</b>	<b>3,940</b>	<b>(396)</b>	<b>7,286</b>	<b>624</b>	<b>3,986</b>	<b>(371)</b>	<b>7,277</b>
15	<b>Paid-up equity share capital (Face Value of ₹ 2/- each)</b>	<b>2,047.04</b>	<b>2,047.04</b>	<b>2,047.04</b>	<b>2,047.04</b>	<b>2,047.04</b>	<b>2,047.04</b>	<b>2,047.04</b>	<b>2,047.04</b>
16	<b>Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year</b>	-	-	-	63,004	-	-	-	63,009
17.i	<b>Earnings per share (before extraordinary items) (of ₹ 2/- each) (not annualised):</b>								
	(a) Basic	0.60	3.85	(0.39)	7.12	0.61	3.89	(0.36)	7.11
	(b) Diluted	0.60	3.85	(0.39)	7.12	0.61	3.89	(0.36)	7.11
17.ii	<b>Earnings per share (after extraordinary items) (of ₹ 2/- each) (not annualised):</b>								
	(a) Basic	0.60	3.85	(0.39)	7.12	0.61	3.89	(0.36)	7.11
	(b) Diluted	0.60	3.85	(0.39)	7.12	0.61	3.89	(0.36)	7.11

STATEMENT OF ASSETS & LIABILITIES		
PARTICULARS	(Rs. In Lakhs)	
	Standalone	Consolidated
	As on	As on
	30.06.2017	30.06.2017
	Unaudited	Unaudited
<b>A ASSETS</b>		
<b>1 Non-current assets</b>		
a Property, plant and equipment	5,679	5,808
b Capital work-in-progress	35	35
c Investment property	2,711	2,711
d Goodwill	6	6
e Other Intangible assets	124	124
f Financial assets		
(i) - Investments	3,869	3,656
(ii) - Deposits with Banks	1,096	1,110
	<b>13,520</b>	<b>13,450</b>
<b>2 Current assets</b>		
a Inventories	66,948	66,965
b Financial assets		
(i) - Investments	12,726	14,300
(ii) - Trade receivables	1,203	2,121
(iii) - Cash and cash equivalents	4,753	6,687
(iv) - Loans		
(v) - Other financial assets	4,516	4,579
c Current tax assets	990	1,135
d Other current assets	13,628	13,696
	<b>104,764</b>	<b>109,484</b>
<b>TOTAL - ASSETS</b>	<b>118,284</b>	<b>122,934</b>
<b>B EQUITY AND LIABILITIES</b>		
<b>1 Equity</b>		
a Equity Share capital	2,047	2,047
(i) - Other Equity	70,910	70,924
(ii) Non Controlling Interest	-	3
	<b>72,957</b>	<b>72,975</b>
<b>2 Liabilities</b>		
<b>A Non-current liabilities</b>		
a Financial liabilities		
(i) - Borrowings	7,945	7,945
(ii) - Other financial liabilities	207	2,176
b Provision	451	575
c Deferred tax liabilities (Net)	721	694
d Other non-current liabilities	-	-
	<b>9,324</b>	<b>11,390</b>
<b>B Current liabilities</b>		
a Financial liabilities		
(i) - Borrowings -	339	339
(ii) - Trade Payable	1,122	1,303
(iii) - Other financial liabilities	3,901	4,366
b Advance From Customers	30,410	31,201
c Other current liabilities	183	1,307
d Provisions	50	53
	<b>36,004</b>	<b>38,570</b>
<b>TOTAL - EQUITY AND LIABILITIES</b>	<b>118,284</b>	<b>122,934</b>

For Ashiana Housing Ltd



Director

**Notes on Accounts:**

- 1 The above 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 meetings held on 8th August, 2017, and also limited reviewed by the Statutory Auditors of the company. The 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 Neemrana 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
- 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 complaints received during the quarter were Nil.

Place : New Delhi  
Date : 8th August, 2017

For ASHIANA HOUSING LIMITED



VARUN GUPTA  
(WHOLE TIME DIRECTOR)