

July 27, 2012

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 Result for the quarter ended June 30, 2012.

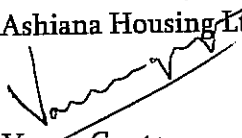
Dear Sir,

Please find enclosed herewith unaudited quarterly financial results for the quarter ended June 30, 2012 taken on record by the Board of Directors of the Company at its meeting held on July 27, 2012.

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

Thanking you,

Yours faithfully
Ashiana Housing Ltd.


Varun Gupta
(Director)

Encl. : as above

Ashiana Housing Limited

Head Office: 304, Southern Park, Saket District Centre, Saket, New Delhi - 110 017.
Ph: 011 4265 4265, Fax: 011 4265 4200. Web: www.ashianahousing.com
Regd. Office: 5F Everest, 46/C Chowringhee Road, Kolkata - 700 071.

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, 2012

Part-I 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)
		30.06.2012	31.03.2012	30.06.2011	31.03.2012	30.06.2012	31.03.2012	30.06.2011	31.03.2012
1	Income from Operations								
	(a) Net sales/income from operations	2,319	7,857	3,340	20,113	2,761	8,770	3,680	23,515
	(b) Income from Partnership Firm	389	596	411	1,687	308	260	423	791
	Total Income	2,708	8,453	3,751	21,800	3,069	9,030	4,103	24,306
2	Expenses:								
	(a) Project Expenses	2,137	2,906	1,829	9,575	2,784	3,786	1,942	11,935
	(b) Purchases of stock-in-trade	1,168	20	179	409	1,168	378	3,641	5,478
	(c) Change in inventories of finished goods, work-in-progress and stock-in-trade	(1,964)	1,427	(328)	774	(2,372)	1,044	(3,617)	(4,664)
	(d) Employee benefits expense	235	400	253	1,231	310	412	311	1,498
	(e) Depreciation and amortisation expenses	62	64	55	238	63	60	55	240
	(e) Advertisement and Sales Promotion expenses	51	163	137	612	59	179	137	692
	(f) Other Expenses	165	312	174	889	196	301	202	991
	Total Expenses	1,854	5,292	2,298	13,728	2,208	5,821	2,671	16,170
3	Profit/ (Loss) from operations before other income, finance costs and exceptional items (1-2)	854	3,161	1,453	8,072	861	3,209	1,432	8,136
4	Other income	220	138	108	516	255	142	148	592
5	Profit/ (Loss) from ordinary activities before finance costs and exceptional items (3+4)	1,074	3,299	1,561	8,588	1,116	3,351	1,579	8,728
6	Finance Costs	54	109	39	284	54	109	39	286
7	Profit/ (Loss) from ordinary activities after finance costs but before exceptional items (5+6)	1,020	3,190	1,522	8,304	1,062	3,242	1,540	8,441
8	Exceptional Items	-	-	-	-	-	-	-	-
9	Profit/ (Loss) from ordinary activities before tax (7+8)	1,020	3,190	1,522	8,304	1,062	3,242	1,540	8,441
10	Tax expenses	146	568	232	1,439	172	576	236	1,486
11	Net profit/ (Loss) from ordinary activities after tax (9+10)	874	2,621	1,290	6,865	890	2,665	1,304	6,955
12	Extraordinary items	-	-	-	-	-	-	-	-
13	Net Profit for the period (11+12)	874	2,621	1,290	6,865	890	2,665	1,304	6,955
14	Share of profit/ (loss) of associates	-	-	-	-	-	-	-	-
15	Minority interest	-	-	-	-	-	0	-	-
16	Net Profit after taxes, minority interest and share of profit of associates (13+14+15)	874	2,621	1,290	6,865	890	2,665	1,304	6,955
17	Paid-up equity share capital (Face Value of Rs. 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	-	-	-	22,047	-	-	-	22,103
19.i	Earnings per share (before extraordinary items) (of * 10/- each) (not annualised):								
	(a) Basic	4.70	14.09	6.93	36.89	4.78	14.32	7.01	37.37
	(b) Diluted	4.70	14.09	6.93	36.89	4.78	14.32	7.01	37.37
19.ii	Earnings per share (after extraordinary items) (of * 10/- each) (not annualised):								
	(a) Basic	4.70	14.09	6.93	36.89	4.78	14.32	7.01	37.37
	(b) Diluted	4.70	14.09	6.93	36.89	4.78	14.32	7.01	37.37

Ashiana Housing Limited
ASHIANA HOUSING LIMITED

Head Office: 304, Southern Park, Saket District Centre, Saket, New Delhi - 110 017.

Ph: 011 4265 4265, Fax: 011 4265 4200. Web: www.ashianahousing.com

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


 Director

PART II Select Information for the Quarter ended 30th June, 2012.									
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)
		30.06.2012	31.03.2012	30.06.2011	31.03.2012	30.06.2012	31.03.12	30.06.2011	31.03.2012
Rs. in Lakhs									
A	Particulars of Shareholding								
1	Public Shareholding								
a	Number of shares	6,304,408	6,304,408	6,305,351	6,304,408	6,304,408	6,304,408	6,305,351	6,304,408
b	Percentage of shareholding	33.88	33.88	33.88	33.88	33.88	33.88	33.88	33.88
2	Promoters and Promoter Group Shareholding								
a	Pledged / Encumbered								
i	Number of shares	Nil	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	Nil
iii	Percentage of shares (as a % of the total share capital of the company)	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
b	Non-encumbered								
i	Number of shares	12,305,547	12,305,547	12,304,604	12,305,547	12,305,547	12,305,547	12,304,604	12,305,547
ii	Percentage of shares (as a % of the total shareholding of the Promoter and Promoter group)	100	100	100	100	100	100	100	100
iii	Percentage of shares (as a % of the total share capital of the company)	66.12	66.12	66.12	66.12	66.12	66.12	66.12	66.12
B	INVESTOR COMPLAINTS	Quarter ended on 30.06.2012							
i	Pending at the beginning of the quarter	Nil							
ii	Received during the quarter	05							
iii	Disposed of during the quarter	05							
iv	Remaining unresolved at the end of the quarter	Nil							

ASHIANA HOUSING LIMITED



Director

Ashiana Housing Limited

Head Office: 304, Southern Park, Saket District Centre, Saket, New Delhi - 110 017.

Ph: 011 4265 4265, Fax: 011 4265 4200. Web: www.ashianahousing.com

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

STATEMENT OF ASSETS & LIABILITIES

(Rs. in Lakhs)

PARTICULARS	Standalone			Consolidated		
	As on			As on		
	30.06.2012	30.06.2011	31.03.2012	30.06.2012	30.06.2011	31.03.2012
	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	22,921	16,945	22,047	22,993	17,014	22,103
Sub-total - Shareholders' funds	24,782	18,806	23,908	24,854	18,875	23,964
2 Share application money pending allotment						
3 Minority interest				5	3	5
4 Non-current liabilities						
(a) Long term borrowings	88	1,021	1,055	88	1,021	1,055
(b) Deferred tax liabilities (Net)	319	331	319	311	324	311
(c) Other Long term liabilities	572	653	568	1,472	1,284	1,497
(d) Long term provisions	103	80	107	124	96	127
Sub-total - Non-current liabilities	1,082	2,085	2,049	2,000	2,728	2,996
5 Current liabilities						
(a) Advance from Customer	4,057	3,213	1,278	5,889	3,384	2,257
(b) Trade payables	392	445	630	510	483	741
(c) Other current liabilities	2,062	732	2,544	2,522	1,022	2,814
(d) Short term provisions	536	398	807	583	452	832
Sub-total - Current liabilities	7,047	4,788	5,259	9,504	5,341	6,644
TOTAL - EQUITY AND LIABILITIES	32,911	25,679	31,216	36,358	26,944	33,604
B ASSETS						
1 Non-current assets						
(a) Fixed assets	4,347	4,250	4,335	4,413	4,263	4,399
(b) Goodwill on consolidation						
(c) Non-Current Investments	9,439	9,470	10,122	3,767	5,950	3,794
(d) Deferred tax assets (net)						
(e) Long term loans and advances						
(f) Other non-current assets						
Sub-total - Non-current assets	13,786	13,720	14,458	8,180	10,213	8,193
2 Current assets						
(a) Current investments	5,927	349	4,861	6,545	794	5,322
(b) Inventories	7,268	7,395	5,638	14,366	10,954	12,396
(c) Trade receivables	577	189	157	977	434	549
(d) Cash and cash equivalents	2,737	2,546	3,620	3,426	3,028	4,354
(e) Short-term loans & advances	2,616	1,480	2,483	2,864	1,521	2,790
(f) Other current assets				-		-
Sub-total - Current assets	19,125	11,959	16,759	28,178	16,731	25,411
TOTAL - ASSETS	32,911	25,679	31,216	36,358	26,944	33,604

ASHIANA HOUSING LIMITED

 Director

Ashiana Housing Limited

Head Office: 304, Southern Park, Saket District Centre, Saket, New Delhi - 110 017.

Ph: 011 4265 4265, Fax: 011 4265 4200. Web: www.ashianahousing.com

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

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 27, 2012.
2. Total turnover of Partnership Firms comprising Ashiana Mangalam Developers, Ashiana Greenwood Developers and Megha Colonizers-Rangoli Division is 2023.28 Lakhs (Corresponding period of PY Rs. 511.95 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 Vatika Marketing Limited, Latest Developers Advisory Limited and Topwell Projects Consultants Limited, MG Homecraft LLP and Neerana Builders LLP all subsidiaries of Ashiana Housing Ltd. The consolidated financial results for the current quarter includes the financial results of Ashiana Amar Developers, a partnership firm in which Ashiana Housing Ltd. (alongwith its subsidiary) holds 100% economic interest. Figures for the current quarter are not comparable with the corresponding quarter in the previous year as income from Ashiana Amar Developers was not consolidated with the income of Ashiana Housing Ltd in the corresponding period of th Previous Year

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.

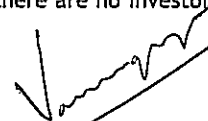
6. From Current year onwards Expenses including Expense on Employees and Other Expenses which are incurred at a particular site, are treated as Project Expenses. To that extent Current Period Figures of Expenses on Employees and Other Expenses are not comparable to the Previous Period Figures. In current quarter Employees Expenses and Other Expenses of Rs. 106 Lakhs and Rs. 26 Lakhs respectively has been treated as Project Expenses.

7. From Current year onwards Selling Expenses related to specific project/units are being charged to Profit & Loss A/c in the year in which sale thereof is offered for taxation. To that extent Current Period Figures of Selling Expenses are not comparable to the Previous Period Figures. In current quarter Selling Expenses of Rs. 97 Lakhs have been treated as unaccrued selling expenses and therefore have not been charged to the Profit & Loss account.

8. Figures for the previous periods have been regrouped and rearranged wherever necessary.

9. The number of investors complaints received during the quarter was 5 and has been disposed off and there are no investor complaint pending at the end of the quarter ending on June 30, 2012.

Place : New Delhi
Date : 27th July, 2012



Vardn Gupta
(Director)

Ashiana Housing Limited

Head Office: 304, Southern Park, Saket District Centre, Saket, New Delhi - 110 017.
Ph: 011 4265 4265, Fax: 011 4265 4200. Web: www.ashianahousing.com
Regd. Office: 5F Everest, 46/C Chowringhee Road, Kolkata - 700 071