

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 QUARTER ENDED ON 30TH JUNE, 2019

(Rs. in Lakhs except for 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)
		30.06.19	31.03.19	30.06.18	31.03.19	30.06.19	31.03.19	30.06.18	31.03.19
1	Income from Operations								
	(a) Net sales/Income from operations	5,273	5,536	12,735	29,100	6,333	6,320	13,677	32,978
	(b) Income from Partnership Firm	53	267	167	1,082	74	77	105	775
	(c) Other income	246	253	201	1,048	269	408	240	1,309
	Total income	5,572	6,057	13,103	31,230	6,676	6,806	14,022	35,063
2	Expenses:								
	(a) Project Expenses	3,358	3,384	2,518	11,242	3,358	3,384	2,518	11,242
	(b) Purchases of land/development rights	847	518	4,510	5,781	847	518	4,510	5,781
	(c) Change in inventories	(275)	(123)	878	1,214	(275)	(123)	878	1,214
	(d) Employee benefits expense	647	665	721	2,686	930	952	959	3,707
	(e) Depreciation and amortisation expenses	181	282	179	805	183	285	182	815
	(f) Finance Costs	338	319	374	1,490	340	324	381	1,517
	(g) Other Expenses	1,230	1,568	1,429	5,362	2,123	2,323	2,109	6,392
	Total Expenses	6,325	6,612	10,609	28,581	7,506	7,662	11,538	32,668
3	Profit/ (Loss) before Tax [1-2]	(754)	(555)	2,494	2,649	(830)	(856)	2,484	2,395
4	Tax expenses	(278)	(106)	850	882	(280)	(65)	869	1,017
5	Net profit/ (Loss) for the Period [3-4]	(475)	(449)	1,644	1,767	(550)	(791)	1,615	1,378
		(475)	(449)	1,644	1,767	(550)	(791)	1,615	1,378
6	Other comprehensive income/(Expense) [Net of Tax]	43	93	39	411	63	164	68	533
7	Non controlling interest	-	-	-	-	(0)	1	0	1
8	Total Comprehensive Income [5+6+7]	(432)	(356)	1,683	2,178	(487)	(628)	1,683	1,910
9	Paid-up equity share capital (Face Value of ₹ 2/- each)	2,047	2,047	2,047	2,047	2,047	2,047	2,047	2,047
10	Other Equity	-	-	-	76,469	-	-	-	76,134
11.i	Earnings per share [before extraordinary items] (of ₹ 2/- each) (not annualised for quarterly figures):								
	(a) Basic	(0.42)	(0.35)	1.64	2.13	(0.48)	(0.61)	1.64	1.87
	(b) Diluted	(0.42)	(0.35)	1.64	2.13	(0.48)	(0.61)	1.64	1.87
11.ii	Earnings per share [after extraordinary items] (of ₹ 2/- each) (not annualised for quarterly figures):								
	(a) Basic	(0.42)	(0.35)	1.64	2.13	(0.48)	(0.61)	1.64	1.87
	(b) Diluted	(0.42)	(0.35)	1.64	2.13	(0.48)	(0.61)	1.64	1.87

For Ashiana Housing Ltd



Director

Ashiana Housing Limited

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STATEMENT OF ASSETS & LIABILITIES		
PARTICULARS	(Rs. In Lakhs)	
	Standalone	Consolidated
	As on	As on
	30.06.2019	30.06.2019
	Unaudited	Unaudited
A ASSETS		
1 Non-current assets		
a Property, plant and equipment	5,905	5,953
b Investment property	5,929	5,929
c Other Intangible assets	74	74
d Financial assets		
(i) - Investments	3	4
(ii) - Deposits with Banks	3,063	3,063
e Other non-current assets		
- Investment in subsidiaries	266	-
f Deferred tax Assets (Net)	42	46
	15,283	15,069
2 Current assets		
a Inventories	62,685	62,703
b Financial assets		
(i) - Investments	9,354	11,615
(ii) - Trade receivables	1,270	2,555
(iii) - Cash and cash equivalents	1,601	4,283
- Other Bank Balances	883	883
(iv) - Other financial assets	5,901	5,983
c Current tax assets	608	640
d Other current assets	14,459	14,195
	96,761	1,02,858
TOTAL - ASSETS	1,12,044	1,17,927
B EQUITY AND LIABILITIES		
1 Equity		
a Equity Share capital	2,047	2,047
(i) - Other Equity	76,037	75,647
(ii) Non Controlling Interest	-	2
	78,084	77,695
2 Liabilities		
A Non-current liabilities		
a Financial liabilities		
(i) - Borrowings	10,503	10,503
(ii) - Other financial liabilities	200	2,557
b Provision	360	457
	11,063	13,517
B Current liabilities		
a Financial liabilities		
(i) - Borrowings -	504	574
(ii) - Trade Payable		
Dues of micro and small enterprises	121	122
Dues of creditors other than micro and small enterprises	627	988
(iii) - Other financial liabilities	5,997	6,482
b Advance From Customers	15,387	16,429
c Other current liabilities	148	2,002
d Provisions	113	117
	22,897	26,715
TOTAL - EQUITY AND LIABILITIES	1,12,044	1,17,927

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For Ashiana Housing Ltd



Director

Notes on Accounts:

- 1 The above unaudited financial results are published in accordance with Regulation 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 14th August, 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
- 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 was 1 and has been disposed off and there is no investor complaint pending at the end of the quarter ending on 30th June, 2019.

Place : New Delhi

Date : 14th August, 2019

For ASHIANA HOUSING LIMITED



VARUN GUPTA
(WHOLE TIME DIRECTOR)

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