

**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, 2018**

(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)
		30.06.18	31.03.18	30.06.17	31.03.18	30.06.18	31.03.18	30.06.17	31.03.18
<b>1</b>	<b>Income from Operations</b>								
	(a) Net sales/Income from operations	12,735	8,384	6,505	27,194	13,677	9,377	7,354	30,637
	(b) Income from Partnership Firm	167	629	202	1,704	105	623	183	1,495
	(c) Other income	336	634	230	1,185	374	719	229	1,361
	<b>Total income</b>	<b>13,238</b>	<b>9,647</b>	<b>6,937</b>	<b>30,083</b>	<b>14,156</b>	<b>10,719</b>	<b>7,766</b>	<b>33,493</b>
<b>2</b>	<b>Expenses:</b>								
	(a) Project Expenses	2,517	4,381	4,200	13,587	2,517	4,381	4,200	13,587
	(b) Purchases of land/development rights	4,645	1,097	540	2,275	4,645	1,097	540	2,275
	(c) Change in inventories	878	(287)	(415)	161	878	(272)	(416)	176
	(d) Employee benefits expense	683	777	542	2,532	920	1,040	740	3,428
	(e) Depreciation and amortisation expenses	179	155	191	725	182	153	194	732
	(f) Finance Costs	374	380	198	1,145	381	418	198	1,194
	(g) Other Expenses	1,467	1,629	1,083	4,820	2,148	2,332	1,719	7,226
	<b>Total Expenses</b>	<b>10,743</b>	<b>8,132</b>	<b>6,339</b>	<b>25,245</b>	<b>11,672</b>	<b>9,150</b>	<b>7,175</b>	<b>28,618</b>
<b>3</b>	<b>Profit/ (Loss) before Tax (1-2)</b>	<b>2,495</b>	<b>1,514</b>	<b>598</b>	<b>4,838</b>	<b>2,484</b>	<b>1,569</b>	<b>592</b>	<b>4,874</b>
<b>4</b>	<b>Tax expenses</b>	<b>850</b>	<b>63</b>	<b>138</b>	<b>963</b>	<b>869</b>	<b>151</b>	<b>138</b>	<b>1,051</b>
<b>5</b>	<b>Net profit/ (Loss) for the Period (3-4)</b>	<b>1,645</b>	<b>1,451</b>	<b>461</b>	<b>3,875</b>	<b>1,615</b>	<b>1,418</b>	<b>454</b>	<b>3,823</b>
<b>6</b>	<b>Other comprehensive income/(Expense) (Net of Tax)</b>	<b>39</b>	<b>391</b>	<b>158</b>	<b>742</b>	<b>68</b>	<b>414</b>	<b>170</b>	<b>798</b>
<b>7</b>	<b>Non controlling interest</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
<b>8</b>	<b>Total Other Comprehensive Income (5+6+7+8)</b>	<b>1,684</b>	<b>1,842</b>	<b>619</b>	<b>4,617</b>	<b>1,683</b>	<b>1,832</b>	<b>624</b>	<b>4,621</b>
<b>9</b>	<b>Paid-up equity share capital (Face Value of ₹ 2/- each)</b>	<b>2,047</b>	<b>2,047</b>	<b>2,047</b>	<b>2,047</b>	<b>2,047</b>	<b>2,047</b>	<b>2,047</b>	<b>2,047</b>
<b>10</b>	<b>Other Equity</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>74,599</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>74,532</b>
<b>11.i</b>	<b>Earnings per share (before extraordinary items) (of ₹ 2/- each) (not annualised):</b>								
	(a) Basic	1.65	1.80	0.60	4.51	1.64	1.79	0.61	4.51
	(b) Diluted	1.65	1.80	0.60	4.51	1.64	1.79	0.61	4.51
<b>11.ii</b>	<b>Earnings per share (after extraordinary items) (of ₹ 2/- each) (not annualised):</b>								
	(a) Basic	1.65	1.80	0.60	4.51	1.64	1.79	0.61	4.51
	(b) Diluted	1.65	1.80	0.60	4.51	1.64	1.79	0.61	4.51

For Ashiana Housing Ltd



Director

**Ashiana Housing Limited**

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STATEMENT OF ASSETS & LIABILITIES			
		(Rs. In Lakhs)	
PARTICULARS	Standalone	Consolidated	
	As on	As on	
	30.06.2018	30.06.2018	
	Unaudited	Unaudited	
<b>A ASSETS</b>			
<b>1 Non-current assets</b>			
a Property, plant and equipment	5,196	5,248	
b Capital work-in-progress	-	-	
c Investment property	6,848	6,848	
d Goodwill	3	0	
e Other Intangible assets	99	99	
f Financial assets	-	-	
(i) - Investments	3	5	
(ii) - Deposits with Banks	2,478	2,478	
g Other non-current assets	-	-	
- Investment in subsidiaries	48	-	
	<b>14,675</b>	<b>14,679</b>	
<b>2 Current assets</b>			
a Inventories	62,777	62,797	
b Financial assets			
(i) - Investments	11,935	13,440	
(ii) - Trade receivables	1,371	2,645	
(iii) - Cash and cash equivalents	2,356	5,049	
(iv) - Loans			
(v) - Other financial assets	5,824	5,900	
c Current tax assets	(157)	(121)	
d Other current assets	14,362	14,377	
	<b>98,469</b>	<b>104,087</b>	
	<b>113,144</b>	<b>118,766</b>	
<b>TOTAL - ASSETS</b>	<b>113,144</b>	<b>118,766</b>	
<b>B EQUITY AND LIABILITIES</b>			
<b>1 Equity</b>			
a Equity Share capital	2,047	2,047	
(i) - Other Equity	76,283	76,215	
(ii) Non Controlling Interest	-	4	
	<b>78,330</b>	<b>78,266</b>	
<b>2 Liabilities</b>			
<b>A Non-current liabilities</b>			
a Financial liabilities			
(i) - Borrowings	12,453	12,453	
(ii) - Other financial liabilities	203	2,602	
b Provision	454	540	
c Deferred tax liabilities (Net)	204	188	
	<b>13,315</b>	<b>15,784</b>	
<b>B Current liabilities</b>			
a Financial liabilities			
(i) - Borrowings -	660	669	
(ii) - Trade Payable	1,107	1,379	
(iii) - Other financial liabilities	4,291	4,879	
b Advance From Customers	15,239	16,032	
c Other current liabilities	180	1,731	
d Provisions	23	27	
	<b>21,500</b>	<b>24,716</b>	
<b>TOTAL - EQUITY AND LIABILITIES</b>	<b>113,144</b>	<b>118,766</b>	

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For Ashiana Housing Ltd



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 at their meeting held on 13th August, 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 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 (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 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
  - 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 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, 2018.

Place : New Delhi  
Date : 13th August, 2018

For ASHIANA HOUSING LIMITED

  
VARUN GUPTA  
(WHOLE TIME DIRECTOR)

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