

ACKRUTI CITY LIMITED

Registered Office: Ackruti Trade Centre, 6th floor, Road No. 1,
Marol M.D.C. Andheri (East), Mumbai - 400 093
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UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE FIRST QUARTER ENDED JUNE 30, 2011

(In lacs)

Sr. No.	Particulars	THREE MONTHS ENDED JUNE 30		YEAR ENDED MARCH 31
		2011	2010	2011
		Unaudited	Unaudited	Audited
	REVENUE			
1.	a. Income from Sales / Lease of Properties, etc.	6,548	5,889	42,594
	b. Other Operating Income	317	558	117
	c. Total Income (a+b)	6,865	6,447	42,711
2.	EXPENDITURE			
	a. (Increase)/ decrease in stock-in-trade and work-in-progress	(5,725)	3,521	(10,484)
	b. Cost of construction / development	5,606	4,268	18,126
	c. Employees Cost	622	278	1,990
	d. Depreciation and Amortisation	166	94	484
	e. Other Expenditure	59	743	5,584
	f. Total Expenditure (a + b + c + d + e)	1,285	1,863	15,700
3.	Profit from Operations before Other Income, Interest & Exceptional Items (1-2)	5,580	4,384	27,011
4.	Other Income	1,754	1,108	4,825
5.	Profit before Interest and Exceptional Items (3+4)	7,334	5,492	31,836
6.	Interest and other finance charges	5,171	3,709	16,246
7.	Profit after Interest but before Exceptional Items (5-6)	2,163	1,783	15,590
8.	Exceptional Items	---	---	---
9.	Profit from Ordinary Activities before tax (7+8)	2,163	1,783	15,590
10a.	Tax Expense	438	420	470
10b.	(Excess) provision for taxation in respect of earlier year	---	---	(2,028)
11.	Net Profit from Ordinary Activities after tax (9-10a-/+10b)	1,725	1,363	17,148
12.	Extraordinary Items (net of tax expense)	---	---	---
13.	Net Profit for the period (11-12)	1,725	1,363	17,148
14.	Paid-up equity share capital (face value of ₹10 per share)	7,274	7,274	7,274
15.	Reserves excluding Revaluation Reserves as per balance sheet of previous accounting year	---	---	153,081
16.	Earning per Share (EPS)			
	Basic and Diluted EPS before extraordinary items (not annualized) (₹)	2.37	1.87	23.58
	Basic and Diluted EPS after extraordinary items (not annualized) (₹)	2.37	1.87	23.58
17.	Public Shareholding			
	- Number of shares	1,27,35,871	1,27,35,871	1,27,35,871
	- Percentage of shareholding	17.51 %	17.51 %	17.51 %
18.	Promoter and Promoter Group shareholding			
	a. Pledged / Encumbered			
	- number of shares	4,30,64,500	3,33,10,300	4,52,79,500
	- percentage of shares as a % of the total shareholding of promoter and promoter group)	71.77 %	55.52 %	75.47 %
	- percentage of share as a % of the total share capital of the Company)	59.21 %	45.80 %	62.25 %
	b. Non-encumbered			
	- number of shares	1,69,36,500	2,66,69,000	1,47,20,500
	- percentage of shares as a % of the total shareholding of promoter and promoter group)	28.23 %	44.48 %	24.53 %

ACKRUTI CITY LIMITED

Registered Office: Ackruti Trade Centre, 4th floor, Road No. 7, Marol MIDC, Andheri (East), Mumbai - 400 093.

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E-mail: investor@ackruti.com; Website: www.ackruti.comUNAUDITED CONSOLIDATED FINANCIAL RESULTS
FOR THE FIRST QUARTER ENDED JUNE 30, 2011

(Rs. in lacs)

Sr. No.	Particulars	THREE MONTHS ENDED JUNE 30		YEAR ENDED MARCH 31
		2011	2010	2011
		Unaudited	Unaudited	Audited
1.	REVENUE			
	a. Income from Sales / Lease of Properties, etc.	17,739	17,649	67,676
	b. Other Operating Income	408	229	199
	c. Total Income (a+b)	12,197	17,878	67,875
2.	EXPENDITURE			
	a. (Increase)/ decrease in stock-in-trade and work-in-progress	4,918	2,780	(21,242)
	b. Cost of construction / development	7,561	9,878	40,905
	c. Employees Cost	896	337	2,632
	d. Depreciation and Amortisation	373	208	1,285
	e. Other Expenditure	88	1,420	9,672
	f. Total Expenditure (a+b+c+d+e)	4,599	6,083	33,252
3.	Profit from Operations before Other Income, Interest & Exceptional Items (1-2)	7,598	11,795	34,623
4.	Other Income	1,394	741	3,456
5.	Profit before Interest and Exceptional Items (3+4)	8,974	12,536	38,079
6.	Interest and other finance charges	6,416	6,321	20,923
7.	Profit after Interest but before Exceptional Items (5-6)	2,558	6,215	17,156
8.	Exceptional Items	---	---	---
9.	Profit from Ordinary Activities before tax (7+8)	2,558	6,215	17,156
10a.	Tax Expense	820	2,010	2,402
10b.	(Excess) provision for taxation in respect of earlier year	---	---	(3,827)
11.	Net Profit from Ordinary Activities after tax (9-10a-/+10b)	1,738	4,205	18,581
12.	Extraordinary Items (net of tax expense)	---	---	---
13.	Share of Profit / (Loss) from Associates (net)	54	---	185
14.	Minority Interest (net)	---	(1)	---
15.	Pre-acquisition Loss (net)	---	---	---
16.	Goodwill on acquisition written off	---	---	(69)
17.	Goodwill on Consolidation adjusted	156	---	(1,079)
18.	Net Profit for the period (11+(12+13+14-15-16-17))	1,654	4,205	17,618
19.	Paid-up equity share capital (face value of 10 per share)	7,274	7,274	7,274
20.	Reserves excluding Revaluation Reserves as per balance sheet of previous accounting year	---	---	153,537
21.	Earning per Share (EPS)			
	Basic and Diluted EPS before extraordinary items (not annualized) (Rs.)	2.27	5.78	24.22
	Basic and Diluted EPS after extraordinary items (not annualized) (Rs.)	2.27	5.78	24.22
22.	Public Shareholding			
	- Number of shares	1,27,35,871	1,27,35,871	1,27,35,871
	- Percentage of shareholding	17.51 %	17.51 %	17.51 %
23.	Promoter and Promoter Group shareholding			
	a. Pledged / Encumbered			
	- number of shares	4,30,64,500	3,33,10,300	4,52,79,500
	- percentage of shares as a % of the total shareholding of promoter and promoter group	71.11 %	55.52 %	75.47 %
	- Percentage of share (as a % of the total share capital of the Company)	59.21 %	45.80 %	62.25 %
	b. Non-encumbered			
	- number of shares	1,59,35,500	2,68,59,700	1,47,20,500
	- percentage of shares as a % of the total shareholding of promoter and promoter group	28.89 %	44.48 %	24.53 %
	- Percentage of share (as a % of the total share capital of the Company)	39.79 %	45.80 %	20.25 %

UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE FIRST QUARTER ENDED JUNE 30, 2011

Notes :

1. The above financial results, have been reviewed by the Audit and Compliance Committee and thereafter approved by the Board of Directors at their respective meetings held on August 11, 2011. The Statutory Auditors have carried out a limited review of the Unaudited Financial Results for the First Quarter ended June 30, 2011. Both, the standalone and consolidated financial results are being submitted to the Bombay Stock Exchange Limited (BSE) and National Stock Exchange of India Limited (NSE) and also made available on the Company's website - www.ackruti.city and on the websites of BSE (www.bseindia.com) and NSE (www.nseindia.com).
2. During the quarter under review the Company divested its entire holding of 13,630 equity shares in the share capital of Leading Work Properties Private Limited (LWPPL) consequent to which LWPPL ceased to be an associate of the Company.
3. The consolidated financial results have been prepared in accordance with Accounting Standards AS - 21 'Accounting Standards on Consolidated Financial Statements'; AS - 27 'Financial Reporting of Interests in Joint Ventures'; and AS - 23 'Accounting for Investments in Associates in Consolidated Financial Statements'.
4. The Company operates in the business of real estate development which as per Accounting Standard AS - 17 is presently its only reportable business segment. The Company is primarily operating in India, which is considered as a single geographical segment. The consolidated financial results incorporate the results of subsidiaries, joint ventures and associates, including Halitious Warehousing Limited (HWL) and Ackruti Safeguard Systems Private Limited (ASSPL), both subsidiaries of the Company which are yet to commence commercial operations. The operations of these subsidiaries would fall within segments separate from the existing one of builders and developers. However, segment wise consolidated information would be given once HWL and ASSPL commence their operations in due course of time.
5. Inventory carrying costs include interest and other finance charges as per the principles of Accounting Standard AS - 16 (Borrowing Costs).
6. Status of investors' complaints for the quarter ended June 30, 2011.
Opening: Nil; Received: Nil; Resolved: Nil; Closing: Nil.
7. Information on standalone accounts as per Clause 41 of the Listing Agreement : (in lac)

Sr. No.	Particulars	Quarter ended 30.06.2011	Quarter ended 30.06.2010	Year ended 31.03.2011
1.	Turnover	6,865	6,247	42,711
2.	Profit before Tax	2,163	1,783	15,590
3.	Profit after Tax	1,725	1,363	17,148

8. Figures for the previous period year, have been regrouped/reclassified, wherever necessary, to conform to those of the current period.



For and on behalf of the Board

Vyomesh M. Shah
Managing Director

Place : Mumbai

Dated : August 11, 2011