

November 8, 2013

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

Sub. : Un-Audited Financial Result for the quarter ended September 30, 2013

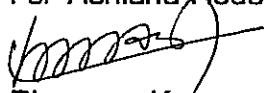
Symbol: ASHIANA

Dear Sir,

Please find enclosed herewith unaudited quarterly financial results for the quarter ended September 30, 2013 taken on record by the Board of Directors of the Company at its meeting held on November 8, 2013.

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

Thanking you,
For Ashiana Housing Ltd.



Bhagwan Kumar
(Company Secretary)

Encl. : as above

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 SEPTEMBER, 2013

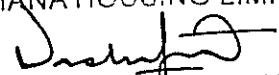
Part-I

(₹ in Lakhs)

Sl. No.	Particulars	STANDALONE						CONSOLIDATED					
		Quarter ended			Six months ended		Year ended	Quarter ended (Unaudited)			Six months ended		Year ended
		(Unaudited)			(Unaudited)		(Audited)	(Unaudited)			(Unaudited)		(Audited)
		30.09.2013	30.06.2013	30.09.2012	30.09.2013	30.09.2012	31.03.2013	30.09.2013	30.06.2013	30.09.2012	30.09.2013	30.09.2012	31.03.2013
1	Income from Operations												
	(a) Net sales/income from operations	2,889	822	2,098	3,711	4,417	9,877	5,602	1,188	2,372	6,790	5,133	13,44
	(b) Income from Partnership Firm	902	687	485	1,589	874	2,040	316	680	453	998	761	1,42
	Total income	3,791	1,509	2,583	5,299	5,291	11,917	5,918	1,868	2,825	7,788	5,894	14,86
2	Expenses:												
	(a) Project Expenses	2,956	2,403	1,603	5,359	3,740	7,632	3,366	2,707	2,284	6,073	5,068	10,14
	(b) Purchases of stock-in-trade	1,005	716	252	1,721	1,420	4,290	1,005	1,028	285	2,033	1,453	8,17
	(c) Change in inventories of finished goods, work-in-progress and stock-in-trade	(1,847)	(2,708)	(444)	(4,555)	(2,408)	(5,460)	(717)	(3,136)	(1,002)	(3,853)	(3,374)	(7,80)
	(d) Employee benefits expense	348	344	281	692	516	1,118	457	443	363	900	673	1,44
	(e) Depreciation and amortisation expenses	72	70	64	142	126	256	73	72	64	148	127	26
	(f) Advertisement and Sales Promotion expenses	120	40	82	160	133	319	176	40	81	216	140	38
	(i) Other Expenses	295	224	265	519	430	905	347	258	289	604	485	1,02
	Total Expenses	2,948	1,089	2,103	4,037	3,957	9,060	4,707	1,413	2,366	6,120	4,574	11,63
3	Profit/ (Loss) from operations before other income, finance costs and exceptional items (1-2)	842	420	480	1,262	1,334	2,857	1,211	455	459	1,668	1,320	3,22
4	Other income	331	376	430	707	650	1,195	231	402	397	633	652	1,27
5	Profit/ (Loss) from ordinary activities before finance costs and exceptional items (3+4)	1,173	796	910	1,969	1,984	4,052	1,442	857	856	2,299	1,972	4,5
6	Finance Costs	45	50	55	95	109	303	45	50	55	95	109	3
7	Profit/ (Loss) from ordinary activities after finance costs but before exceptional items (5-6)	1,129	745	855	1,874	1,875	3,749	1,397	807	801	2,204	1,863	4,2
8	Exceptional items	-	-	-	-	-	-	-	-	-	-	-	-
9	Profit/ (Loss) from ordinary activities before tax	1,129	745	855	1,874	1,875	3,749	1,397	807	801	2,204	1,863	4,2
10	Tax expenses	59	48	94	108	240	540	405	70	92	475	264	86
11	Net profit/ (Loss) from ordinary activities after tax	1,069	697	761	1,766	1,635	3,209	992	737	709	1,729	1,599	3,3
12	Extraordinary items	-	-	-	-	-	-	-	-	-	-	-	-
13	Net Profit/ (Loss) for the period (11+12)	1,069	697	761	1,766	1,635	3,209	992	737	709	1,729	1,599	3,3
14	Share of profit/ (loss) of associates	-	-	-	-	-	-	-	-	-	-	-	-
15	Minority interest	-	-	-	-	-	-	-	-	-	-	-	-
16	Net Profit after taxes, minority interest and share of profit of associates (13+14+15)	1,069	697	761	1,766	1,635	3,209	992	737	709	1,729	1,599	3,3
17	Paid-up equity share capital (Face Value of ₹ 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	1,861.00	1,861.00	1,861.00	1,861.0
18	Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year						24,784						24,9
19	Earnings per share (before extraordinary items) (Face Value of ₹ 10 each) (not annualised):												
	(a) Basic	5.75	3.75	4.09	9.49	8.78	17.24	5.33	3.96	3.81	9.29	8.59	17.8
	(b) Diluted	5.75	3.75	4.09	9.49	8.78	17.24	5.33	3.96	3.81	9.29	8.59	17.8
19	Earnings per share (after extraordinary items) (Face Value of ₹ 10 each) (not annualised):												
	(a) Basic	5.75	3.75	4.09	9.49	8.78	17.24	5.33	3.96	3.81	9.29	8.59	17.8
	(b) Diluted	5.75	3.75	4.09	9.49	8.78	17.24	5.33	3.96	3.81	9.29	8.59	17.8

PART II Select Information for the Quarter ended 30th September, 2013.												₹ In Lakhs	
Sl. No.	Particulars	Standalone						Consolidated					
		Quarter ended (Unaudited)			Six months ended (Unaudited)		Year ended (Audited)	Quarter ended (Unaudited)			Six months ended (Unaudited)		Year ended (Audited)
		30.09.2013	30.06.2013	30.09.2012	30.06.2013	30.09.2012	31.03.2013	30.09.2013	30.06.2013	30.09.2012	30.09.2013	30.09.2012	31.03.2013
A	Particulars of Shareholding												
1	Public Shareholding												
a	Number of shares	6,143,788	6,152,408	6,152,408	6,143,788	6,152,408	6,152,408	6,143,788	6,152,408	6,152,408	6,143,788	6,152,408	6,152,408
b	Percentage of shareholding	33.01	33.06	33.06	33.01	33.06	33.88	33.01	33.06	33.88	33.01	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	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	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	Nil	Nil	Nil	Nil
b	Non-encumbered												
i	Number of shares	12,466,167	12,457,547	12,457,547	12,466,167	12,457,547	12,457,547	12,466,167	12,457,547	12,457,547	12,466,167	12,457,547	12,457,547
ii	Percentage of shares (as a % of the total shareholding of the Promoter and Promoter group)	100	100	100	100	100	100	100	100	100	100	100	100
iii	Percentage of shares (as a % of the total share capital of the company)	66.99	66.94	66.94	66.99	66.94	66.94	66.99	66.94	66.94	66.99	66.94	66.94
	Particular	30.09.2013											
B	INVESTOR COMPLAINTS												
i	Pending at the beginning of the quarter	Nil											
ii	Received during the quarter	02											
iii	Disposed of during the quarter	02											
iv	Remaining unresolved at the end of the quarter	Nil											

For ASHIANA HOUSING LIMITED



VISHAL GUPTA
Managing Director

Notes :

STATEMENT OF ASSETS & LIABILITIES						
[₹ In Lakhs]						
PARTICULARS	Standalone			Consolidated		
	As on			As on		
	30.09.2013	30.09.2012	31.03.2013	30.09.2013	30.09.2012	31.03.2013
	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	26,558	23,681	24,794	26,675	23,702	24,946
Sub-total - Shareholders' funds	28,419	25,542	26,655	28,536	25,563	26,807
2 Share application money pending allotment	-	-	-	-	-	-
3 Minority Interest	-	-	-	(568)	5	(138)
4 Non-current liabilities						
(a) Long term borrowings	1,039	1,246	1,105	1,039	1,246	1,105
(b) Deferred tax liabilities (Net)	373	319	373	367	311	367
(c) Other Long term liabilities	489	571	567	2,028	1,707	1,885
(d) Long term provisions	164	102	145	203	121	178
Sub-total - Non-current liabilities	2,045	2,239	2,190	3,070	3,390	3,397
5 Current liabilities						
(a) Short Term Borrowings	-	-	2	-	-	2
(b) Advance from Customer	12,878	4,536	6,501	13,408	7,073	8,367
(c) Trade payables	726	395	687	811	574	841
(d) Other current liabilities	1,520	1,470	1,113	1,839	1,843	1,294
(e) Short term provisions	(105)	(55)	349	133	(130)	489
Sub-total - Current liabilities	15,019	6,346	8,652	16,190	9,361	10,994
TOTAL - EQUITY AND LIABILITIES	45,483	34,127	37,497	47,797	38,314	41,198
B ASSETS						
1 Non-current assets						
(a) Fixed assets	4,792	4,313	4,482	4,896	4,382	4,586
(b) Non-Current Investments	2,689	9,072	3,658	(411)	3,372	1,653
Sub-total - Non-current assets	7,482	13,385	8,140	4,485	7,754	6,239
2 Current assets						
(a) Current Investments	7,957	5,065	3,045	8,923	5,646	3,830
(b) Inventories	21,506	7,871	18,811	24,084	15,542	19,923
(c) Trade receivables	602	536	863	1,494	960	1,409
(d) Cash and cash equivalents	3,692	3,907	4,941	4,458	4,769	5,764
(e) Short-term loans & advances	4,244	3,363	3,897	4,352	3,643	4,033
(f) Other current assets	-	-	-	0	-	-
Sub-total - Current assets	38,001	20,742	29,357	43,311	30,560	34,959
TOTAL - ASSETS	45,483	34,127	37,497	47,797	38,314	41,198

For ASHIANA HOUSING LIMITED


VISHAL GUPTA
Managing Director

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 November 8, 2013.
2. Total turnover of Partnership Firms comprising Ashiana Mangalam Developers, Ashiana Greenwood Developers and Megha Colonizers- Rangoli Division is ₹ 7,805.30 Lakhs [Corresponding period of PY ₹ 2,745.15 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 Ashiana Maintenance Services Limited, Latest Developers Advisory Limited, Topwell Projects Consultants Limited, MG Homecraft LLP, Neemrana Builders LLP, Vista Housing and Ashiana Amar Developers, all subsidiaries of Ashiana
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. Figures for the previous periods have been regrouped and rearranged wherever necessary.
7. The number of investors complaints received during the quarter were 2 and have been disposed off and there are no investor complaints pending at the end of the quarter ending on September 30, 2013.

Place : New Delhi

Date : 8th November, 2013

For Ashiana Housing Ltd



Vishal Gupta

(Managing Director)