

Dated: 9th November, 2015

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 Results for the quarter ended 30th September, 2015

Dear Sir,

Please find enclosed herewith unaudited quarterly financial results for the quarter ended 30th September, 2015 taken on record by the Board of Directors of the Company at its meeting held on 9th November, 2015.

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

Thanking you,
For **Ashiana Housing Ltd.**


Nitin Sharma
(Company Secretary)

ASHIANA HOUSING LIMITED

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 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 SEPTEMBER, 2015

Part-I

(₹ in Lakhs except for shares and EPS)

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)
		30.09.2015	30.06.2015	30.09.2014	30.09.2015	30.09.2014	31.03.2015	30.09.2015	30.06.2015	30.09.2014	30.09.2015	30.09.2014	31.03.2015
1	Income from Operations												
	(a) Net sales/income from operations	6,981	388	254	7,369	522	7,225	7,535	916	856	8,451	1,794	9,551
	(b) Income from Partnership Firm	394	1,289	1,809	1,882	2,037	4,798	390	1,287	1,787	1,876	1,980	4,719
	Total income	7,375	1,676	2,063	9,051	2,559	12,020	7,924	2,203	2,643	10,127	3,774	14,270
2	Expenses:												
	(a) Project Expenses	6,856	6,244	5,291	13,100	10,008	21,932	8,186	7,242	6,433	15,428	12,174	26,429
	(b) Purchases of stock-in-trade	8,402	393	1,573	8,795	1,979	4,843	8,402	393	1,573	8,795	1,981	4,730
	(c) Change in inventories of finished goods, work-in-progress and stock-in-trade	(10,385)	(6,413)	(6,729)	(16,798)	(11,699)	(21,652)	(11,403)	(7,073)	(7,538)	(18,476)	(13,111)	(24,744)
	(d) Employee benefits expense	551	540	446	1,091	786	1,742	698	676	575	1,373	1,034	2,265
	(e) Depreciation and amortisation expenses	192	201	191	393	402	785	197	206	193	403	408	803
	(f) Others expenses	651	481	458	1,132	764	1,685	723	533	558	1,258	905	1,861
	Total Expenses	6,267	1,446	1,231	7,713	2,240	9,136	6,803	1,976	1,796	8,779	3,391	11,344
3	Profit/ (Loss) from operations before other income, finance costs and exceptional items (1-2)	1,107	230	832	1,338	318	2,884	1,121	226	847	1,348	383	2,926
4	Other income	585	327	483	912	748	2,026	460	354	392	814	797	2,173
5	Profit/ (Loss) from ordinary activities before finance costs and exceptional items (3+4)	1,692	558	1,316	2,250	1,065	4,910	1,581	581	1,239	2,162	1,181	5,099
6	Finance Costs	31	35	44	85	89	172	31	36	45	67	90	190
7	Profit/ (Loss) from ordinary activities after finance costs but before exceptional items (5+6)	1,662	523	1,271	2,164	977	4,738	1,550	545	1,194	2,095	1,091	4,909
8	Exceptional items	-	-	-	-	-	-	-	-	-	-	-	-
9	Profit/ (Loss) from ordinary activities before tax (7+8)	1,662	523	1,271	2,164	977	4,738	1,550	545	1,194	2,095	1,091	4,909
10	Tax expenses	209	(138)	(139)	71	(101)	171	209	(131)	(189)	78	(75)	256
11	Net profit/ (Loss) from ordinary activities after tax (9-10)	1,452	661	1,411	2,114	1,078	4,567	1,341	676	1,383	2,017	1,166	4,653
12	Extraordinary items	-	-	-	-	-	-	-	-	-	-	-	-
13	Net Profit for the period (11+12)	1,452	661	1,411	2,114	1,078	4,567	1,341	676	1,383	2,017	1,166	4,653
14	Share of profit/ (loss) of associates	-	-	-	-	-	-	-	-	-	-	-	-
15	Minority interest	-	-	-	-	-	-	7	4	-	11	1	4
16	Net Profit after taxes, minority interest and share of profit of associates (13+14+15)	1,452	661	1,411	2,114	1,078	4,567	1,334	671	1,382	2,006	1,165	4,649
17	Paid-up equity share capital (Face Value of ₹ 2/- each)	2,047.04	2,047.04	1,861.00	2,047.04	1,861.00	2,047.04	2,047.04	2,047.04	1,861.00	2,047.04	1,861.00	2,047.04
18	Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year	-	-	-	-	-	-	-	-	-	-	-	-
19.i	Earnings per share (before extraordinary items) (of ₹ 2/- each) (not annualised):												
	(a) Basic	1.42	0.65	1.52	2.06	1.16	4.84	1.31	0.66	1.49	1.97	1.25	4.93
	(b) Diluted	1.42	0.65	1.52	2.06	1.16	4.84	1.31	0.66	1.49	1.97	1.25	4.93
19.ii	Earnings per share (after extraordinary items) (of ₹ 2/- each) (not annualised):												
	(a) Basic	1.42	0.65	1.52	2.06	1.16	4.84	1.31	0.66	1.49	1.97	1.25	4.93
	(b) Diluted	1.42	0.65	1.52	2.06	1.16	4.84	1.31	0.66	1.49	1.97	1.25	4.93

For Ashiana Housing Ltd.



Director

Ashiana Housing Limited

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CIN: L70109WB1986PLC040864

PART II Select Information for the Quarter ended 30th September, 2015.													
Sl. No.	Particulars	Standalone As on						Consolidated As on					
		Quarter ended (Unaudited)		Six Months ended (Unaudited)		Year ended (Audited)	Quarter ended (Unaudited)		Six months ended	[Unaudited]	Year ended (Audited)		
		30.09.2015	30.06.2015	30.09.2014	30.09.2015	30.03.2015	30.09.2014	30.09.2015	30.06.2015	30.09.2014	30.09.2015	30.09.2014	31.03.2015
A	Particulars of Shareholding												
	1 Public Shareholding												
	a Number of shares	39,879,339	39,879,339	30,577,015	39,879,339	39,879,339	39,879,339	39,879,339	39,879,339	30,577,015	30,577,015	39,879,339	
	b Percentage of shareholding	38.96	38.96	32.88	38.96	38.96	38.96	38.96	38.96	32.88	32.88	38.96	
	2 Promoters and Promoter Group Shareholding												
	a Pledged / Encumbered												
	i Number of shares	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)												
	iii Percentage of shares (as a % of the total share capital of the company)												
	b Non-encumbered												
B	Particulars of Shareholding												
	i Number of shares	62,472,760	62,472,760	62,472,760	62,472,760	62,472,760	62,472,760	62,472,760	62,472,760	62,472,760	62,472,760	62,472,760	
	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	
	iii Percentage of shares (as a % of the total share capital of the company)	61.04	61.04	67.14	61.04	67.14	61.04	61.04	61.04	67.14	67.14	61.04	
B	Particulars	Quarter ended on: 30.09.2015											
	INVESTOR COMPLAINTS												
	i Pending at the beginning of the quarter	Nil											
	ii Received during the quarter	6											
	iii Disposed of during the quarter	6											
iv Remaining unresolved at the end of the quarter	Nil												

For Ashiana Housing Ltd.

Director

STATEMENT OF ASSETS & LIABILITIES						
(₹ In Lakhs)						
PARTICULARS	Standalone			Consolidated		
	As on			As on		
	30.09.2015	30.09.2014	31.03.2015	30.09.2015	30.09.2014	31.03.2015
	Unaudited	Unaudited	Audited	Unaudited	Unaudited	Audited
A EQUITY AND LIABILITIES						
1 Shareholders' funds						
(a) Share Capital	2,047	1,861	2,047	2,047	1,861	2,047
(b) Reserves & Surplus	52,139	27,305	50,026	52,241	27,558	50,236
Sub-total - Shareholders' funds	54,186	29,166	52,073	54,289	29,419	52,283
2 Minority interest	-	-	-	(928)	(569)	(840)
3 Non-current liabilities						
(a) Long term borrowings	2,391	3,959	3,296	2,391	3,959	3,296
(b) Deferred tax liabilities (Net)	251	127	243	237	121	229
(c) Other Long term liabilities	910	886	848	2,514	2,077	2,245
(d) Long term provisions	370	240	321	434	281	386
Sub-total - Non-current liabilities	3,922	5,212	4,708	5,576	6,438	6,155
4 Current liabilities						
(a) Short Term Borrowings	-	-	-	107	-	102
(b) Advance from Customer	59,581	39,893	50,146	67,854	43,388	56,358
(c) Trade payables	1,532	963	1,426	1,867	1,236	1,592
(d) Other current liabilities	2,042	1,762	1,641	2,554	2,300	2,001
(e) Short term provisions	-	-	578	-	-	616
Sub-total - Current liabilities	63,155	42,618	53,790	72,382	46,924	60,669
TOTAL - EQUITY AND LIABILITIES	121,263	76,996	110,572	131,319	82,211	118,266
B ASSETS						
1 Non-current assets						
(a) Fixed assets	6,774	5,657	6,588	7,184	5,967	7,132
(b) Non-Current Investments	5,484	847	4,065	1,846	(1,684)	256
(c) Long Term Loans & Deposits	-	-	-	1,750	-	1,750
Sub-total - Non-current assets	12,258	6,504	10,653	10,780	4,284	9,138
2 Current assets						
(a) Current investments	13,358	6,200	25,062	13,358	6,499	25,217
(b) Inventories	73,725	47,093	56,844	81,149	51,009	62,429
(c) Trade receivables	458	333	560	1,327	1,288	1,356
(d) Cash and cash equivalents	6,156	5,537	4,638	7,663	7,165	6,354
(e) Short-term loans & advances	14,927	11,328	12,392	16,660	11,967	13,350
(f) Other current assets	380	-	422	380	-	423
Sub-total - Current assets	109,005	70,491	99,918	120,537	77,928	109,129
TOTAL - ASSETS	121,263	76,996	110,572	131,319	82,211	118,266

For Ashiana Housing Ltd.



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 9th November, 2015. The Statutory Auditors have carried out the limited review of the results for the quarter ended 30th September, 2015.

2. Total turnover of partnership firms for the quarter comprising Ashiana Mangalam Developers, Ashiana Manglam Builders and Megha Colonizers- Rangoli Division is ₹2997.76 Lakhs [Corresponding period of PY ₹12538.59 Lakhs]

3. Method of accounting for recognition of revenue in respect of Real Estate Projects is:

a) Revenue in respect of the projects undertaken on or after 1st April, 2011 and the projects undertaken between 1st April, 2006 and 31st March, 2011, which did not reach 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 fitout, as considered appropriate by the management based on circumstantial status of the project.

(b) Revenue in respect of projects undertaken between 1st April, 2006 and 31st March, 2011, which did not reach the level of construction as considered appropriate by the management within 31st March, 2011 is recognised 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, Ashiana Amar Developers and Vista Housing, all subsidiaries of Ashiana Housing Ltd.

5. In accordance with Accounting Standard 17 "Segment Reporting" as prescribed under Companies (Accounting Standards) Rules, 2006, the company has determined its business 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.

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

7. The number of investors complaints received during the quarter were 6 and have been disposed off and there are no investor complaints pending at the end of the quarter ending on 30th September, 2015.

Place : New Delhi

Date : 9th November, 2015

For ASHIANA HOUSING LIMITED



VARUN GUPTA
(WHOLE TIME DIRECTOR)

Ashiana Housing Limited

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