DEWAN HOUSING FINANCE CORPORATION LTD.

Regd. Office : Warden House, 2nd Floor, Sir P.M. Road, Fort, Mumbai - 400 001

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UNAUDITED FINANCIAL RESULTS

PART I - STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER / NINE MONTHS ENDED DECEMBER 31, 2012

(Rs. in lacs)

	PARTICULARS	Quarter Ended			Nine Months Ended		Year Ended (Audited)
		31.12.2012	31.12.2011	30.09.2012	31.12.2012	31.12.2011	31.03.2012
1 .	(a) Revenue from Operations	84,017.57	66,152.48	81,663.88	239,535.58	174,728.05	246,776.32
	(b) Other Income	46.67	36.50	123.20	205.69	128.31	191.52
	TOTAL INCOME	**84,064.24**	**66,188.98**	**81,787.08**	**239,741.27**	**174,856.36**	**246,967.84**
2 .	**EXPENDITURE**	**71,685.61**	**56,307.46**	**69,981.70**	**205,094.14**	**147,564.46**	**207,132.42**
	a. Interest Expenses	62,019.06	48,178.62	61,003.51	178,562.26	127,572.89	179,923.70
	b. Staff Expenses	2,967.23	2,037.73	2,810.17	8,455.84	5,721.46	8,780.74
	c. Other Expenses	6,556.18	5,948.92	6,029.74	17,664.52	13,924.18	17,955.73
	d. Depreciation	143.14	142.19	138.28	411.52	345.93	472.26
3 .	**Profit Before Tax**	**12,378.63**	**9,881.52**	**11,805.38**	**34,647.13**	**27,290.90**	**39,836.42**
4 .	Provision for Taxation	3,255.00	2,384.43	3,220.00	9,155.00	6,027.00	9,200.00
5 .	**Profit After Tax**	**9,123.63**	**7,497.08**	**8,585.38**	**25,492.13**	**21,263.90**	**30,636.42**
6 .	Paid up Equity Share Capital (Face value Rs.10/- each)	11,732.08	10,488.33	11,707.74	11,732.08	10,488.33	11,684.00
7 .	Reserves excluding Revaluation Reserves						191,588.00
8 .	Earning per Share (of Rs. 10/- each)						
	Basic	7.80	7.16	6.66	21.78	20.32	28.96
	Diluted	7.74	7.09	6.59	21.62	20.12	28.67
9 .	Earning per Share (of ` 10/- each)(With Exceptional Item)						
	Basic	-	-	-	-	-	28.97
	Diluted	-	-	-	-	-	28.67

PART II - SELECT INFORMATION FOR THE QUARTER / NINE MONTHS ENDED DECEMBER 31, 2012

	PARTICULARS	Quarter Ended			Nine Months Ended		Year Ended (Audited)
		31.12.2012	31.12.2011	30.09.2012	31.12.2012	31.12.2011	31.03.2012
	A. Particulars of Shareholding						
	1. Public Shareholding						
	- Numbers of shares	76,021,992	63,728,826	75,778,565	76,021,992	63,728,826	75,685,528
	- Percentage of Shareholding	64.80%	60.76%	64.73%	64.80%	60.76%	64.78%
	2. Promoter and Promoter Group Shareholding						
	(a) Pledged/Encumbered						
	- Numbers of shares	NIL	NIL	NIL	NIL	NIL	NIL
	- Percentage of Shares (as % of total Shareholding of Promoters & Promoter Group)	-	-	-	-	-	-
	- Percentage of shares (as a % of total Share Capital of the Company	-	-	-	-	-	-
	(b) Non Encumbered						
	- Numbers of shares	41,298,817	41,154,453	41,298,817	41,298,817	41,154,453	41,154,453
	- Percentage of Shares (as % of total Shareholding of Promoters & Promoter Group)	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
	- Percentage of shares (as a % of total Share Capital of the Company	35.20%	39.24%	35.27%	35.20%	39.24%	35.22%

B. Investor Complaints	3 months ended 31.12.2012
Pending at the beginning of the quarter	0
Received during the quarter	13
Disposed off during the quarter	13
Remaining unresolved at the end of the quarter	0

Notes:

1. The above financial results have been reviewed by the Audit Committee of Directors and subsequently approved by the Board of Directors at its meeting held on 30th January, 2013.

2. The results for the quarter/Nine Months ended 31st December, 2012 have been subjected to "Limited Review" by the Statutory Auditors of the Company in compliance with the requirement of the Listing Agreement with Stock Exchanges.

3. The main business of the Company is to provide loans for purchase or construction of residential houses and all other activities of the Company revolve around the main business and as such there are no separate reportable segments as specified in Accounting Standard (AS-17) on "Segment Reporting", which needs to be reported.

4. Housing Loans sanctioned during the quarter ended 31st December, 2012 amounted to Rs. 392,213 lacs as against Rs. 318,953 lacs during the previous corresponding quarter, reflecting growth of 23%. Disbursements during the quarter ended 31st December, 2012 amounted to Rs. 298,332 lacs as against Rs. 227,978 lacs during the previous corresponding quarter, reflecting growth of 31%.

5. During the quarter, the Company has issued and allotted 243,427 Equity Shares of Rs. 10/- each to its employees, pursuant to exercise of stock options under EOSS schemes 2008 & 2009 by eligible employees.

6. Provision for Tax includes provision for Deferred Tax for the quarter ended 31st December, 2012, in accordance with the requirements of Accounting Standard (AS-22) on "Accounting for Taxes on Income".

7. The Company petition filed by First Blue Home Finance Ltd. (FBHFL) (Subsidiary & Transferor-1) before Hon'ble High Court Delhi for the approval of Scheme of Amalgamation has been sanctioned by the Hon'ble High Court Delhi on 4th January, 2013. The said scheme of Amalgamation was already approved by the Hon'ble High Court Bombay, vide its order dated 27th July, 2012.

8. Interim Dividend of 20% on Equity Shares i.e. Rs. 2/- per share, which was declared at the Meeting of Board of Directors held on 22nd October, 2012 for which record date was fixed on 3rd November, 2012, has been paid during the quarter.

9. The Earning per share has been computed in accordance with the Accounting Standard on Earning Per Share (AS 20).

10. Figures for the previous period have been regrouped wherever necessary to make them comparable.

For DEWAN HOUSING FINANCE CORPORATION LIMITED

KAPIL WADHAWAN
CHAIRMAN & MANAGING DIRECTOR

Place: Mumbai
Date : 30th January, 2013

B. M. CHATURVEDI & CO.
CHARTERED ACCOUNTANTS
32, Jolly Maker Chamber II, Nariman Point, Mumbai - 400 021 Tel. : 2285 4274-75, Fax : 91-22-22836075 Gram : TAXBRAIN

Dated : 30th January, 2013

The Board of Directors,
Dewan Housing Finance Corporation Ltd.
HDIL Towers, 6th Floor,
Anant Kanetkar Marg, Station Road,
Mumbai 400 051.

Dear Sirs,

Re : Review Report on un-audited financial statement for the Third Quarter / Nine months ended 31st December, 2012 in terms of Clause 41 of the Listing Agreement

We have reviewed the accompanying statement of unaudited financial results of **Dewan Housing Finance Corporation Ltd** for the period ended 31st December, 2012. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these Financial Statements based on our review.

We conducted our "Review of Interim Financial Information" in accordance with the Standard on Review Engagement (SRE) 2410, issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries from company personnel and analytical procedures applied to financial data and this provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable accounting standards and other recognised accounting practices and policies, has not disclosed the information required to be disclosed in terms of Clause 41 of the Listing Agreement including the manner in which it is to be disclosed, or that it contains any material misstatement.

Thanking you,

Yours faithfully,
For B. M. CHATURVEDI & CO.
Chartered Accountants
ICAI – FRN 114317W

B. M. CHATURVEDI & CO. MUMBAI ICAI FRN-114317W CHARTERED ACCOUNTANTS

Rajendra K. Gupta
Partner
ICAI M.No. 070165