

Dated: 14th November, 2017

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 Qtr. Ended on 30th September, 2017

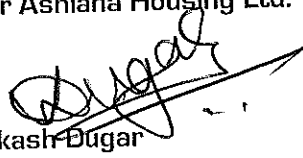
Dear Sir,

This is to inform you that the Board of directors of the company in its meeting held on today, apart from transacting routine items, approved the unaudited financial results of the company, for standalone and consolidated basis, for the quarter ended on 30th September, 2017.

Please find enclosed herewith un-audited quarterly financial results for the quarter ended on 30th September, 2017 and take the above documents on your record.

Thanking you,

For Ashiana Housing Ltd.


Vikash Dugar
(CFO)

ASHIANA HOUSING LIMITED
 Regd. Off.: 5F, 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: L70109WB1996PLC040654

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED ON 30TH SEPTEMBER, 2017

(Figures in ₹ Crores)

Sl. No.	Particulars	Standalone						Consolidated					
		Quarter ended (Unaudited)	Quarter ended (Unaudited)	Quarter ended (Unaudited)	Half Year ended (Unaudited)	Half Year ended (Unaudited)	Year End	Quarter ended (Unaudited)	Quarter ended (Unaudited)	Quarter ended (Unaudited)	Half Year ended (Unaudited)	Half Year ended (Unaudited)	Year End
		30.09.2017	30.06.2017	30.09.2016	30.09.2017	30.09.2016	31.03.2017	30.09.2017	30.06.2017	30.09.2016	30.09.2017	30.09.2016	31.03.2017
1	Income from Operations												
	(a) Net sales/income from operations	9,909	6,505	10,942	18,504	12,099	33,207	10,849	7,339	11,542	10,108	13,372	35,689
	(b) Income from Partnership Firm	643	202	85	845	120	2,387	490	103	85	873	129	2,386
	Total Income	10,552	6,707	11,027	19,349	12,227	35,594	11,339	7,522	11,627	10,981	13,501	38,075
2	Expenses:												
	(a) Project Expenses	2,812	4,200	6,200	6,012	12,629	23,701	2,812	4,200	6,888	6,812	12,570	23,701
	(b) Purchases of stock-in-trade	339	540	571	879	1,099	2,450	339	540	571	679	1,098	2,450
	(c) Change in inventories of finished goods, work-in-progress and stock-in-trade	2,343	(416)	(178)	1,929	(8,340)	(6,560)	2,338	(416)	(178)	1,928	(8,348)	(6,578)
	(d) Employee benefits expense	657	542	590	1,199	1,215	2,595	684	740	769	1,624	1,577	3,347
	(e) Depreciation and amortisation expenses	192	191	197	383	375	793	195	194	189	390	378	788
	(f) Other Expenses	1,401	1,093	988	2,184	1,697	4,240	1,655	1,704	1,692	3,350	1,720	4,177
	Total Expenses	7,244	6,141	8,376	13,398	10,579	27,217	6,022	6,861	9,121	14,881	12,008	29,888
3	Profit/(Loss) from operations before other income, finance costs and exceptional items (1-2)	3,307	566	2,651	5,951	1,647	8,377	5,317	561	2,506	3,069	1,495	8,187
4	Other Income	180.75	230.05	801.18	421	1,324	1,437.72	282.78	229.12	831.64	491.91	1,390.31	1,477.09
5	Profit/(Loss) from ordinary activities before finance costs and exceptional items (3+4)	3,487.75	796.05	3,452.18	6,372	2,971	9,814.72	5,600.48	790.24	3,337.64	4,560.91	2,885.31	9,664.18
6	Finance Costs	277.04	197.50	147.77	475	242	854.18	278.42	188.23	149.00	476.55	243.21	660.95
7	Profit/(Loss) from ordinary activities after finance costs but before exceptional items (5+6)	3,210.71	598.55	3,304.41	5,897	2,729	8,960.54	5,322.06	602.01	3,188.64	4,084.36	2,642.10	8,993.23
8	Exceptional Items	-	-	-	-	-	-	-	-	-	-	-	-
9	Profit/(Loss) from ordinary activities before tax (7+8)	3,210.71	598.55	3,304.41	5,897	2,729	8,960.54	5,322.06	602.01	3,188.64	4,084.36	2,642.10	8,993.23
10	Tax expenses	993	138	1,105	1,131	909	2,442	993	138	1,107	1,131	911	2,447
11	Net profit/(Loss) from ordinary activities after tax (9-10)	2,217.71	460.55	2,199.41	4,766	1,820	6,518.54	4,329.06	464.21	2,081.64	2,953.25	1,731.19	6,545.78
12	Other comprehensive income/(Expense) (Net of Tax)	128	158	(113)	288	(29)	570	148	170	(18)	318	(33)	577
13	Non controlling interest	-	-	-	-	-	-	0	0	0	0	0	0
14	Net Profit after taxes and Non controlling interest (11+12+13)	2,345.71	618.55	2,106.41	5,054	1,791	7,088.54	4,477.06	634.21	2,063.64	3,271.25	1,698.19	7,123.78
15	Paid-up equity share capital (Face Value of ₹ 2/- each)	2,047.04	2,047.04	2,047.04	2,047.04	2,047.04	2,047.04	2,047.04	2,047.04	2,047.04	2,047.04	2,047.04	2,047.04
16	Reserve excluding Hazardous Reserve as per balance sheet of previous accounting year	-	-	-	-	-	63,004	-	-	-	-	-	63,003
17	Earnings per share (before extraordinary items)												
	(a) ₹ 2/- each (not annualised)	2.39	0.60	2.14	2.99	1.75	7.12	2.40	0.61	2.02	3.00	1.66	7.11
	(b) Diluted	2.39	0.60	2.14	2.99	1.75	7.12	2.40	0.61	2.02	3.00	1.66	7.11
17.1	Earnings per share (after extraordinary items)												
	(a) ₹ 2/- each (not annualised)	2.39	0.60	2.14	2.99	1.75	7.12	2.40	0.61	2.02	3.00	1.66	7.11
	(b) Diluted	2.39	0.60	2.14	2.99	1.75	7.12	2.40	0.61	2.02	3.00	1.66	7.11

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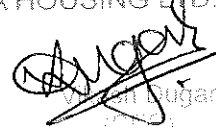
For Ashiana Housing Ltd


 Ashish Kumar
 (CFO)

STATEMENT OF ASSETS & LIABILITIES				
(RS. In Lakhs)				
PARTICULARS	Standalone	Standalone	Consolidated	Consolidated
	As on	As on	As on	As on
	30.09.2017	31.03.2017	30.09.2017	31.03.2017
	Unaudited	Audited	Unaudited	Audited
A ASSETS				
1 Non-current assets				
a Property, plant and equipment	5,446	5,772	5,574	5,831
b Capital work-in-progress	12	12	12	12
c Investment property	3,008	2,669	3,008	2,669
d Goodwill	5	7	5	0
e Other Intangible assets	119	108	119	108
f Financial assets	-	-	-	-
(i) - Investments	192	120	5	5
(ii) - Deposits with Banks	1,367	2,143	1,380	2,157
	10,148	10,830	10,103	10,782
2 Current assets				
a Inventories	64,362	66,923	64,379	66,970
b Financial assets				
(i) - Investments	16,176	16,365	17,591	17,407
(ii) - Trade receivables	1,297	1,475	2,397	2,389
(iii) - Cash and cash equivalents	3,190	3,296	5,176	5,258
(iv) - Other financial assets	4,994	4,453	5,171	4,514
c Current tax assets	353	1,053	507	1,178
d Other current assets	14,211	13,471	14,270	13,536
	104,583	107,035	109,492	111,252
TOTAL - ASSETS	114,731	117,865	119,595	122,034
B EQUITY AND LIABILITIES				
1 Equity				
a Equity Share capital	2,047	2,047	2,047	2,047
b Other Equity	73,355	70,291	73,465	70,219
c Non Controlling Interest	-	-	4	3
	75,402	72,338	75,515	72,269
2 Liabilities				
A Non-current liabilities				
a Financial liabilities				
(i) - Borrowings	9,142	7,811	9,142	7,811
(ii) - Other financial liabilities	206	208	2,265	1,965
b Provision	460	429	580	530
c Deferred tax liabilities (Net)	776	624	776	594
d Other non-current liabilities	-	-	-	-
	10,583	9,072	12,763	10,899
B Current liabilities				
a Financial liabilities				
(i) - Borrowings -	778	59	778	59
(ii) - Trade Payable	987	1,330	1,207	1,444
(iii) - Other financial liabilities	2,840	3,494	3,268	3,813
b Advance From Customers	24,005	31,075	24,682	32,043
c Other current liabilities	80	460	1,326	1,467
d Provisions	55	38	55	41
	28,746	36,455	31,317	38,800
TOTAL - EQUITY AND LIABILITIES	114,731	117,865	119,595	122,034

For ASHIANA HOUSING LTD.

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For Ashiana Housing Ltd

Additional disclosures as per Clause 52 (4) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 :
Disclosure has been given on Standalone basis

a. Credit rating

The Company had a credit rating of BWR A+ (SD) (Outlook Stable) from Brickwork Rating for its NCD at the time of issue.

b. Asset cover available

Particulars	As at 30th September, 2017	As at 30th September, 2016
Asset cover available	8.03	9.81

c. Debt Equity Ratio

Particulars	As at 30th September, 2017	As at 30th September, 2016
Debt Equity ratio	0.14 : 1	0.12:1

d. Previous due date for the payment of interest/ dividend for non-convertible redeemable preference shares/ repayment of principal of non-convertible preference shares / non convertible debt securities and whether the same has been paid or not;

The Company has not issued any preference Shares.

The Company doesn't have outstanding principal payable on Non Convertible Debentures.

Previous due dates for payment of interest and principal are given below for outstanding Non convertible debt securities.

Series No.	Frequency for interest payment	Previous date of payment of interest	Interest (Rs. in Lakhs)	Date of Repayment of Principal	Redemption (Rs. in Lakhs)
AHL11.00% 2018	Monthly	01/11/2017	9.34	31.03.2018	Not Applicable
AHL11.00% 2018	Monthly	01/11/2017	7.47	30.07.2018	
AHL11.00% 2019	Monthly	01/11/2017	4.87	30.07.2019	
AHL11.45% 2020	Yearly	13/07/2017	114.5	13.07.2020	
AHL11.45% 2020	Yearly	31/07/2017	80.37	30.07.2020	

e. Next due date for the payment of interest/ dividend of non-convertible preference shares /principal along with the amount of interest /dividend of non-convertible preference shares payable and the redemption amount/non convertible debt securities;

The Company has not issued any preference Shares.

Next due dates for payment of interest and principal are given below for outstanding Non convertible debt.

Series No.	Frequency for interest payment	Next due date for payment of interest	Interest (Rs. in Lakhs)	Next due date for Redemption	Redemption (Rs. in Lakhs)
AHL11.00% 2018	Monthly	01.12.2017	9.04	31.03.2018	1,000
AHL11.00% 2018	Monthly	01.12.2017	7.23	30.07.2018	800
AHL11.00% 2019	Monthly	01.12.2017	4.52	30.07.2019	500
AHL11.45% 2020	Yearly	13.07.2018	114.5	13.07.2020	1,000
AHL11.45% 2020	Yearly	31.07.2018	79.93	30.07.2020	700

f. Debt Service coverage ratio :

Particulars	As at 30th September, 2017	As at 30th September, 2016
Debt Service coverage ratio;	1.89	2.17

g) Interest Service coverage :

Particulars	As at 30th September, 2017	As at 30th September, 2016
Interest Service coverage	7.35	6.83

h. Outstanding redeemable preference shares (quantity and value) :

The Company has not issued any preference shares.

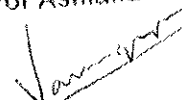
i. Capital redemption reserve/debenture redemption reserve :

Particulars	As at 30th September, 2017	As at 30th September, 2016
Debenture Redemption Reserve	1,000.00	1,250.00

For ASHIANA HOUSING LTD.


Vikash Dugar
(CEO)

For Ashiana Housing Ltd



Director

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3004, Southern Park, Saket District Centre,
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j. Net Worth (Rs. in Lakhs)		
Particulars	As at 30th September, 2017	As at 30th September, 2018
Net Worth	75,402	65,846

k. Net Profit after tax (Rs. in Lakhs)		
Particulars	Half Year FY 2017-2018	Half Year FY 2016-2017
Net Profit after tax	3,065	1,791

l. Earning Per Share		
Particulars	Half Year FY 2017-2018	Half Year FY 2016-2017
Earning Per Share (Rs.)	2.99	1.75

There is no deviation in the use of proceeds of the issue of Non-Convertible Debentures from the objects stated in the offer document.

There are no unclaimed interest, which required to be transferred, to the 'Investor Education and Protection Fund' set up as per Section 125 of the Companies Act, 2013.

Notes on Accounts:

- The above 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 meetings held on 8th August, 2017, and also limited reviewed by the Statutory Auditors of the company. The financial results are in accordance with the Indian Accounting Standards (IND AS) as proscribed 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.
- Figures of the last quarter are the balancing figures between audited figures in respect of the full financial year and the published figures upto the Second Quarter of the current financial year.
- Method of accounting for recognition of revenue in respect of Real Estate Projects is:
 - 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.

- The consolidated financial results includes financial results of following subsidiaries, associates and joint ventures:

Subsidiaries:

- Ashiana Maintenance Services LLP
(Converted from Ashiana Maintenance Services Ltd. (CIN U51909WB1996PLC079014) into limited liability partnership w.e.f. 22/12/2016)
- Latost Developers Advisory Ltd
- Topwell Projects Consultants Ltd.
- Neemrana Builders LLP
- MG Homecraft LLP
- Ashiana Anar Developers

Associates and Joint Ventures:

- Ashiana Manglam Developers
- Ashiana Greenwood Developers
- Megha Colonizers
- Ashiana Manglam Builders
- Vista Housing
- In accordance with Ind AS 10B "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.
- Figures for the previous periods have been regrouped and rearranged wherever necessary.
- The number of investors complaints received during the quarter were Nil.

Place : New Delhi
Date : 14th November, 2017

For ASHIANA HOUSING LIMITED

For ASHIANA HOUSING LTD.

VARUN GUPTA

(WHOLE TIME DIRECTOR)


Vikash Dugar
(CEO)

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