

Date: 13th August, 2018

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.: Forwarding of Limited Review Certificate with Financial Results pursuant to Clause 33(1)(d) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2016

Dear Sir,

Please find enclosed herewith a certified true copy of Limited Review Certificate with results duly signed by the Auditors of the Company in respect of the Unaudited Financial Results, both standalone and consolidated, of the company for the quarter ended on 30th June, 2018.

Kindly take the above on record.

Thanking you,
For Ashiana Housing Ltd.


Nitin Sharma
(Company Secretary)

Ashiana Housing Limited

304, Southern Park, Saket District Centre,
Saket, New Delhi 110 017 T: 011 4265 4265, F: 011 4265 4200
E: sales@ashianahousing.com, W: ashianahousing.com
Regd. Office: 11G, Everest, 46/C Chowringhee Road, Kolkata 700 071

CIN: L70109WB1986PLC040864

Review Report to M/s ASHIANA HOUSING LIMITED

We have reviewed the accompanying statement of unaudited consolidated financial results of M/s ASHIANA HOUSING LIMITED for the quarter ended 30th June, 2018. 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 in accordance with the Standard on Review Engagement (SRE) 2410, *Review of interim Financial information performed by the Independent Auditors of the entity* 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 of company personnel and analytical procedures applied to financial data and thus 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 recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulations 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For VMSS & Associates
Chartered Accountants
Firm Registration No: 328952E

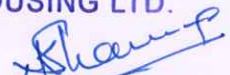


Mahendra Jain
Partner
Membership No.: 413904

Place: New Delhi
Date: 13th August, 2018



Certified True Copy
For ASHIANA HOUSING LTD.



Nitin Sharma
Company Secretary

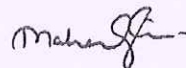
Review Report to M/s ASHIANA HOUSING LIMITED

We have reviewed the accompanying statement of unaudited standalone financial results of M/s ASHIANA HOUSING LIMITED for the quarter ended 30th June, 2018. 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 in accordance with the Standard on Review Engagement (SRE) 2410, *Review of interim Financial information performed by the Independent Auditors of the entity* 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 of company personnel and analytical procedures applied to financial data and thus 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 recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulations 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For VMSS & Associates
Chartered Accountants
Firm Registration No: 328952E

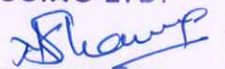


Mahendra Jain
Partner
Membership No.: 413904

Place: New Delhi
Date: 13th August, 2018



Certified True Copy
For ASHIANA HOUSING LTD.


Nitin Sharma
Company Secretary

ASHIANA HOUSING LIMITED

Regd. Off. : 11G, 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 : L70109WB1986PLC040864

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED ON 30TH JUNE, 2018

(Rs. in Lakhs except for EPS)

Sl. No.	Particulars	Stand alone				Consolidated			
		Quarter ended (Unaudited)	Quarter ended (Audited)	Quarter ended (Unaudited)	Year ended (Audited)	Quarter ended (Unaudited)	Quarter ended (Audited)	Quarter ended (Unaudited)	Year ended (Audited)
		30.06.18	31.03.18	30.06.17	31.03.18	30.06.18	31.03.18	30.06.17	31.03.18
1	Income from Operations								
(a)	Net sales/Income from operations	12,735	8,384	6,505	27,194	13,877	9,377	7,354	30,837
(b)	Income from Partnership Firm	167	629	202	1,704	105	623	183	1,495
(c)	Other income	336	634	230	1,185	374	719	229	1,361
	Total Income	13,238	9,647	6,937	30,083	14,156	10,719	7,766	33,493
2	Expenses:								
(a)	Project Expenses	2,517	4,381	4,200	13,587	2,517	4,381	4,200	13,587
(b)	Purchases of land/development rights	4,845	1,097	540	2,275	4,845	1,097	540	2,275
(c)	Change in inventories	878	(287)	(415)	181	878	(272)	(416)	176
(d)	Employee benefits expense	683	777	542	2,532	920	1,040	740	3,428
(e)	Depreciation and amortisation expenses	179	155	191	725	182	163	194	732
(f)	Finance Costs	374	380	198	1,145	381	418	198	1,194
(g)	Other Expenses	1,487	1,829	1,083	4,820	2,148	2,332	1,719	7,225
	Total Expenses	10,743	8,132	6,339	25,245	11,672	9,150	7,175	28,818
3	Profit/ (Loss) before Tax (1-2)	2,495	1,514	598	4,838	2,484	1,569	592	4,674
4	Tax expenses	850	63	138	963	869	151	138	1,051
5	Net profit/ (Loss) for the Period (3-4)	1,645	1,451	461	3,875	1,615	1,418	454	3,623
6	Other comprehensive income/(Expense) (Net of Tax)	39	391	158	742	68	414	170	788
7	Non controlling interest					0	0	0	1
8	Total Other Comprehensive Income (5+6+7+8)	1,684	1,842	619	4,617	1,683	1,832	624	4,621
9	Paid up equity share capital (Face Value of ₹ 2/- each)	2,047	2,047	2,047	2,047	2,047	2,047	2,047	2,047
10	Other Equity				74,599				74,532
11.i	Earnings per share (before extraordinary items) (of ₹ 2/- each) (not annualised):								
(a)	Basic	1.65	1.80	0.60	4.51	1.64	1.79	0.61	4.51
(b)	Diluted	1.65	1.80	0.60	4.51	1.64	1.79	0.61	4.51
11.ii	Earnings per share (after extraordinary items) (of ₹ 2/- each) (not annualised):								
(a)	Basic	1.65	1.80	0.60	4.51	1.64	1.79	0.61	4.51
(b)	Diluted	1.65	1.80	0.60	4.51	1.64	1.79	0.61	4.51

For Ashiana Housing Ltd

[Signature]

Director

Certified True Copy

For ASHIANA HOUSING LTD.

[Signature]

Nitin Sharma
Company Secretary

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CIN: L70109WB1986PLC040864



STATEMENT OF ASSETS & LIABILITIES		
PARTICULARS	(RS. In Lakhs)	
	Standalone	Consolidated
	As on	As on
	30.06.2018	30.06.2018
	Unaudited	Unaudited
A ASSETS		
1 Non-current assets		
a Property, plant and equipment	5,196	5,248
b Capital work-in-progress	-	-
c Investment property	6,848	6,848
d Goodwill	3	0
e Other Intangible assets	99	99
f Financial assets	-	-
(i) - Investments	3	5
(ii) - Deposits with Banks	2,478	2,478
g Other non-current assets	-	-
- Investment in subsidiaries	48	-
	14,675	14,679
2 Current assets		
a Inventories	62,777	62,797
b Financial assets		
(i) - Investments	11,935	13,440
(ii) - Trade receivables	1,371	2,645
(iii) - Cash and cash equivalents	2,356	5,049
(iv) - Loans	-	-
(v) - Other financial assets	5,824	5,900
c Current tax assets	(157)	(121)
d Other current assets	14,362	14,377
	98,469	104,087
TOTAL - ASSETS	113,144	118,766
B EQUITY AND LIABILITIES		
1 Equity		
a Equity Share capital	2,047	2,047
(i) - Other Equity	76,283	76,215
(ii) Non Controlling Interest	-	4
	78,330	78,266
2 Liabilities		
A Non-current liabilities		
a Financial liabilities		
(i) - Borrowings	12,453	12,453
(ii) - Other financial liabilities	203	2,602
b Provision	454	540
c Deferred tax liabilities (Net)	204	188
	13,315	15,784
B Current liabilities		
a Financial liabilities		
(i) - Borrowings -	660	669
(ii) - Trade Payable	1,107	1,379
(iii) - Other financial liabilities	4,291	4,879
b Advance From Customers	15,239	16,032
c Other current liabilities	180	1,731
d Provisions	23	27
	21,500	24,716
TOTAL - EQUITY AND LIABILITIES	113,144	118,766

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CIN: L70109WB19BBPLC040884



For Ashiana Housing Ltd

[Signature]
 Certified True Copy
 For ASHIANA HOUSING LTD.

[Signature]
 Nitin Sharma
 Company Secretary

Notes on Accounts:

- 1 The above unaudited 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 meeting held on 13th August, 2018. These financial results are in accordance with the Indian Accounting Standards (IND AS) as prescribed under Section 139 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.
- 2 Method of accounting for recognition of revenue in respect of Real Estate Projects is:
 - a) 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.
- 3 The consolidated financial results includes financial results of following subsidiaries, associates and joint ventures:

Subsidiaries:

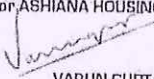
 - 1 Ashiana Maintenance Services LLP (Converted from Ashiana Maintenance Services Ltd. (CIN U51909WB1996PLC079014) into limited liability partnership w.e.f. 22/12/2016)
 - 2 Latest Developers Advisory Ltd
 - 3 Topwell Projects Consultants Ltd.
 - 4 Neamrana Builders LLP
 - 5 MG Homecraft LLP
 - 6 Ashiana Amar Developers

Associates and Joint Ventures:

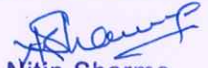
 - 1 Ashiana Manglam Developers
 - 2 Ashiana Greenwood Developers
 - 3 Megha Colonizers
 - 4 Ashiana Manglam Builders
 - 5 Vista Housing
 - 6 Ashiana Manglam Builders - Extension
- 4 In accordance with Ind AS 10B "Operating Reporting", the company has determined its only one Operating Segment as Real 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.
- 5 Figures for the previous periods have been regrouped and rearranged wherever necessary.
- 6 The number of investors complaints received during the quarter was 1 and has been disposed off and there is no investor complaint pending at the end of the quarter ending on 30th June/2018.

Place : New Delhi
Date : 13th August, 2018

For ASHIANA HOUSING LIMITED


VARUN GUPTA
(WHOLE TIME DIRECTOR)


For ASHIANA HOUSING LTD.


Nitin Sharma
Company Secretary

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