

Dated: 14th February, 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 quarter ended 31st December, 2016

Dear Sir,

Please find enclosed herewith unaudited quarterly financial results for the quarter ended 31st December, 2016 taken on record by the Board of Directors of the Company at its meeting held on 14th February, 2017.

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 AND NINE MONTHS ENDED ON 31ST DECEMBER, 2016

(₹ in Lakhs except for EPS)

Sl. No.	Particulars	Standstone					Consolidated				
		Quarter ended (Unaudited)			Nine months ended (Unaudited)		Quarter ended (Unaudited)			Nine months ended (Unaudited)	
		31.12.2016	30.09.2016	31.12.2015	31.12.2016	31.12.2015	31.12.2016	30.09.2016	31.12.2015	31.12.2016	31.12.2015
1	Income from Operations										
	(a) Net sales/income from operations	2,616	10,942	2,345	14,715	9,879	3,318	11,542	2,983	16,590	11,598
	(b) Income from Partnership Firm	1,626	85	292	1,753	1,974	1,629	86	130	1,758	1,815
	Total Income	4,241	11,027	2,638	16,468	11,854	4,947	11,628	3,113	18,449	13,413
2	Expenses:										
	(a) Project Expenses	5,763	6,208	5,718	18,392	18,766	8,173	6,668	6,229	19,744	19,927
	(b) Purchases of land/development rights	575	571	566	1,674	9,361	575	571	566	1,574	9,361
	(c) Change in inventories	(4,905)	(178)	(4,856)	(11,250)	(21,529)	(4,905)	(178)	(4,856)	(11,250)	(21,529)
	(d) Employee benefits expense	611	590	510	1,826	1,601	793	769	678	2,370	2,051
	(e) Depreciation and amortisation expenses	198	197	180	573	588	201	199	284	579	592
	(g) Other Expenses	753	988	727	2,351	1,816	817	1,092	613	2,545	1,826
	Total Expenses	2,997	8,376	2,854	13,576	10,602	3,554	9,121	3,514	15,661	12,328
3	Profit/ (Loss) from operations before other income, finance costs and exceptional items (1-2)	1,245	2,651	(216)	2,892	1,251	1,293	2,508	(401)	2,788	1,085
4	Other Income	457	801	407	1,781	1,779	454	892	679	1,854	1,912
5	Profit/ (Loss) from ordinary activities before finance costs and exceptional items (3+4)	1,702	3,452	191	4,674	3,030	1,757	3,340	278	4,642	2,997
6	Finance Costs	172	148	41	414	106	173	148	43	416	110
7	Profit/ (Loss) from ordinary activities after finance costs but before exceptional items (5+6)	1,530	3,304	150	4,259	2,924	1,584	3,192	235	4,226	2,887
8	Exceptional Items	-	-	-	-	-	-	-	-	-	-
9	Profit/ (Loss) from ordinary activities before tax (7+8)	1,530	3,304	150	4,259	2,924	1,584	3,192	235	4,226	2,887
10	Tax expenses	(26)	1,105	57	883	274	(9)	1,107	161	902	372
11	Net profit/ (Loss) from ordinary activities after tax (9-10)	1,555	2,199	93	3,376	2,649	1,593	2,085	74	3,324	2,515
12	Other comprehensive Income/(Expense) (Net of Tax)	(9)	(13)	-	(30)	-	0	(16)	-	(33)	-
13	Non controlling interest	-	-	-	-	-	(0)	0	2	(0)	2
14	Net Profit after taxes and Non controlling interest (11+12-13)	1,555	2,186	93	3,346	2,649	1,593	2,069	71	3,291	2,512
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
16	Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year	-	-	-	-	-	-	-	-	-	-
17.1	Earnings per share (before extraordinary items) (of ₹ 2/- each) (not annualised):										
	(a) Basic	1.52	2.14	0.09	3.27	2.59	1.56	2.02	0.07	3.22	2.45
	(b) Diluted	1.52	2.14	0.09	3.27	2.59	1.56	2.02	0.07	3.22	2.45
17.2	Earnings per share (after extraordinary items) (of ₹ 2/- each) (not annualised):										
	(a) Basic	1.52	2.14	0.09	3.27	2.59	1.56	2.02	0.07	3.22	2.45
	(b) Diluted	1.52	2.14	0.09	3.27	2.59	1.56	2.02	0.07	3.22	2.45

For Ashiana Housing Ltd.

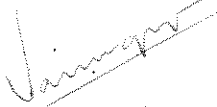
Director

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CIN: L70109WB1986PLC040864

STATEMENT OF ASSETS & LIABILITIES		
(₹ in Lakhs)		
PARTICULARS	Standalone	Consolidated
	As on	As on
	31.12.2016	31.12.2016
	Unaudited	Unaudited
A ASSETS		
1 Non-current assets		
a Property, plant and equipment	5,989	6,036
b Capital work-in-progress	-	-
c Investment property	1,924	1,924
d Goodwill	9	0
e Other Intangible assets	116	116
f Financial assets		
(i) - Investments	3,578	3,549
(ii) - Deposits with Banks	2,058	2,189
	19,754	19,813
2 Current assets		
a Inventories	74,529	74,547
b Financial assets -		
(i) - Investments	15,329	15,329
(ii) - Trade receivables	1,062	1,890
(iii) - Cash and cash equivalents	2,811	4,635
(iv) - Other financial assets	2,484	2,563
c Current tax assets	961	1,000
d Other current assets	15,581	15,667
	112,658	115,632
TOTAL - ASSETS	126,412	129,445
B EQUITY AND LIABILITIES		
1 Equity		
a Equity Share capital	2,047	2,047
(i) - Other Equity	66,375	66,309
(ii) Non Controlling Interest	-	3
	68,422	68,360
2 Liabilities		
A Non-current liabilities		
a Financial liabilities		
(i) - Borrowings	6,795	6,795
(ii) - Other financial liabilities	700	3,166
b Provision	473	576
c Deferred tax liabilities (Net)	508	508
d Other non-current liabilities	207	207
	8,683	11,251
B Current liabilities		
a Financial liabilities		
(i) - Borrowings -	997	997
(ii) - Trade Payable	1,430	1,597
(iii) - Other financial liabilities	2,158	2,421
b Advance From Customers	44,394	44,441
c Other current liabilities	328	378
d Provisions	-	-
	49,307	49,834
TOTAL - EQUITY AND LIABILITIES	126,412	129,445

For Ashiana Housing Ltd.



Director



Notes on Accounts:

- 1 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 14th February, 2017 and are subject to limited review by the Statutory Auditors. These financial results are in accordance with the Indian Accounting Standards (IND AS) as prescribed 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.
- 2 The Statement does not include Ind AS compliant results for the previous year ended on 31st March, 2016 as the same are not mandatory as per SEBI's circular no. CIR/CFD/FAC/62/2016 dated 5th July 2016.
- 3 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.

- 4 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 Neemrana 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

- 5 Reconciliation of Net Profit for the quarter ended and Nine months ended December 31, 2015 reported under IGAAP and Ind AS

Particulars	Standalone Quarter ended (31.12.2015) Rs in Lakhs	Standalone Nine months Ended (31.12.2015) Rs. in Lakhs	Consolidated Quarter ended (31.12.2015) Rs in Lakhs	Consolidated Nine months Ended (31.12.2015) Rs. in Lakhs
Net Profit after tax under Previous IGAAP	26	2,140	4	2,010
Adjustments on account of application of IND-AS				
Realignment of Accounting Policies	(17)	118	(17)	118
Fair valuation of mutual funds/bonds	132	591	132	577
Others	(3)	(8)	(3)	(2)
Deferred Tax on Ind AS adjustments	(45)	(191)	(45)	(191)
Total Comprehensive Income as per IND-AS	93	2,650	71	2,512

- 6 In accordance with Ind AS 108 "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.
- 7 Figures for the previous periods have been regrouped and rearranged wherever necessary.
- 8 The number of investors complaints received during the quarter were 4 and has been disposed off and there are no investor complaint pending at the end of the quarter ending on 31st December, 2016.

Place : New Delhi
Date : 14th February 2017

For ASHIANA HOUSING LIMITED

VARUN GUPTA
(WHOLE TIME DIRECTOR)