

CFHRO 179 SE CS  
October 17, 2012

The Secretary  
National Stock Exchange of India Ltd  
Exchange Plaza, C-1, Block G  
Bandra Kurla Complex  
Bandra (E)  
Mumbai 400 051

BY FAX/SPEED POST

Dear Sir,

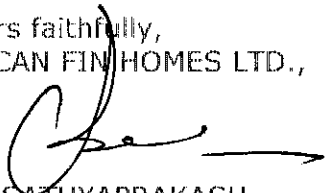
Sub: Unaudited financial results of our Company for the II quarter of the financial year 2012-13 ended on September 30, 2012.

Please find enclosed herewith unaudited financial results of our Company for the II quarter ended on September 30, 2012, which were approved and taken on record by the Board of Directors of the Company at their Meeting held on October 17, 2012 together with a copy of the "Limited Review Report" for the above said quarter issued by M/s K P Rao & Co., Bangalore, the Statutory Auditors of the Company.

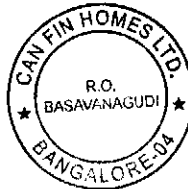
This may please be treated as compliance made under Clause 41 of the Listing Agreement.

Thanking you,

Yours faithfully,  
for CAN FIN HOMES LTD.,

  
K S SATHYAPRAKASH  
AGM & COMPANY SECRETARY

Encl: As stated.



K. P. RAO  
M. G. VINAYA SIMHA  
T. B. KUMARSWAMY  
V. NARAYANAN

K. VISWANATH  
K. SURYA PRAKASH  
DESMOND J. REBELLO  
R. PURUSHOTHAM

Phone : 080 - 2558 7385 / 2558 6814  
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## Limited Review Report

The Board of Directors,  
M/s.Canfin Homes Ltd,  
Bangalore.

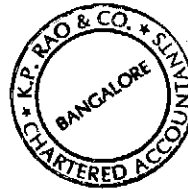
We have reviewed the accompanying statement of unaudited financial results of M/s.Canfin Homes Ltd., Bangalore for the quarter ended 30<sup>th</sup> September 2012 except for the disclosures regarding Public Shareholding and Promoter and Promoter Group Shareholding which have been traced from the disclosures made by the management and have not been audited by us. This statement is the responsibility of the company's management and has been approved by the Board/Committee 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)-2400, Engagements to review Financial Statements 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 financial statements are free of material misstatements. A review is primarily limited to enquiries of the company personnel and analytical applied to the financial data and thus provide less assurance than an audit. We have not performed an audit and 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 the applicable Accounting Standards and other recognized 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 has to be disclosed, or that it contains any material misstatement.

Place : Bangalore  
Date : 17/10/2012

For K P Rao & Co  
Chartered Accountants  
Firm Regn. No: 0031355



  
( M.G. VINAYA SIMHA )  
Partner  
MM-208874

### Branches

Mysore : #434, 9th Cross, 2nd Main, T.K.Layout, Mysore - 570 009. Phone : 0821 - 3257475  
Chennai : Flat A - House, Arun Apartments, Old No. 8, Rukmini Street, Kalakshetra Colony, Besant Nagar, Chennai - 600 090.

**STATEMENT OF STANDALONE UN-AUDITED RESULTS FOR THE II QUARTER AND 6 MONTHS ENDED 30/09/2012**

**Part I**

(₹ in Lakhs)

Sl. No.	PARTICULARS	3 months ended (30/09/2012) Un-audited	Preceding 3 months ended (30/06/2012) Un-audited	Corresponding 3 months ended (30/09/2011) if the previous year Un-audited	Year to date figures for current period ended (30/09/2012) Un-audited	Year to date figures for current period ended (31/03/2012) Un-audited	Previous year ended (31/03/2012) Audited
1	<b>Income from Operations</b>						
	(a) Net sales/income from operations (Net of excise duty)	9272.3	8384.4	7084.0	17656.7	13356.3	28517.8
	(b) Other operating income	0.0	0.4	0.0	0.4	0.0	85.0
	<b>Total Income from operations (net)</b>	<b>9272.3</b>	<b>8384.8</b>	<b>7084.0</b>	<b>17657.1</b>	<b>13356.3</b>	<b>28602.8</b>
2	<b>Expenses</b>						
	(a) Cost of materials consumed	0.0	0.0	0.0	0.0	0.0	0.0
	(b) Purchase of Stock-in-trade	0.0	0.0	0.0	0.0	0.0	0.0
	(c) Changes in inventories of finished goods work-in-progress and Stock-in-trade	0.0	0.0	0.0	0.0	0.0	0.0
	(d) Employee benefits expense	326.5	341.8	316.2	670.3	628.9	1101.2
	(e) Depreciation and amortisation expense	15.3	14.9	6.8	31.2	13.5	55.0
	(f) Other Expenses (any item exceeding 10% of the total expenses relating to continuing operations to be shown separately)	377.8	485.0	1081.1	863.8	1267.8	1142.4
	<b>Total expenses</b>	<b>721.6</b>	<b>842.7</b>	<b>1404.1</b>	<b>1564.3</b>	<b>1910.2</b>	<b>2298.6</b>
3	<b>Profit/(+)/Loss(-) from operations before other income, finance costs and exceptional items (1-2)</b>	<b>8550.7</b>	<b>7542.1</b>	<b>5680.0</b>	<b>16092.8</b>	<b>11446.1</b>	<b>26304.2</b>
4	<b>Other income</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
5	<b>Profit/(+)/Loss(-) from ordinary activities before finance costs and exceptional items (3+4)</b>	<b>8550.7</b>	<b>7542.1</b>	<b>5680.0</b>	<b>16092.8</b>	<b>11446.1</b>	<b>26304.2</b>
6	<b>Finance Costs</b>	<b>6715.6</b>	<b>6040.8</b>	<b>4680.9</b>	<b>12756.4</b>	<b>9004.7</b>	<b>19563.3</b>
7	<b>Profit/(+)/Loss(-) from ordinary activities after finance costs, before exceptional items (5+6)</b>	<b>1835.1</b>	<b>1501.3</b>	<b>999.0</b>	<b>3336.4</b>	<b>2441.4</b>	<b>6740.9</b>
8	<b>Exceptional Items</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>733.3</b>
9	<b>Profit/(+)/Loss(-) from ordinary activities before tax (7+8)</b>	<b>1835.1</b>	<b>1501.3</b>	<b>999.0</b>	<b>3336.4</b>	<b>2441.4</b>	<b>6076.6</b>
10	<b>Tax expense</b>	<b>391.0</b>	<b>352.0</b>	<b>155.1</b>	<b>743.0</b>	<b>572.0</b>	<b>1721.6</b>
11	<b>Net profit (+)/Loss (-) from ordinary activities after tax (9+10)</b>	<b>1444.1</b>	<b>1149.3</b>	<b>843.9</b>	<b>2593.4</b>	<b>1869.4</b>	<b>4376.0</b>
12	<b>Extraordinary items (net of tax expense ₹ Lakhs)</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
13	<b>Net profit (+)/Loss (-) for the period (11+12)</b>	<b>1444.1</b>	<b>1149.3</b>	<b>843.9</b>	<b>2593.4</b>	<b>1869.4</b>	<b>4376.0</b>
14	<b>Share of profit/(loss) of associates</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>
15	<b>Minority Interest</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>
16	<b>Net profit/(loss) after taxes, minority interest &amp; share of profit/(loss) of associates (13+14+15)</b>	<b>1444.1</b>	<b>1149.3</b>	<b>843.9</b>	<b>2593.4</b>	<b>1869.4</b>	<b>4376.0</b>
17	<b>Paid-up equity share capital (₹ 10/- per share)</b>	<b>2048.5</b>	<b>2048.5</b>	<b>2048.5</b>	<b>2048.5</b>	<b>2048.5</b>	<b>2048.5</b>
18	<b>Reserves excluding Revaluation Reserves as per balance sheet of previous accounting year</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>32708.6</b>
19.i	<b>Earnings Per Share (EPS) (before extraordinary items), (of ₹ ___/- each) (not annualised):</b>						
	(a) Basic	7.1	5.6	4.0	12.7	9.1	21.4
	(b) Diluted	7.1	5.6	4.0	12.7	9.1	21.4
19.ii	<b>Earnings Per Share (EPS) (after extraordinary items), (of ₹ ___/- each) (not annualised):</b>						
	(a) Basic	7.1	5.6	4.0	12.7	9.1	21.4
	(b) Diluted	7.1	5.6	4.0	12.7	9.1	21.4

**Part II**

<b>A Particulars of Shareholding</b>							
1	<b>Public shareholding</b>						
	- No. of Shares	11803442	11803442	11803442	11803442	11803442	11803442
	- Percentage of Shareholdings	57.6	57.6	57.5	57.6	57.6	57.6

<b>2 Promoters &amp; Promoter Group shareholding</b>							
(a)	<b> pledged/Encumbered</b>	Nil	Nil	Nil	Nil	Nil	Nil
	- No. of shares						
	- Percentage of shares (as a % of the total shareholding of Promoter & Promoter group)						
	Percentage of shares (as a % age of the total share capital of the Co.)						
(b)	<b> Non-Encumbered</b>						
	- No. of shares	8681806	8681806	8681806	8681806	8681806	8681806
	- Percentage of shares (as a % of the total shareholding of Promoter & Promoter group)	100.0	100.0	100.0	100.0	100.0	100.0
	- Percentage of shares (as a % of the total share capital of the Co.)	42.4	42.4	42.4	42.4	42.4	42.4

<b>B Particulars of Investor complaints</b>		<b>3 months ended 30/09/2012</b>	
	Pending at the beginning of the quarter		Nil
	Received during the quarter		Nil
	Disposed of during the quarter		Nil
	Remaining unresolved at the end of the quarter		Nil

**Standalone Statement of Assets & Liabilities as at 30/09/2012**

Particulars	As at (Current half year end) 30/09/2012	As at (Previous year end) 31/03/2012
<b>A EQUITY AND LIABILITIES</b>		
<b>1 Shareholders' funds</b>		
(a) Share Capital	2048.8	2048.8
(b) Reserves and Surplus	35301.9	32708.5
(c) Money received against share warrants	0.0	0.0
<b>Sub-total - Shareholders' funds</b>	<b>37350.7</b>	<b>34757.3</b>
2 Share application money pending allotment	0.0	0.0
3 Minority Interest	0.0	0.0
<b>4 Non-Current liabilities</b>		
(a) Long-term borrowings	236618.0	185924.7
(b) Deferred tax liabilities (net)	0.0	19.5
(c) Other long-term liabilities	0.0	0.0
(d) Long-term provisions	1518.7	1462.2
<b>Sub-total - Non-current liabilities</b>	<b>238136.7</b>	<b>187406.4</b>
<b>5 Current liabilities</b>		
(a) Short-term borrowings	10342.0	12304.4
(b) Trade payables	0.0	0.0
(c) Other current liabilities	37631.9	34583.0
(d) Short-term provisions	966.0	2583.1
<b>Sub-total - Current liabilities</b>	<b>48939.9</b>	<b>49470.5</b>
<b>TOTAL - EQUITY AND LIABILITIES</b>	<b>324427.3</b>	<b>271634.2</b>
<b>B ASSETS</b>		
<b>1 Non-Current Assets</b>		
(a) Fixed Assets	383.3	324.4
(b) Goodwill on reconciliation	0.0	0.0
(c) Non-current investments	1693.5	1693.5
(d) Deferred Tax Assets (net)	690.5	585.0
(e) Long-term loans and advances	318685.3	263582.0
(f) Other non-current assets	0.0	0.0
<b>Sub-total - Non-current assets</b>	<b>321452.6</b>	<b>266184.9</b>
<b>2 Current assets</b>		
(a) Current investments	0.0	0.0
(b) Inventories	0.0	0.0
(c) Trade receivables	0.0	0.0
(d) Cash and Cash equivalents	855.2	1616.2
(e) Short-term loans and advances	2080.4	3682.1
(f) Other current assets	39.1	151.0
<b>Sub-total - Current assets</b>	<b>2974.7</b>	<b>5449.3</b>
<b>TOTAL - ASSETS</b>	<b>324427.3</b>	<b>271634.2</b>

**NOTES:**

- The figures have been re-grouped wherever necessary.
- The Company's main business is to provide loans for the purchase and construction of residential houses. All other activities revolve around the main business. As such there is no reportable segment(s), as per the Accounting Standard on Segment Reporting AS-17 issued by ICAI.
- The above results for the II quarter and 6 months ended 30/09/2012, after review by the Audit Committee of directors were approved by the Board of Directors at their Meeting held on 17/10/2012.
- Tax expense for the quarter is after adjusting the Deferred Tax provision.
- Other expenditure includes ₹165 lakh being the provision made on standard assets as per the directions issued by the National Housing Bank.

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 Email: satyaprakash@canfinhomes.com  
 Web: www.canfinhomes.com  
 Date: 17/10/2012

For CAN FIN HOMES LTD  
  
**MANAGING DIRECTOR**