

HUBTOWN

May 30, 2012

National Stock Exchange of India Limited
Exchange Plaza
Bandra Kurla Complex
Bandra (East)
Mumbai 400 051

Dear Sir,

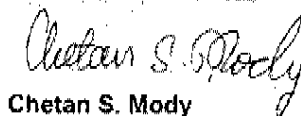
Sub : Outcome of Board Meeting

We write to inform you that at the meeting of the Board of Directors of the Company held today, i.e. May 30, 2012, the following decisions were taken:

- a. approval of the Audited Annual Accounts for the year ended March 31, 2012;
- b. recommendation of dividend of ~~Rs. 1/-~~ (10 %) per share of ~~Rs. 10~~ each for the year ended March 31, 2012 subject to the approval of the shareholders in the ensuing Annual General Meeting (intimation under Clause 20A);
- c. the Twenty Fourth Annual General Meeting of the Company will be held on Friday, September 21, 2012;
- d. the Register of Members and Share Transfer Books of the Company will remain closed from Friday, September 14, 2012 to Friday, September 21, 2012 (both days inclusive) for the purpose of payment of dividend and 24th Annual General Meeting of the Company (intimation under Clause 16); and
- e. the dividend, if approved by the shareholders, will be credited / dispatched on September 24, 2012 (intimation under Clause 21).

Thanking you,

Yours faithfully,
For Hubtown Limited



Chetan S. Mody
Company Secretary

Hubtown Limited (Formerly Ackruti City Ltd.)

Regd. Off.: Hubtown Solaris, 2nd Floor, N. 5, Phadke Marg, Opp. Telli Gully, Near Hotel Regency, Andheri (East), Mumbai - 400 059, INDIA
Tel.: +91-22-6703 7400 • Fax: +91-22-2621 8230 • www.hubtown.co.in

HUBTOWN

May 30, 2012

The Listing Department
National Stock Exchange of India Limited
Exchange Plaza
Bandra Kurla Complex
Mumbai 400 051

Dear Sir,

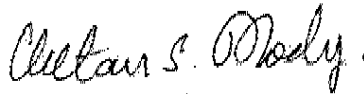
Sub : Intimation pursuant to Clause 20 of the Listing Agreement

Pursuant to Clause 20 of the Listing Agreement, we enclose in the prescribed format the financial results of the Company for the year ended March 31, 2012.

We request you to kindly take this intimation on your record.

Thanking you,

Yours faithfully,
For Hubtown Limited



Chetan S. Mody
Company Secretary

Encl : a/a

Hubtown Limited (Formerly Akruti City Ltd.)
Akruti Trade Centre, Road # 7, Marol MIDC, Andheri (E), Mumbai 400 093, INDIA
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INTIMATION UNDER CLAUSE 20 OF THE LISTING AGREEMENT

FINANCIAL RESULTS

(₹ in lac)

Particulars	Year ended 31.03.2012	Year ended 31.03.2011
Net Sales / Income from operations	26486	28795
Other income	16630	27356
Total Income	43116	56151
Gross Profit before depreciation and taxation	14842	16070
Less : Provision for Depreciation	703	484
Tax expense / (credit)	(415)	468
Excess / (short) provision for taxation in respect of earlier year	(1246)	(2029)
Extraordinary item	350	
Net Profit after Tax	3985	17147
Add : Balance brought forward	65369	59707
Profit available for appropriation	69355	76854
APPROPRIATION		
Dividend on 7,27,35,871 equity shares @ ₹ 1.00 / - per share (10 %) [Previous Year - @ ₹ 2.50/- per share (25 %)]	727	1818
Tax on dividend	118	302
Debenture Redemption Reserve	3000	7475
General Reserve	—	1890
Balance carried forward	65509	65369

For Hubtown Limited



Chetan S. Mody

Chetan S. Mody
Company Secretary

Mumbai
May 30, 2012

HUBTOWN

May 30, 2012

National Stock Exchange of India Ltd.
Exchange Plaza, 5th floor
Plot No. C/1, G Block
Bandra Kurla Complex
Bandra East
Mumbai 400 051

Dear Sir,

Sub: Audited Financial Results for the Year ended March 31, 2012

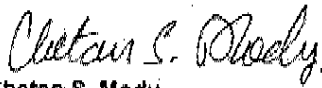
Re: Clause 41 of the Listing Agreement

Pursuant to Clause 41 of the Listing Agreement with the Stock Exchange, we enclose in the prescribed format the Audited Financial Results (Standalone and Consolidated) for the Year ended March 31, 2012 which were reviewed by the Audit and Compliance Committee of Directors and taken on record by the Board of Directors of the Company at their respective meetings held today i.e. May 30, 2012.

We trust this would be in order.

Thanking you,

Yours faithfully,
For Hubtown Limited


Chetan S. Mody
Company Secretary

Encl: a/a

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HUBTOWN LIMITED

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AUDITED STANDALONE FINANCIAL RESULTS FOR THE YEAR ENDED MARCH 31, 2012

(₹ in Lacs)

Sr. No.	Particulars	Unaudited			Audited	
		3 months ended			Year ended	
		31.03.2012	31.12.2011	31.03.2011	31.03.2012	31.03.2011
1.	Income from Operations					
a.	Income from sale / lease of properties, etc.	5277	8641	4800	26323	28778
b.	Other operating income	74	52	10	163	17
	Total Income from operations (net) (a + b)	5351	8693	4810	26486	28795
2.	Expenses					
a.	Cost of materials consumed	3786	3897	4859	17767	18126
b.	Purchases of stock-in-trade	—	—	—	—	—
c.	Changes in inventories of finished goods, work-in-progress	(1745)	(7415)	(3139)	(19617)	(10484)
d.	Share of loss from Joint Ventures	442	—	—	442	—
e.	Employee benefits expense	293	458	817	2109	1990
f.	Depreciation and amortization expense	152	180	153	703	484
g.	Other expenses	2421	6019	2666	10943	7248
h.	Total Expenses (a+b+c+d+e+f+g)	5349	3139	5356	12347	17364
3.	Profit / (Loss) from operations before other income, finance costs & exceptional items (1-2)	2	5554	(546)	14139	11431
4.	Other Income	4031	4099	5286	16630	27356
5.	Profit from ordinary activities before finance costs and exceptional items (3 + 4)	4033	9653	4740	30769	38787
6.	Finance costs	6539	7393	5545	28095	23201
7.	Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5 - 6)	(2506)	2260	(805)	2674	15586
8.	Exceptional items	—	—	—	—	—
9.	Profit / (Loss) from ordinary activities before tax (7 + 8)	(2506)	2260	(805)	2674	15586
10.	a. Tax expense / (credit)	(1435)	436	(824)	(415)	468
	b. Excess provision for taxation in respect of earlier year	1260	—	2063	1246	2029
11.	Net Profit from ordinary activities after tax (9-10)	189	1824	2082	4335	17147
12.	Less: Extraordinary Items (net of tax)	—	350	—	350	—
13.	Net Profit for the period (11-/+12)	189	1474	2082	3985	17147
14.	Paid-up equity share capital (face value of ₹ 10 per share)					
15.	Reserves excluding Revaluation Reserves				156220	153081
16.	Earning per Share before extraordinary items (EPS)					
	Basic EPS (not annualized) (₹)	0.26	2.51	2.86	5.96	23.57
	Diluted EPS (not annualized) (₹)	0.26	2.51	2.86	5.96	23.57
16A	Earning per Share after extraordinary items (EPS)					
	Basic EPS (not annualized) (₹)	0.26	2.03	2.86	5.48	23.57
	Diluted EPS (not annualized) (₹)	0.26	2.03	2.86	5.48	23.57



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AUDITED STANDALONE FINANCIAL RESULTS FOR THE YEAR ENDED MARCH 31, 2012

Sr. No.	Particulars	Unaudited			Audited	
A	PARTICULARS OF SHAREHOLDING	3 months ended			Year ended	
		31.03.2012	31.12.2011	31.03.2011	31.03.2012	31.03.2011
1.	Public Shareholding					
	- Number of shares	1,27,35,871	1,27,35,871	1,27,35,871	1,27,35,871	1,27,35,871
	- Percentage of shareholding	17.51 %	17.51 %	17.51 %	17.51 %	17.51 %
2.	Promoter and Promoter Group shareholding					
	a. Pledged /Encumbered					
	- number of shares	4,05,54,000	3,88,54,500	4,52,79,500	4,05,54,000	4,52,79,500
	- percentage of shares (as a % of the total shareholding of promoter and promoter group)	67.59 %	64.42 %	75.47 %	67.59 %	75.47 %
	- percentage of share (as a % of the total share capital of the Company)	55.76 %	53.14 %	62.25 %	55.76 %	62.25 %
	b. Non-encumbered					
	- number of shares	1,94,46,000	2,13,45,500	1,47,20,500	1,94,46,000	1,47,20,500
	- percentage of shares (as a % of the total shareholding of promoter and promoter group)	32.41 %	35.58 %	24.53 %	32.41 %	24.53 %
	- percentage of share (as a % of the total share capital of the Company)	26.73 %	29.35 %	20.24 %	26.73 %	20.24 %
B	INVESTOR COMPLAINTS					
	Pending at the beginning of the quarter	Nil				
	Received during the quarter	Nil				
	Disposed off during the quarter	Nil				
	Remaining unresolved at the end of the quarter	Nil				



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AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE YEAR ENDED MARCH 31, 2012

(₹ in Lacs)

Sr. No.	Particulars	Unaudited			Audited	
		3 months ended			Year ended	
		31.03.2012	31.12.2011	31.03.2011	31.03.2012	31.03.2011
1.	Income from Operations					
	a. Income from sale / lease of properties, etc.	5096	14431	12122	42506	67659
	b. Other operating income	1181	256	17	2106	17
	Total Income from operations (net) (a + b)	6277	14687	12139	44612	67676
2.	Expenses					
	a. Cost of materials consumed	12421	6453	7865	34074	40790
	b. Purchases of stock-in-trade	--	--	--	--	--
	c. Changes in inventories of finished goods, work-in-progress	(8419)	(9492)	(3047)	(27907)	(21242)
	d. Employee benefits expense	658	318	1220	2860	2621
	e. Depreciation and amortization expense	302	99	601	1406	1318
	f. Other expenses	5194	7648	4480	14937	9999
	g. Total Expenses (a+b+c+d+e+f)	10156	5026	11119	25370	33486
3.	Profit / (Loss) from operations before other income, finance costs & exceptional items (1-2)	(3879)	9661	1020	19242	34190
4.	Other Income	5247	3467	3293	15953	12271
5.	Profit from ordinary activities before finance costs and exceptional items (3 + 4)	1368	13128	4313	35195	46461
6.	Finance costs	6798	9126	7080	33495	29405
7.	Profit / (Loss) from ordinary activities after finance costs but before Exceptional Items (5 - 6)	(5430)	4002	(2767)	1700	17056
8.	Exceptional items	--	--	--	--	--
9.	Profit / (Loss) from ordinary activities before tax (7 + 8)	(5430)	4002	(2767)	1700	17056
10.	Tax expense / (Credit)	(3723)	1027	(4328)	(1563)	(1427)
11.	Net Profit / (Loss) from ordinary activities after tax (9-10)	(1707)	2975	1561	3263	18483
12.	Less: Extraordinary Items (net of tax)	3	350	--	353	--
13.	Net Profit / (Loss) for the period (11-12)	(1710)	2625	1561	2910	18483
14.	Share of Profit of associates (Net)	22	83	82	259	185
15.	Minority Interest (net)	(1)	--	(573)	--	--
16.	Pre-acquisition Gain / (Loss) (net)	11	--	(1)	11	--
17.	Goodwill on acquisition / consolidation adjusted	(824)	78	2	(773)	(1079)
18.	(Loss) / Gain on Cessation of Associates / Joint Control Entities/ Subsidiary	206	(47)	(3)	(37)	29
19.	Consolidated Net Profit / (Loss) (13+14+15+16+17+18)	(2296)	2739	1068	2370	17618
20.	Paid-up equity share capital (face value of ₹ 10 per share)				7274	7274
21.	Reserves excluding Revaluation Reserves as per balance sheet of previous accounting year				160919	153537
	Earning per Share before extraordinary items (EPS)					
22A	Basic EPS (not annualized) (₹)	(0.41)	3.77	1.47	3.26	24.22
	Diluted EPS (not annualized) (₹)	(0.41)	3.77	1.47	3.26	24.22
	Earning per Share after extraordinary items (EPS)					
	Basic EPS (not annualized) (₹)	(0.41)	3.77	1.47	3.26	24.22
	Diluted EPS (not annualized) (₹)	(0.41)	3.77	1.47	3.26	24.22



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AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE YEAR ENDED MARCH 31, 2012

Sr. No.	Particulars	Unaudited			Audited	
A	PARTICULARS OF SHAREHOLDING	3 months ended			Year ended	
		31.03.2012	31.12.2011	31.03.2011	31.03.2012	31.03.2011
1.	Public Shareholding					
	- Number of shares	1,27,35,871	1,27,35,871	1,27,35,871	1,27,35,871	1,27,35,871
	- Percentage of shareholding	17.51 %	17.51 %	17.51 %	17.51 %	17.51 %
2.	Promoter and Promoter Group shareholding					
	a. Pledged /Encumbered					
	- number of shares	4,05,54,000	3,86,54,500	4,52,79,500	4,05,54,000	4,52,79,500
	- percentage of shares (as a % of the total shareholding of promoter and promoter group)	67.59 %	64.42 %	75.47 %	67.59 %	75.47 %
	- percentage of share (as a % of the total share capital of the Company)	55.76 %	53.14 %	62.25 %	55.76 %	62.25 %
	b. Non-encumbered					
	- number of shares	1,94,46,000	2,13,45,500	1,47,20,500	1,94,46,000	1,47,20,500
	- percentage of shares (as a % of the total shareholding of promoter and promoter group)	32.41 %	35.58 %	24.53 %	32.41 %	24.53 %
	- percentage of share (as a % of the total share capital of the Company)	26.73 %	29.35 %	20.24 %	26.73 %	20.24 %
B	INVESTOR COMPLAINTS					
	Pending at the beginning of the quarter	Nil				
	Received during the quarter	Nil				
	Disposed off during the quarter	Nil				
	Remaining unresolved at the end of the quarter	Nil				



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AUDITED FINANCIAL RESULTS FOR THE YEAR ENDED MARCH 31, 2012

Notes :

1. The above audited financial results were reviewed by the Audit and Compliance Committee and thereafter approved by the Board of Directors at their respective meetings held on May 30, 2012. Both, the standalone and consolidated financial results are being submitted to the Bombay Stock Exchange Limited (BSE) and National Stock Exchange of India Limited (NSE) and made available on the Company's website - www.hubtown.co.in and on the websites of BSE (www.bseindia.com) and NSE (www.nseindia.com).
2. The figures of the last quarter are the balancing figures between audited figures in respect of full financial year and the published year to date figures upto the third quarter of the respective financial year.
3. The Board of Directors has recommended a dividend of ₹ 1.00 (₹ 2.50) per equity share of face value of ₹ 10 per share. The payment is subject to the approval of the shareholders in the ensuing Annual General Meeting.
4. Given the nature of real estate business, the profit / losses do not necessarily accrue evenly over the period and as such, the results of a quarter / year may not be representative of the profits/losses for the period.
5. The consolidated financial results have been prepared in accordance with Accounting Standards AS - 21 'Accounting Standards on Consolidated Financial Statements'; AS - 27 'Financial Reporting of Interests in Joint Ventures'; and AS - 23 'Accounting for Investments in Associates in Consolidated Financial Statements'.
6. The Company operates in the business of real estate development which as per Accounting Standard AS - 17 is presently its only reportable business segment. The Company is primarily operating in India, which is considered as a single geographical segment.
7. During the quarter ended March 31, 2012, : the Company sold its entire holding of (i) 25,000 equity shares of Ackruti City Bus Terminal (Surat) Private Limited (ACBTSPL), consequent to which ACBTSPL ceased to be an associate of the Company; and (ii) acquired 5,000 Class 'D' equity shares of Ackruti City Bus Terminal (Ahmedabad) Private Limited, an associate of the Company; 200 equity shares of Vega Developers Private Limited (VDPL) consequent to which VDPL became a wholly subsidiary of the Company.
8. Inventory carrying costs include interest and other finance charges as per the principles of Accounting Standard AS-16 (Borrowing Costs).
9. Status of investors' complaints for the quarter ended March 31, 2012 :
Opening : Nil ; Received : Nil ; Resolved : Nil ; Closing : Nil.
10. Key Standalone financial Information as per Clause 41 of the Listing Agreement :

(₹ in lacs)

Sr. No.	Particulars	Unaudited			Audited	
		3 months ended			Year ended	
		31.03.2012	31.12.2011	31.03.2011	31.03.2012	31.03.2011
1.	Turnover	5351	8693	4810	26486	28795
2.	Profit before Tax	(2506)	2260	(805)	2674	15586
3.	Profit after Tax	189	1474	2082	3985	17147

11. Audited Statement of Assets and Liabilities as at March 31, 2012

(₹ in lac)

Statement of Assets and Liabilities		STANDALONE		CONSOLIDATED	
	Particulars	31.03.2012	31.03.2011	31.03.2012	31.03.2011
A.	EQUITY AND LIABILITIES				
1.	Shareholders' Funds				
	a. Share Capital	7274	7274	7274	7274
	b. Reserves and Surplus	156220	153080	160919	153537
	c. Money received against share warrants	---	---	---	---
	Sub-total - Shareholders' funds	163494	160354	168193	160810
2.	Share application money pending allotment			473	338
3.	Minority Interest			2	14
4.	Non-current liabilities				
	a. Long-term borrowings	35818	68306	38884	82764
	b. Deferred tax liabilities (net)	---	---	---	---
	c. Other long-term liabilities	1054	811	2686	2098
	d. Long-term provisions	---	---	21	1
	Sub-total - Non-current liabilities	36872	69117	41591	84863



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(₹ in lac)

Statement of Assets and Liabilities		STANDALONE		CONSOLIDATED	
Particulars	31.03.2012	31.03.2011	31.03.2012	31.03.2011	
5. Current Liabilities					
a. Short-term borrowings	41186	31609	58930	46790	
b. Trade payables	9597	7460	13262	11553	
c. Other current liabilities	118695	73189	174721	105945	
d. Short-term provisions	993	2162	1416	4154	
Sub-total - Current liabilities	170471	114420	248359	168442	
TOTAL - EQUITY AND LIABILITIES	370837	343891	458588	414467	
B. ASSETS					
1. Non-current assets					
a. Fixed assets	2966	4275	11753	29016	
b. Goodwill on consideration	—	—	16972	17379	
c. Non-current investments	63681	56672	24889	33382	
d. Deferred tax assets (net)	893	478	889	547	
e. Long-term loans and advances	35417	48891	47275	36494	
f. Other non-current assets	9642	1884	11308	3417	
Sub-total - Non-current assets	112599	112000	113086	120235	
2. Current assets					
a. Current investments	5197	6852	426	29	
b. Inventories	69941	54918	146552	93935	
c. Trade receivables	10382	15019	34334	43059	
d. Cash and cash equivalents	4159	5908	9455	9575	
e. Short-term loans and advances	151363	126413	136797	124188	
f. Other current assets	17196	22781	17938	23446	
Sub-total - Current assets	258238	231891	345502	294232	
TOTAL - ASSETS	370837	343891	458588	414467	

13. Previous period / year figures, have been regrouped / reclassified / restated / rearranged / reworked wherever necessary to be in conformity with Revised Schedule VI to the Companies act, 1956.

Place : Mumbai

Dated : May 30, 2012



For and on behalf of the Board

Hemant M. Shah
Executive Chairman