

HUBTOWN

Regd. Office: Plaza Panchsheel, "A" Wing, 5th floor, Hughes Road, Behind Dharam Palace, Grant Road (West), Mumbai - 400007 INDIA
Tel.: +91-22-67037400 • Fax: +91-22-67037403 • www.hubtown.co.in. • CIN:L45200MH1989PLC050688

May 29, 2018

To,

The Corporate Relationship Department
BSE Limited
P. J. Towers, Dalal Street
Fort, Mumbai 400001

Scrip Code: 532799

The Listing Department
The National Stock Exchange of India Limited
Exchange Plaza,
Bandra Kurla Complex
Bandra (East), Mumbai 400051
Symbol: HUBTOWN

Dear Sir,

Sub : **Outcome of Board Meeting held on May 29, 2018**

Time of commencement of Board Meeting: 7.30 p.m.

Time of conclusion of Board Meeting : 10.45 p.m.

We write to inform you pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the SEBI Listing Regulations) that the Board of Directors of the Company in its meeting held today i.e. May 29, 2018, transacted the following business:

Financials :

- i. approved pursuant to Regulation 33 of the Listing Regulations, the Audited Standalone Financial Results for Quarter and Year ended March 31, 2018; and the Audited Consolidated Financial Results for the year ended March 31, 2018.
- ii. Copies of the said results alongwith the Statements showing impact of audit qualifications for the Standalone and Consolidated Financial Results in Annexure – I together with the Reports issued by the Statutory Auditors of the Company are enclosed as Annexure – I and the same are being uploaded on the website of the Company i.e. www.hubtown.co.in.
- iii. The Audited Consolidated Financial Results will also be published in the newspapers, in the format prescribed under Regulation 47 of the SEBI Listing Regulations.

Dividend :

As a prudent economic measure and to conserve scarce liquid funds, the Directors have not recommended any dividend for the Financial Year 2017-2018.

Pursuant to the Company's Code of Conduct on Insider Trading and the SEBI (Prohibition of Insider Trading) Regulations, 2015, the Trading Window will reopen on Friday, June 1, 2018.

Annual General Meeting : The 30th Annual General Meeting of the Company will be held on Thursday, September 27, 2018.

Book Closure : The register of Members and Share Transfer Books of the Company will remain closed from Thursday, September 20, 2018 to Thursday, September 27, 2018 (both days inclusive).

You are requested to kindly take the same on your records.

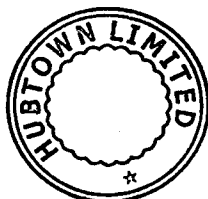
Thanking You,

Yours faithfully,

For Hubtown Limited

Chetan S. Mody

Chetan S. Mody
Company Secretary



Encl. : a/a

HUBTOWN LIMITED

CIN : L45200MH1989PLC050688

Registered Office: 'Plaza Panchsheel', 'A' Wing, 5th Floor, Hughes Road, Behind Dharam Palace, Grant Road (West), Mumbai 400007

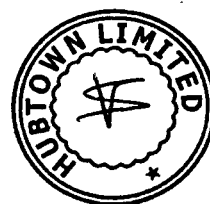
Phone : 91 22 66040800 ; 67037400 ; Fax : 91 22 66040812

E-mail : investorcell@hubtown.co.in ; Website : www.hubtown.co.in

Statement of Audited Standalone Financial Results for the Quarter and Year ended March 31, 2018

(₹ in Lakhs)

	Particulars	Quarter ended			Year ended	
		31.03.2018	31.12.2017	31.03.2017	31.03.2018	31.03.2017
		Unaudited	Unaudited	Unaudited	Audited	Audited
1	Income					
	a. Revenue from Operations	7,916	6,710	26,639	34,481	60,304
	b. Other Income	8,949	3,552	(13)	26,040	3,117
	Total Income (a+b)	16,865	10,262	26,626	60,521	63,421
2	Expenses					
	a. Cost of construction and development	2,760	1,747	593	8,726	11,524
	b. Purchases of stock-in-trade	222	32	118	452	295
	c. Changes in inventories of work-in-progress, finished properties and FSI	(3,403)	1,053	10,408	(3,731)	(109)
	d. Employee benefits expense	330	400	362	1,499	2,095
	e. Finance costs	5,646	4,109	8,308	31,277	36,626
	f. Depreciation and amortisation expense	68	68	70	274	284
	g. Provision for doubtful debts	76	-	-	76	114
	h. Legal and Professional fees	105	147	-	504	988
	i. Rates and Taxes	(114)	83	-	181	659
	j. Advances and other debit balances written off	5,594	-	-	7,087	337
	k. Cancellation for compensation rights in project	8,453	-	-	8,453	-
	l. Investment write off	777	-	-	777	-
	m. Other expenses	947	43	5,953	2,504	9,374
	Total Expenses (a+b+c+d+e+f+g+h+i+j+k+l+m)	21,461	7,682	25,812	58,079	62,187
3	Profit/(Loss) before Exceptional Item and Tax (1-2)	(4,596)	2,580	814	2,442	1,234
4	Add/(Less) : Exceptional Item (net of tax expense)	-	-	-	-	-
5	Profit/(Loss) before Tax (3+/-4)	(4,596)	2,580	814	2,442	1,234
6	Tax Expense / (Credit)					
	(Add)/Less :					
	a. Current Tax	(1,010)	136	381	450	453
	b. Deferred Tax Charge / (Credit)	(1,376)	1,872	(219)	(814)	116
	c. Short / (Excess) provision for taxation in earlier year	152	-	11	152	11
	Total Tax expense (a+/-b+/-c)	(2,234)	2,008	173	(212)	580
7	Net Profit/(Loss) for the period (5+/-6)	(2,362)	572	641	2,654	654
8	Other Comprehensive Income (net of tax)	(14)	9	2	12	2
9	Total Other Comprehensive Income/ (Loss) (7+8)	(2,376)	581	643	2,666	656
10	Paid-up Equity Share Capital - Face Value ₹ 10 each	7,274	7,274	7,274	7,274	7,274
11	Other equity (excluding revaluation reserve)				168,214	165,548
12	Earnings Per Equity Share of ₹ 10 each (not annualised)					
	₹ (Basic)	(3.25)	0.79	0.88	3.65	0.90
	₹ (Diluted)	(3.25)	0.79	0.88	3.65	0.90



STANDALONE AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2018

NOTES:

1. The above results, which have been subjected to audit by the Auditors of the Company, were reviewed by the Audit and Compliance Committee of Directors and subsequently approved and taken on record by the Board of Directors of the Company in its meeting held on May 29, 2018, as required under Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
2. The figures for the quarter ended March 31, 2018 and March 31, 2017 are the balancing figures between the audited figures in respect of the full financial year and the published year to date upto the third quarter of the respective financial year.
3. As a prudent economic measure, and in order to conserve the scarce liquid resources of the Company, the Directors have not recommended any dividend for the year under review.
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. As the Company's business falls within a single primary business segment viz. "Real Estate Development", the disclosure requirements as per IND AS – 108 'Operating Segments' are not applicable.
6. The transaction relating to the sale of 7353 Class 'B' equity shares in the share capital of Giraffe Developers Private Limited (Giraffe) in the previous year was cancelled during the quarter ended March 31, 2018 due to non-fulfillment of conditions of sale.
7. Income from operations includes share of profit / (loss) (net) from partnership firms, AOPs as stated hereunder:

Particulars	Three months ended			Year ended	
	31.03.2018	31.12.2017	31.03.2017	31.03.2018	31.03.2017
i) Audited	----	----	(32.62)	----	(32.62)
ii) Management Reviewed (Refer footnote)	336.47	22	(3.77)	325.47	(15.77)

(₹ in lakhs)

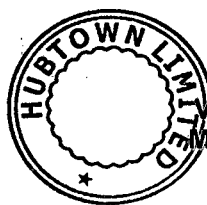
Footnote:

- The results of partnership firms, AOPs for the year ended are prepared and compiled by the Management of such firms and have been reviewed by the Management of Hubtown Limited.
8. Revenue from sale of incomplete properties / projects is recognized based on percentage completion method. Costs of the projects are based on the management's estimate of the cost to be incurred upto the completion of the projects, which is reviewed periodically.
 9. The 'Incomplete Projects' of the Company included in Inventories are under various stages of development and are expected to have net realisable value greater than their cost.
 10. A. In respect of the corporate guarantees issued by the Company to bankers and others on behalf of other companies and joint ventures for facilities availed by them (amounting to Rs. 98457.50 lakhs), the management is of the view that it was necessary to provide the corporate guarantees to further the business interest of the Company in the entities on whose behalf such guarantees have been provided and the management is of the view that there would be no sustainable claims on the Company in respect of these corporate guarantees.
B. The rate of interest, processing fees, any other charges levied by the lenders on the entities availing loans are based on internal guidelines of the lenders depending on the merits of the underlying projects and their estimated cash flows. Majority of the corporate guarantees issued by the Company are basically to provide comfort by the Company as a shareholder of the Borrower entity to the Lenders. These corporate guarantees, in any case, do not result in any additional benefits to the borrowers. Accordingly, the fair value of the corporate guarantees are expected to be immaterial in such cases.
 11. The Company has compiled a list of contingent liabilities based on the information and records available with it. Further, the Company is of the view that these liabilities will not result in any financial liability to the Company.
 12. Loans and advances, other receivables, debtors and creditors are subject to confirmations and are considered payable / realisable, as the case may be.



13. The Company has advanced certain amounts to entities in which it has business interest with a view to participate in the earnings of the Projects being implemented by the recipient entities and hence the company has not charged any interest on these advances. Considering the nature of businesses in which these entities operate, the amounts so advanced are considered to be repayable on call / demand as the recovery period of such amounts so advanced are not measureable precisely.
14. The Company is in the process of negotiating for settlement / redemption of the NCDs and interest thereon.
15. The Company has investments in certain subsidiaries, jointly controlled entities and associates aggregating C.Y. 98,217 lakhs (P.Y. Rs.98,217 lakhs) and loans and advances outstanding aggregating C.Y. 22,826 lakhs (P.Y. Rs. 27,696 lakhs) as at March 31st, 2018. While such entities have incurred losses and have negative net worth as at the year end, the underlying projects in such entities are at various stages of real estate development and are expected to achieve adequate profitability on substantial completion and / or have current market values which are in excess of the carrying values. Accordingly, no provision is considered necessary towards diminution in the value of the Company's investments in such entities or in respect of loans and advances advanced to such entities, which are considered good and fully recoverable.
16. The Company, owing to liquidity crunch, has not invested / deposited Rs. 329.85 lakhs (P.Y. Rs.630.95 lakhs) in the manner prescribed under Rule 18 (7) (c) of the Companies (Share Capital and Debentures) Rules, 2014, notified by the Ministry of Corporate Affairs.
17. The Company has not provided interest amounting to Rs. 4162.00 lakhs on certain inter-corporate deposits, including reversal of interest amounting to Rs. 2561.57 lakhs provided in a previous quarter as the Company is in the process of re-negotiating the terms / waiver of interest by respective lenders.
18. The Company has not recognized finance income from Deep Discount Bonds held in one of its joint venture entities as the terms of the said Bonds relating to tenure of the Bonds and redemption premium are under negotiation with the Issuer. Consequently, the finance income and profit for the year have been understated by Rs.18508.44 lakhs.
19. Previous period figures have been regrouped / reclassified / restated / re-arranged / reworked wherever necessary to conform to the current period's classification.

For and on behalf of the Board




Vyomesh M. Shah
Managing Director
DIN: 00009596

Place: Mumbai

Date: May 29, 2018

HUBTOWN LIMITED

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Statement of Audited Standalone Assets and Liabilities as at March 31, 2018

(₹ in Lakhs)

Particulars		As at 31.03.2018 Audited	As at 31.03.2017 Audited
A	ASSETS		
I	Non-current Assets		
	(a) Property, plant and equipment	1,017	1,132
	(b) Capital work-in-progress		-
	(c) Investment Property	4,007	4,219
	(d) Intangible Assets		-
	(e) Financial Assets		
	(i) Investments	175,685	171,281
	(ii) Trade Receivables	-	-
	(iii) Loans	458	404
	(iv) Other Financial Assets	342	298
	(f) Current Tax Assets	2,643	2,687
	(g) Deferred Tax Assets (net)	4,387	3,573
	(h) Other Non-current Assets	4,093	13,107
	Sub-total - Non-current Assets	192,632	196,701
II	Current Assets		
	(a) Inventories	94,766	91,028
	(b) Financial Assets		
	(i) Investments	153	29
	(ii) Trade Receivables	35,056	33,631
	(iii) Cash and cash equivalents	1,414	490
	(iv) Bank balances other than (iii) above	140	139
	(v) Loans	7,382	7,326
	(vi) Other Financial Assets	83,573	84,842
	(c) Other Current Assets	2,358	1,355
	Sub-total - Current Assets	224,842	218,840
	TOTAL ASSETS (I+II)	417,474	415,541
B	EQUITY AND LIABILITIES		
I	Equity		
	(a) Equity share capital	7,274	7,274
	(b) Other equity	168,214	165,548
	TOTAL EQUITY	175,488	172,822
II	Liabilities		
	(i) Non-current liabilities		
	(a) Financial liabilities		
	(i) Borrowings	6,547	17,521
	(ii) Other financial liabilities	7,572	1,035
	(b) Provisions	209	211
	Sub-total - Non-current Liabilities	14,328	18,767
	(ii) Current liabilities		
	(a) Financial liabilities		
	(i) Borrowings	77,802	80,678
	(ii) Trade payables	10,390	11,241
	(iii) Other financial liabilities	91,899	98,573
	(b) Other current liabilities	47,277	33,233
	(c) Provisions	290	227
	Sub-total - Current Liabilities	227,658	223,952
	TOTAL LIABILITIES (i+ii)	241,986	242,719
	TOTAL EQUITY AND LIABILITIES (I+II)	417,474	415,541



ANNEXURE - I				
Statement on Impact of Audit Qualifications (for audit reports with modified opinion) submitted alongwith Annual Audited Financial Results (Standalone)				
Statement on Impact of Audit Qualifications for the Financial Year ended March 31, 2018 [see Regulation 33/52 of the SEBI (LODR) (Amendment) Regulations, 2016]				
I.	Sl. No.	Particulars	Audited Figures (as reported before adjusting for qualifications) (Rs. in lakh)	Adjusted figures (audited figures after adjusting for qualifications) (. in lakh)
	1.	Turnover / Total Income	60521	79029.44
	2.	Total Expenditure	58079	62241
	3.	Net Profit / (Loss)	2654	17000.44
	4.	Earnings per Share	3.65	23.38
	5.	Total Assets	417474	435982.44
	6.	Total Liabilities	241986	246148
	7.	Net Worth	175488	189834.44
	8.	Any other financial item(s) [as felt appropriate by the management]		
II.	Audit Qualification			
	a.	Details of Audit Qualification	Auditors' Qualifications Para 4(a) As stated in Note 17 to the financial results of the Company for the year with regards the Company not having provided for interest amounting to ₹ 4162.00 lakhs on certain inter-corporate deposits, including reversal of interest in current quarter amounting to ₹ 2561.57 lakhs provided in a previous quarter. Consequent to above, finance cost for the quarter and year ended March 31, 2018 has been understated by ₹ 2561.57 and ₹ 4162.00 lakhs respectively resulting in a consequential increase in the profit for the quarter and year ended March 31, 2008. Para 4 (b) As stated in Note 18 to the standalone financial results of the Company for the year, with regards the Company not having recognised finance income from Deep Discount Bonds held in one of its joint venture entities. Consequently, finance income and profit for the year has been under stated by ₹ 18508.44 lakhs.	
	b.	Type of Audit Qualification	Modified Opinion	
	c.	Frequency of Qualification	First Time	



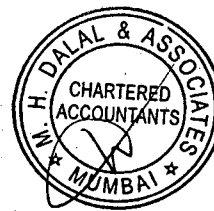
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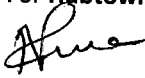
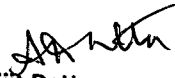


	d.	For Audit Qualification(s) where the impact is quantified by the Auditor, Management's Views :	Management's view - Para 4 (a) The Company has not provided interest amounting to ₹ 4162.00 lakhs on certain inter-corporate deposits, including reversal of interest amounting to ₹ 2561.57 lakhs provided in a previous quarter as the Company is in the process of re-negotiating the terms / waiver of interest by respective lenders. Management's view – Para 4 (b) The Company has not recognized finance income from Deep Discount Bonds held in one of its joint venture entities as the terms of the said Bonds relating to tenure of the Bonds and redemption premium are under negotiation with the Issuer. Consequently, the finance income and profit for the year have been understated by ₹ 18508.44 lakhs.
	e.	For Audit Qualification(s) where the impact is not quantified by the Auditor	
		i. Management's estimation on the Impact of audit qualification	Not applicable
		ii. If Management is unable to estimate the impact, reasons for the same	Not applicable
		iii. Auditors' comments on (i) or (ii) above	Included in Auditors' Report



K. H. H.



III	Signatories :	
	For Hubtown Limited  Vyomesh M. Shah Managing Director DIN : 00009596 	For Hubtown Limited  Nancy Pereira Chief Financial Officer 
	For Hubtown Limited  Abhijit Datta DIN : 00790029 Chairman - Audit and Compliance Committee 	For M. H. Dalal & Associates Chartered Accountants Firm Registration No. 112449W  Devang Dalal Partner Membership No. : F - 109049 
	Place : Mumbai Date : May 29, 2018	

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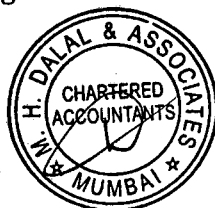
This pg forms the pt of Statement on Impact of Audit Qualifications (for audit reports with modified opinion) submitted alongwith Annual Report (standalone)



**Independent Auditor's Report on Standalone Financial Results of the Company Pursuant
to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements)
Regulations, 2015**

To
The Board of Directors
Hubtown Limited

1. We have audited the standalone financial results of HUBTOWN LIMITED ('the Company') for the year ended 31st March, 2018 being submitted by the Company pursuant to the requirement of Regulations 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015. Attention is drawn to Note 2 to the standalone financial results regarding the figures for the quarter ended 31st March, 2018 as reported in these standalone financial results which are the balancing figures between audited standalone figures in respect of the full financial year and the published standalone year to date figures up to the end of the third quarter of the financial year. Also, the figures up to the end of the third quarter had only been reviewed and were not subjected to audit. These standalone financial results are based on the standalone financial statements for the year ended 31st March, 2018 prepared in accordance with the Indian Accounting Standards specified under section 133 of the Companies Act, 2013 ('the Act') read with relevant rules framed thereunder and other accounting principles generally accepted in India. The figures for the quarter and year ended March 31, 2017 have been subjected to audit by the predecessor auditor who had expressed a modified opinion on the previously published financial results.
2. This statement are the responsibility of the Company's management and have been approved by the Board of Directors. Our responsibility is to express an opinion on these standalone financial results based on our audit of the standalone financial statements for the year ended 31st March, 2018.
3. We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement(s). An audit includes examining, on a test basis, evidence supporting the amounts disclosed in financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that the audit evidences



M.H. DALAL & ASSOCIATES
CHARTERED ACCOUNTANTS

obtained by us is sufficient and appropriate to provide a reasonable basis for our opinion.

4. (a) As stated in Note 17 to the standalone financial result of the Company for the year, with regards the Company not having provided for Interest amounting to ₹ 4,162.00 Lakhs on certain Inter-corporate deposits, including reversal of interest in current quarter amounting to ₹ 2,561.57 Lakhs provided in a previous quarter's. Consequent to above, finance cost for the quarter and year ended 31st March, 2018 has been understated by ₹ 2,561.57 and ₹ 4,162.00 Lakhs respectively resulting in a consequential increase in the profit for the quarter and year ended 31st March, 2018.

(b) As stated in Note 18 to the standalone financial result of the Company for the year, with regards the company not having recognized finance Income from Deep Discount bond held in one of its Joint Venture entities. Consequently, Finance Income and profit for the year has been understated by ₹ 18,508.44 Lakhs.

5. In our opinion and to the best of our information and according to the explanations given to us, the standalone financial results:

- i. are presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 except for the effect of the matter described in paragraph 4(a) and 4 (b) ; and
- ii. give a true and fair view of the standalone net profit (including other comprehensive income) and other financial information of the company for the year ended 31st March, 2018 except for the effect of the matter described in paragraph 4(a) and 4(b).

6. We draw attention to:

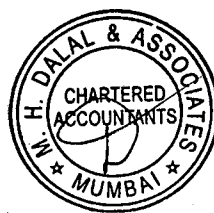
- (a) Note 8 to the standalone financial results, regarding to recognition of expense and income for ongoing projects which, based upon estimated costs, is as per the judgment of the management and have been relied upon by us, these being technical matters.



M.H. DALAL & ASSOCIATES

CHARTERED ACCOUNTANTS

- (b) Note 9 to the standalone financial results, regarding the status of the projects and the opinion framed by the Company's management regarding realizable value of the costs incurred, which, being a technical matter is relied upon by us.
- (c) Note 10(A) of the standalone financial results, regarding Corporate guarantees issued and securities provided aggregating ₹ 98,457.50 lakhs by the Company to banks and financial institutions on behalf of various entities, which are significant in relation to the profits for the year and the net worth of the Company. In the opinion of the Management, these are not expected to result into any financial liability to the Company.
- (d) Note 10(B) of the standalone financial results, regarding the above Corporate guarantees issued and securities provided are disclosed at amounts outstanding as at 31st March, 2018. The financial liabilities on account of such financial guarantee contracts have not been measured at fair value as management is of the opinion that there is no material benefit which is expected to accrue to the borrowers on behalf of whom the company has provided the corporate guarantees.
- (e) Note 11 of the standalone financial results, regarding reliance placed by the auditors on certification received from the management with regard to the disclosure of contingent liabilities of the Company.
- (f) Note 12 of the standalone financial results, regarding balances that are subject to confirmations, reconciliation and adjustments, if any.
- (g) Note 13 of the standalone financial results, regarding the Company not having charged interest on advances given by it to various group entities developing real estate projects, in which the Company has a commercial and business interest.
- (h) Note 14 of the standalone financial results, regarding the Company's default in redemption of non-convertible debentures along with interest amounting to ₹ 2,199 lakhs. We are however informed by the management that the company is in the process of negotiation for settlement / redemption of the said debentures.
- (i) Note 16 of standalone financial results, regarding the company has not created investments to the extent of 15% of the value of the such debentures, which is required to be created and earmarked in the manner prescribed under Rule 18(7)(c) of



M.H. DALAL & ASSOCIATES
CHARTERED ACCOUNTANTS

the Companies (Share Capital and Debentures) Rules, 2014 notified by the Ministry of Corporate Affairs.

- (j) Note 15 of the standalone financial results, regarding the Company's investments in certain subsidiaries, jointly controlled entities and associates as at 31st March, 2018 which have incurred losses and carry an eroded net worth as at 31st March, 2018.

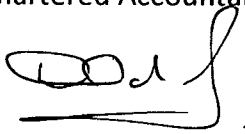
Our opinion is not qualified in respect of the above matters.

7. Attention is further invited to:

- a. The Statement of Profit and Loss of the Company includes share of profit from investments in partnership firms / joint ventures aggregating to Rs 325.46 lakhs that are based on the financial statements of the firms/joint ventures prepared by the management and presented to us on which we have relied.

Our opinion is not qualified in respect of the above matters.

For M.H Dalal & Associates
Firm Registration No.: 112449W
Chartered Accountants



Devang Dalal
Partner
Membership No.: 109049



Mumbai
May 29, 2018

HUBTOWN LIMITED
CIN : L45200MH1989PLC050688

Registered Office: Plaza Panchsheel, 'A' Wing, 5th floor, Hughes Road, Behind Dharam Palace
Phone : 91 22 66040800 ; 67037400 ; Fax : 91 22 66040812
E-mail : investorcell@hubtown.co.in ; Website : www.hubtown.co.in

Statement of Audited Consolidated Financial Results for the Quarter and Year ended March 31, 2018

(₹ in Lakhs)

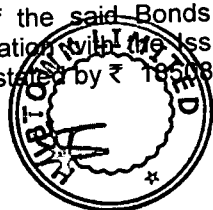
Particulars	Year ended	
	31.03.2018	31.03.2017
	Audited	Audited
1 Income		
a. Revenue from operations	56,223	54,250
b. Other Income	29,098	3,290
Total Income (a+b)	85,321	57,540
2 Expenses		
a. Cost of construction and development	14,178	18,979
b. Purchases of stock-in-trade	743	316
c. Changes in inventories of finished goods, stock-in-trade and work-in-progress	(821)	(17,662)
d. Employee benefits expense	2,213	2,286
e. Finance costs	38,047	42,365
f. Depreciation and amortisation expense	317	325
g. Goodwill on consolidation	23	612
h. Other expenses	33,058	12,904
Total Expenses (a+b+c+d+e+f+g+h)	87,758	60,125
3 Profit / (Loss) before Exceptional Items and Extraordinary Items and Tax (1-2)	(2,437)	(2,585)
4 Exceptional Items (net of tax)	-	-
5 Profit / (Loss) before Extraordinary Items and Tax (3-4)	(2,437)	(2,585)
6 Extraordinary Items	-	-
7 Profit / (Loss) before Tax (5+/-6)	(2,437)	(2,585)
8 Tax Expense / (Credit)		
(Add) / Less :		
a. Current Tax	(600)	(462)
b. Deferred Tax Charge / Credit	929	(89)
c. Short / (Excess) provision for taxation in respect of earlier year	(159)	(23)
9 Net Profit / (Loss) for the Period after Tax but before Share of Profit / (Loss) of	(2,267)	(3,159)
10 Share of Profit / (Loss) of Associates / Joint Ventures (net)	(782)	(847)
11 Minority Interest (net)	-	-
12 (Loss) / Gain on cessation/sale/conversion/acquisition of Associates/Jointly Controlled	-	(68)
13 Net Profit / (Loss) after Tax and Share of Profit / (Loss) of Associates and Joint	(3,049)	(4,074)
14 Other Comprehensive Income (net of tax)	8	11
15 Total Comprehensive Income for the period (13+/-14)	(3,041)	(4,063)
16 Net Profit / (Loss) attributable to:		
- Owners of the Parent	(3,022)	(3,914)
- Non-controlling interest	(19)	(160)
17 Other Comprehensive Income attributable to :		
- Owners of the Parent	8	10
- Non-controlling interest	-	1
18 Total Comprehensive Income attributable to :		
- Owners of the Parent	(3,014)	(3,904)
- Non-controlling interest	(19)	(159)
19 Paid-up Equity Share Capital - Face Value ₹ 10 each	7,274	7,274
20 Other Equity (excluding revaluation reserve)	1,54,909	1,57,796
21 Networth (19+20)	1,62,183	1,65,070
22 Earnings Per Equity Share of ₹ 10 each (not annualised)		
₹ (Basic)	(4.2)	(5.6)
₹ (Diluted)	(4.2)	(5.6)



CONSOLIDATED AUDITED FINANCIAL RESULTS FOR THE YEAR ENDED MARCH 31, 2018

NOTES :

1. The above results, which have been subjected to audit by the Auditors of the Company, were reviewed by the Audit and Compliance Committee of Directors and subsequently approved and taken on record by the Board of Directors of the Company in its meeting held on May 29, 2018, as required under Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.
2. As a prudent economic measure, and in order to conserve the scarce liquid resources of the Company, the Directors have not recommended any dividend for the year under review.
3. 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.
4. As the Company's business falls within a single primary business segment viz. "Real Estate Development", the disclosure requirements as per IND AS – 108 'Operating Segments' are not applicable.
5. The transaction relating to the sale of 7353 Class 'B' equity shares in the share capital of Giraffe Developers Private Limited (Giraffe) in the previous year was cancelled during the quarter ended March 31, 2018 due to non-fulfillment of one of the conditions of sale.
6. Revenue from sale of incomplete properties / projects is recognized based on percentage completion method. Costs of the projects are based on the management's estimate of the cost to be incurred upto the completion of the projects, which is reviewed periodically.
7. The Company, owing to liquidity crunch, has not invested / deposited ₹ 329.85 lakhs (P.Y. ₹ . 630.95 lakhs) in the manner prescribed under Rule 18(7) (c) of the Companies (Share Capital and Debentures) Rules, 2014 notified by the Ministry of Corporate Affairs.
8. The 'Incomplete Projects' of the Company included in Inventories are under various stages of development and are expected to have net realisable value greater than the cost.
9.
 - A. In respect of the corporate guarantees issued by the Company to bankers and others on behalf of other companies and joint ventures for facilities availed by them (amounting to ₹ 98457.50 lakhs), the management is of the view that it was necessary to provide the corporate guarantees to further the business interest of the Company in the entities on whose behalf such guarantees have been provided and the management is of the view that there would be no claims on the Company in respect of these corporate guarantees.
 - B. The rate of interest, processing fees, any other charges levied by the lenders on the entities availing loans are based on internal guidelines of the lenders depending on the merits of the underlying projects and their estimated cashflows. Majority of the corporate guarantees issued by the Company are basically to provide comfort by the Company as a shareholder of the Borrower entity to the Lenders. These corporate guarantees, in any case, do not result in any additional benefits to the borrowers. Accordingly, the fair value of the corporate guarantees are expected to be immaterial in such cases.
10. The Company has compiled a list of contingent liabilities based on the information and records available with it. Further, the Company is of the view that these liabilities will not result in any material financial liability to the Company.
11. Loans and advances, other receivables, debtors and creditors are subject to confirmations and are considered payable / realisable, as the case may be.
12. The Company has advanced certain amounts to entities in which it has business interest with a view to participate in the earnings of the Projects being implemented by the recipient entities. Considering the nature of businesses in which these entities operate, the amounts so advanced are considered to be repayable on call / demand as the recovery period of such amounts so advanced are not measureable precisely.
13. The Company is in the process of negotiating for settlement / redemption of the Non-convertible Debentures and interest thereon.
14. The Company has not provided interest amounting to ₹ 4162.00 lakhs on certain inter-corporate deposits, including reversal of interest amounting to ₹ 2561.59 lakhs provided in a previous quarter as the Company is in the process of re-negotiating the terms / waiver of interest by respective lenders.
15. The Company has not recognized finance income from Deep Discount Bonds held in one of its joint venture entities as the terms of the said Bonds relating to tenure of the Bonds and redemption premium are under negotiation with the Issuer. Consequently, the finance income and profit for the year have been understated by ₹ 18508.44 lakhs.



16. Financial Results of Hubtown Limited (Standalone Information) :

(₹ in Lakh)

Particulars	Quarter ended			Year ended	
	31.03.2018	31.12.2017	31.03.2017	31.03.2018	31.03.2017
Total Income*	16865	10262	26626	60521	63421
Profit / (Loss) before Tax	(4596)	2580	814	2442	1234
Profit / (Loss) after Tax	(2362)	572	641	2654	654

* - includes operating income and other income

17. During the previous year, the Company had consolidated certain subsidiaries based on management compiled financial statements. However, the audited financial statements had significant variation compared to the management compiled financial statements considered for consolidation.

Accordingly, the figures for the year ended March 31, 2017 have been restated to give effect of such variation. Consequent to such restatement, consolidated losses for the previous year ended March 31, 2017 have reduced by ₹ 2494.00 lakhs and correspondingly other equity has increased to that extent.

18. Previous period figures have been regrouped, re-arranged and reclassified wherever necessary to conform to the current period's classification.

For and on behalf of the Board



[Signature]
Vyomesh M. Shah
 Managing Director
 DIN: 00009596

Place : Mumbai

Date : May 29, 2018

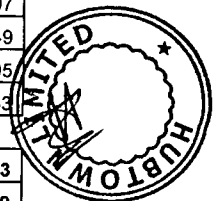
HUBTOWN LIMITED
CIN : L45200MH1989PLC050688

Registered Office: Plaza Panchsheel , 'A' Wing, 5th floor, Hughes Road, Behind Dharam Palace, Grant Road (West), Mumbai 400007

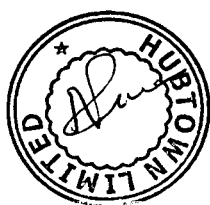
Phone : 91 22 66040800 ; 67037400 ; Fax : 91 22 66040812
E-mail : investorcell@hubtown.co.in ; Website : www.hubtown.co.in

Statement of Audited Consolidated Assets and Liabilities as at March 31, 2018

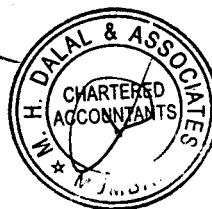
		(₹ in Lakhs)	
	Particulars	As at	As at
		31.03.2018	31.03.2017
		Audited	Audited
A	ASSETS		
I	Non-current Assets		
	(a) Property, plant and equipment	3,162	3,301
	(b) Capital work-in-progress	1,191	1,015
	(c) Investment Property	4,022	4,236
	(d) Goodwill on consolidation	1,801	1,824
	(e) Other Intangible assets	30	34
	(f) Financial Assets		
	(i) Investments	1,70,095	1,66,671
	(ii) Loans and Advances	1,080	405
	(iii) Deferred Tax Assets	4,415	3,601
	(iv) Other Financial Assets	1,376	1,330
	(g) Current Tax Assets	3,404	3,459
	(h) Non-current Tax Assets	-	-
	(i) Other Non-current Assets	4,362	20,314
	Sub-total - Non-current Assets	1,94,938	2,06,190
II	Current Assets		
	(a) Inventories	1,67,661	1,69,582
	(b) Financial Assets		
	(i) Investments	216	218
	(ii) Trade Receivables	47,074	30,184
	(iii) Cash and cash equivalents	1,897	909
	(iv) Bank balances other than (iii) above	162	191
	(v) Loans and Advances	8,487	8,288
	(vi) Other Financial Assets	63,506	62,214
	(c) Other Current Assets	7,747	15,368
	Sub-total - Current Assets	2,96,750	2,86,954
	TOTAL ASSETS (I+II)	4,91,688	4,93,144
B	EQUITY AND LIABILITIES		
I	Equity		
	(a) Equity share capital	7,274	7,274
	(b) Other equity	1,54,909	1,57,796
	Equity attributable to owners	1,62,183	1,65,070
	Non-controlling interest	1,807	2,105
	TOTAL EQUITY	1,63,990	1,67,175
II	Liabilities		
	i Non-current liabilities		
	(a) Financial liabilities		
	(i) Borrowings	40,614	52,232
	(ii) Trade Payables		-
	(iii) Other Financial Liabilities	8,088	1,316
	(b) Provisions	213	218
	(c) Deferred Tax Liabilities (Net)	366	480
	(d) Other Non-current Liabilities		-
	Sub-total - Non-current Liabilities	49,281	54,246
	ii Current Liabilities		
	(a) Financial liabilities		
	(i) Borrowings	78,100	80,939
	(ii) Trade Payables	17,362	17,697
	(iii) Other Financial Liabilities	1,24,707	1,33,149
	(b) Other Current Liabilities	57,873	39,705
	(c) Provisions	331	233
	(d) Current Tax Liabilities	44	
	Sub-total - Current Liabilities	2,78,417	2,71,723
	TOTAL LIABILITIES (i+ii)	3,27,698	3,25,969
	TOTAL EQUITY AND LIABILITIES (I+II)	4,91,688	4,93,144



ANNEXURE - I				
Statement on Impact of Audit Qualifications (for audit reports with modified opinion) submitted alongwith Annual Audited Financial Results (Consolidated)				
Statement on Impact of Audit Qualifications for the Financial Year ended March 31, 2018 [see Regulation 33/52 of the SEBI (LODR) (Amendment) Regulations, 2016]				
I.	Sl. No.	Particulars	Audited Figures (as reported before adjusting for qualifications)	Adjusted figures (audited figures after adjusting for qualifications)
	1.	Turnover / Total Income	85321	103829.44
	2.	Total Expenditure	87758	91920
	3.	Net Profit / (Loss)	(3049)	11297.44
	4.	Earnings per Share	(4.2)	15.54
	5.	Total Assets	491688	510196.44
	6.	Total Liabilities	327698	842056.44
	7.	Net Worth	162183	176529.44
	8.	Any other financial item(s) [as felt appropriate by the management]		
II.	Audit Qualification			
	a.	Details of Audit Qualification	Auditors' Qualifications	
			Para 3 (a) As stated in Note 14 to the consolidated financial results of the Company for the year with regards the Company not having provided for interest amounting to ₹ 4162.00 lakhs on certain inter-corporate deposits, including reversal of interest in current quarter amounting to ₹ 2561.57 lakhs provided in a previous quarter. Consequent to above, finance cost for the quarter and year ended March 31, 2018 has been understated by ₹ 2561.57 and ₹ 4162.00 lakhs respectively resulting in a consequential increase in the profit for the quarter and year ended March 31, 2008. Para 3 (b) As stated in Note 15 to the consolidated financial results of the Company for the year, with regards the Company not having recognised finance income from Deep Discount Bonds held in one of its joint venture entities. Consequently, finance income and profit for the year has been under stated by ₹ 18508.44 lakhs.	
	b.	Type of Audit Qualification	Modified Opinion	
	c.	Frequency of Qualification	First Time	



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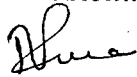
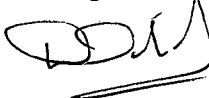
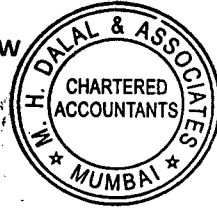


d.	For Audit Qualification(s) where the impact is quantified by the Auditor Management's views	Management's view - Para 4 (a) The Company has not provided interest amounting to ₹ 4162.00 lakhs on certain inter-corporate deposits, including reversal of interest amounting to ₹ 2561.57 lakhs provided in a previous quarter as the Company is in the process of re-negotiating the terms / waiver of interest by respective lenders. Management's view – Para 4 (b) The Company has not recognized finance income from Deep Discount Bonds held in one of its joint venture entities as the terms of the said Bonds relating to tenure of the Bonds and redemption premium are under negotiation with the Issuer. Consequently, the finance income and profit for the year have been understated by ₹ 18508.44 lakhs.
e.	For Audit Qualification(s) where the impact is not quantified by the Auditor	
	i. Management's estimation on the Impact of audit qualification	Not applicable
	ii. If Management is unable to estimate the impact, reasons for the same	Not applicable
	iii. Auditors' comments on (i) or (ii) above	Included in Auditor's Report



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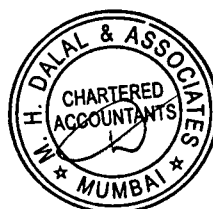
III	Signatories :	
	For Hubtown Limited  Vyomesh M. Shah Managing Director DIN : 00009596 	For Hubtown Limited  Nancy Pereira Chief Financial Officer 
	For Hubtown Limited  Abhijit Datta DIN : 00790029 Chairman - Audit and Compliance Committee 	For M. H. Dalal & Associates Chartered Accountants Firm Registration No. 112449W  Devang Dalal Partner Membership No. : F - 109049 
	Place : Mumbai Date : May 29, 2018	



**Independent Auditor's Report on Consolidated Financial Results of the Company Pursuant to
the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations,
2015**

To
The Board of Directors
Hubtown Limited

1. We have audited the consolidated financial results of the HUBTOWN LIMITED ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to 'the Group') its associates and joint ventures for the year ended 31st March, 2018, being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015. These consolidated financial results are based on the consolidated financial statements for the year ended 31st March, 2018 prepared in accordance with the accounting principles generally accepted in India, including Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 ('the Act'), which are the responsibility of the Holding Company's Management. Our responsibility is to express an opinion on these consolidated financial results based on our audit of the consolidated financial statements for the year ended 31st March, 2018.
2. We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement(s). An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.
3. (a) As stated in Note 14 to the consolidated financial result of the Company for the year, with regards the Company not having provided for Interest amounting to ₹ 4,162.00 Lakhs on certain Inter-corporate deposits, including reversal of interest in current quarter amounting to ₹ 2,561.57 Lakhs provided in a previous quarter's. Consequent to above, finance cost for the quarter and year ended 31st March, 2018 has been understated by ₹ 2,561.57 and ₹ 4,162.00 Lakhs respectively resulting in a consequential increase in the profit for the quarter and year ended 31st March, 2018.



(b) As stated in Note 15 to the consolidated financial result of the Company for the year, with regards the company not having recognized finance Income from Deep Discount bond held in one of its Joint Venture entities. Consequently, Finance Income and profit for the year has been understated by ₹ 18,508.44 Lakhs.

4. In our opinion and to the best of our information and according to the explanations given to us, the consolidated financial results:

- i. are presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 except for the effect of the matter described in paragraph 3(a) and 3 (b) ; and
- ii. give a true and fair view of the consolidated net profit (including other comprehensive income) and other financial information of the company for the year ended 31st March, 2018 except for the effect of the matter described in paragraph 3(a) and 3(b).

5. We draw attention to:

- (a) Note 6 to the consolidated financial results, regarding to recognition of expense and income for ongoing projects which, based upon estimated costs, is per the judgement of the management and have been relied upon by us, these being technical matters.
- (b) Note 7 to the consolidated financial results, regarding to non-creation of investments to the extent of 15% of the value of the redeemable debentures, which is required to be created and earmarked in the manner prescribed under Rule 18(7)(c) of the Companies (Share Capital and Debentures) Rules, 2014 notified by the Ministry of Corporate Affairs.
- (c) Note 8 to the consolidated financial results, regarding the status of the projects and the opinion framed by the Company's management regarding realizable value of the costs incurred which, being a technical matter is relied upon by us.
- (d) Note 9(A) of the consolidated financial results, regarding Corporate guarantees issued and securities provided aggregating ₹ 98,457.50 lakhs by the Company to banks and financial institutions on behalf of various entities, which are significant in relation to the profits for



the year and the net worth of the Company. In the opinion of the Management, these are not expected to result into any financial liability to the Company.

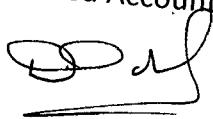
- (e) Note 9(B) of the consolidated financial results, regarding the above Corporate guarantees issued and securities provided are disclosed at amounts outstanding as at 31st March, 2018. The financial liabilities on account of such financial guarantee contracts have not been measured at fair value as management is of the opinion that there is no material benefit which is expected to accrue to the borrowers on behalf of whom the company has provided the corporate guarantees.
 - (f) Note 10 of the consolidated financial results, regarding to reliance placed by the auditors on certification received from the management with regard to the disclosure of contingent liabilities of the Company.
 - (g) Note 11 of the consolidated financial results, regarding to balances that are subject to confirmations, reconciliation and adjustments, if any.
 - (h) Note 12 of the consolidated financial results, regarding the Company not having charged interest on advances given by it to various group entities developing real estate projects, in which the Company has a commercial and business interest.
 - (i) Note 13 of the consolidated financial results, regarding the Company's default in redemption of non-convertible debentures along with interest amounting to ₹ 2,199 lakhs. We are however informed by the management that the company is in the process of negotiation for settlement / redemption of the said debentures.
6. We did not audit the financial statements of twenty subsidiaries, whose financial information reflect total assets (net) of ₹ 1,38,416.95 Lakhs as at 31st March, 2018, total revenue of ₹ 24,975.11 Lakhs and Net Cash Flows amounting to ₹ (65.01) Lakhs for the year ended on that date, as considered in the consolidated financial results. The result also include the Group's share of net profit (including other comprehensive income) of ₹ 277.06 Lakhs for the year ended 31st March, 2018, as considered in the consolidated financial results, in respect of fourteen joint ventures, whose financial statements have not been audited by us. Further we also did not audit the financial of four associates, whose aggregate share of net loss amounting to ₹ (340.17) are also included in the consolidated financial statements. These financial statements are unaudited and have been furnished to us by the management and our opinion on the consolidated financial results, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, associates



and joint ventures, and our report in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, read with SEBI Circulars CIR/CFD/CMD/15/2015 dated 30th November, 2015 and CIR/CFD/FAC/62/2016 dated 5th July, 2016, in so far as it relates to the aforesaid subsidiaries, associates and joint ventures, are based solely on such unaudited financial statements.

Our opinion on the consolidated financial results is not qualified in respect of this matter with respect to our reliance on the financial statements / financial information certified by the management.

For **M.H Dalal & Associates**
Firm Registration No.: 112449W
Chartered Accountants



Devang Dalal
Partner
Membership No.: 109049

Mumbai
May 29, 2018

