

HUBTOWN LIMITED

CIN : L45200MH1989PLC050688

Registered Office: Ackruti Center Point, 6th floor, Central Road, Marol MIDC, Andheri (East), Mumbai – 400 093

Phone: + 91 22 67037500, + 91 22 61238200; Fax: + 91 22 61238333;

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

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2015

PART - I

(₹ in Lacs)

Sr. No.	Particulars	Quarter ended			Year ended
		30.06.2015	31.03.2015	30.06.2014	31.03.2015
		Unaudited	Audited (Refer Note 2)	Unaudited	Audited
1.	Income from Operations				
	a. Revenue from operations	8631	15102	12052	58860
	b. Other operating income	54	24	93	998
	Total Income from Operations (a + b)	8685	15126	12145	59858
2.	Expenses				
	a. Cost of construction/development	3093	2471	1650	9420
	b. Changes in inventories of work-in-progress, finished properties and FSI	(2618)	944	1798	2647
	c. Employee benefits expense	388	488	441	1703
	d. Depreciation and Amortization expense	76	77	116	403
	e. Sales reversal net of cost of goods sold	----	2557	----	8866
	f. Legal and Professional fees	139	94	63	416
	g. Rates and Taxes	45	1920	----	1920
	h. Project Expenses written off	----	677	----	677
	i. Advances and other debit balances written off	15	1686	----	1686
	j. Other expenses	911	207	539	2525
	Total Expenses (a+b+c+d+e+f+g+h+i+j)	2049	11121	4607	30263
3.	Profit / (Loss) from operations before other income, finance costs & exceptional items (1-2)	6636	4005	7538	29595
4.	Other Income	582	938	833	4298
5.	Profit / (Loss) from ordinary activities before finance costs and exceptional items (3+4)	7218	4943	8371	33893
6.	Finance costs	6540	8421	8002	32259
7.	Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5 -/+ 6)	678	(3478)	369	1634
8.	Exceptional Items	----	----	----	----
9.	Profit / (Loss) from ordinary activities before tax (7+8)	678	(3478)	369	1634
10.	Tax Expense / (Credit)				
	(Add)/Less :				
	a. Current Tax	153	(682)	114	504
	b. Deferred Tax	(158)	401	40	497
	c. Short / (Excess) provision for taxation in respect of earlier year	----	(313)	----	(313)
11.	Net Profit / (Loss) from ordinary activities after tax (9-/+10)	683	(2884)	215	946
12.	Add / (Less): Extraordinary Items (net of tax)	----	----	----	350
13.	Net Profit / (Loss) for the Period (11-/+12)	683	(2884)	215	1296
14.	Add / (Less): Prior period adjustments (Net)	----	(166)	(113)	(221)
15.	Net Profit / (Loss) for the Period (13-/+14)	683	(3050)	102	1075
16.	Paid-up equity share capital (face value of ₹10 per share)	7274	7274	7274	7274
17.	Paid-up Debt Capital				9216
18.	Reserves excluding Revaluation Reserves				163869
19.	Debenture Redemption Reserve				9175

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PART - I

Sr. No.	Particulars	Quarter ended			Year ended
		30.06.2015	31.03.2015	30.06.2014	31.03.2015
		Unaudited	Audited (Refer Note 2)	Unaudited	Audited
20.	Earning per Share before extraordinary items (EPS)				
	Basic EPS (not annualized) (₹)	0.94	(4.19)	0.14	1.00
	Diluted EPS (not annualized) (₹)	0.94	(4.19)	0.14	1.00
20a.	Earning per Share after extraordinary items (EPS)				
	Basic EPS (not annualized) (₹)	0.94	(4.19)	0.14	1.48
	Diluted EPS (not annualized) (₹)	0.94	(4.19)	0.14	1.48

PART - II

A	PARTICULARS OF SHAREHOLDING				
1.	Public Shareholding				
	- Number of shares	1,84,24,055	1,84,24,055	1,81,95,151	1,84,24,055
	- Percentage of shareholding	25.33 %	25.33%	25.02 %	25.33%
2.	Promoter and Promoter Group shareholding				
	a. Pledged /Encumbered				
	- Number of shares	4,83,74,804	4,96,26,779	3,62,72,800	4,96,26,779
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	89.07 %	91.37%	66.51 %	91.37%
	- Percentage of share (as a % of the total share capital of the Company)	66.51 %	68.23%	49.87 %	68.23%
	b. Non-encumbered				
	- Number of shares	59,37,012	46,85,037	1,82,67,903	46,85,037
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	10.93 %	8.63%	33.49 %	8.63%
	- Percentage of share (as a % of the total share capital of the Company)	8.16 %	6.44%	25.11 %	6.44%
B	INVESTOR COMPLAINTS	Three months ended 30.06.2015			
	Pending at the beginning of the quarter	----			
	Received during the quarter	4			
	Disposed off during the quarter	4			
	Remaining unresolved at the end of the quarter	----			



UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2015

Notes :

1. The above results for the quarter ended June 30, 2015 have been reviewed by the Audit and Compliance Committee and thereafter approved by the Board of Directors in its meeting held on August 12, 2015 and have been subjected to a Limited Review by the Statutory Auditors of the Company. The above results have been submitted to BSE Limited (BSE) and the National Stock Exchange of India Limited (NSE), where the equity shares of the Company are listed.
2. The figures for the quarter ended March 31, 2015 are the balancing figures between the audited figures in respect of the full financial year and the published year to date figures upto the third quarter of the respective financial year.
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 may not be representative of the profits/losses for the year.
4. Revenue from sale of incomplete properties / projects is recognized on the basis of percentage of 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.
5. There are no separate reportable segments pursuant to Accounting Standard – AS 17 'Segment Reporting' specified under the Companies Act, 1956 which are deemed to be applicable as per Section 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounts) Rules, 2014. Hence no disclosure is required under AS -17. The Company is primarily operating in India, which is considered as a single geographical segment.
6. Income from operations includes share of profit / loss (net) from partnership firms, AOPs as stated hereunder:

Particulars	(₹ in Lacs)			
	Quarter ended			Year ended
	30.06.2015	31.03.2015	30.06.2014	31.03.2015
	Unaudited	Unaudited	Unaudited	Audited
i) Reviewed	--	(8)	(48)	(20)
ii) Management Reviewed (Refer footnote)	(91)	(118)	(3)	(349)

Footnote:

The results of such partnership firms, AOPs for the respective period are as prepared and compiled by the management of such firms and have also been reviewed by the management of Hubtown Limited. The Company will get the audited accounts of such partnership firms, AOPs at the end of the respective financial year and is of the view that the annual audited results is not expected to have a material difference as compared to the aggregate of the quarterly results, from which the share of profits are recognised on the basis of management accounts.

7. During the quarter under review, the Company : (i) acquired 2,500 equity shares of Citywood Builders Private Limited (CBPL), a subsidiary of the Company; (ii) acquired 8,114 equity shares of Hoary Realty Limited (HRL), a jointly controlled entity of the Company; (iii) sold 4,50,000 equity shares of Comral Realty Private Limited (CRPL), an associate of the Company; and; (iv) sold 50,000 equity shares of Sheshan Housing and Area Development Engineers Limited (SHADEL), a subsidiary of the Company. Subsequent to the acquisition of shares, CBPL became a wholly owned subsidiary and HRL continuous to be jointly controlled entity of the Company; and subsequent to the sale of the equity shares, CRPL and SHADEL ceased to be an associate and subsidiary respectively of the Company.
8. Replies to Auditor's observations in the Limited Review Report for the Quarter ended June 30, 2015:
 - i. The Auditor's observations in respect of paragraph 3(a) to 3(f) in the Limited Review Report are self-explanatory and do not call for further elaboration / clarification; and
 - ii. As regards the Auditor's observations in respect of paragraph 3(g) with respect to non-receipt of balance confirmations from some of the parties from whom secured / unsecured loans and advances have been received, the management is of the view that no significant consequential adjustments would be necessitated in respect thereof.
9. Previous period figures have been regrouped / reclassified / restated / rearranged / reworked wherever necessary to conform to current period's classification.

For and on behalf of the Board

Place : Mumbai

Dated : August 12, 2015



[Signature]

Vyomesh M. Shah
Managing Director
DIN : 00009596