

HUBTOWN LIMITED

(Formerly known as Ackruti City Limited)

Registered Office: Hubtown Solaris, 2nd floor, N.S.Phadke Marg, Near Regency Hotel, Andheri (East), Mumbai - 400 069

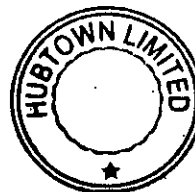
Phone: + 91 22 67037500, + 91 22 61238200; Fax: + 91 22 61238333;

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

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



11/3

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

Sr. No.	Particulars	Unaudited			Audited	
		3 months ended			Year ended	
A	PARTICULARS OF SHAREHOLDING	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				



11

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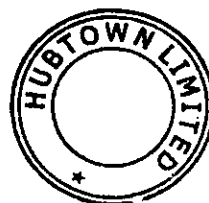
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AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE YEAR ENDED MARCH 31, 2012

(₹ 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.	3974	14431	12107	41384	67644
	b. Other operating income	1182	256	61	2107	61
	Total Income from operations (net) (a + b)	5156	14687	12168	43491	67705
2.	Expenses					
	a. Cost of materials consumed	12344	6453	7980	33997	40905
	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	1231	2860	2632
	e. Depreciation and amortization expense	302	99	568	1406	1285
	f. Other expenses	4464	7648	5914	13925	11433
	g. Total Expenses (a+b+c+d+e+f)	9349	5026	12646	24281	35013
3.	Profit / (Loss) from operations before other income, finance costs & exceptional items (1-2)	(4193)	9661	(478)	19210	32692
4.	Other Income	4852	3467	3293	15558	12271
5.	Profit from ordinary activities before finance costs and exceptional items (3 + 4)	659	13128	2815	34768	44963
6.	Finance costs	6126	9126	5553	33105	27878
7.	Profit / (Loss) from ordinary activities after finance costs but before Exceptional Items (5 - 6)	(5467)	4002	(2738)	1663	17085
8.	Exceptional items	--	--	--	--	--
9.	Profit / (Loss) from ordinary activities before tax (7 + 8)	(5467)	4002	(2738)	1663	17085
10.	Tax expense / (Credit)	(3723)	1027	(4328)	(1563)	(1427)
11.	Net Profit / (Loss) from ordinary activities after tax (9-10)	(1744)	2975	1590	3226	18512
12.	Less: Extraordinary Items (net of tax)	3	350	--	353	--
13.	Net Profit / (Loss) for the period (11-/+12)	(1747)	2625	1590	2873	18512
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	243	(47)	(32)	--	--
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				160899	153537
22.	Earning per Share before extraordinary items (EPS)					
	Basic EPS (not annualized) (₹)	(3.15)	3.77	1.47	3.74	24.22
	Diluted EPS (not annualized) (₹)	(3.15)	3.77	1.47	3.74	24.22
	Earning per Share after extraordinary items (EPS)					
	Basic EPS (not annualized) (₹)	(3.16)	3.77	1.47	3.26	24.22
	Diluted EPS (not annualized) (₹)	(3.16)	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	
		3 months ended			Year ended	
A	PARTICULARS OF SHAREHOLDING	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
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	- 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				



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

Notes :

- The above corrected audited consolidated financial results were reviewed by the Audit and Compliance Committee and thereafter approved by the Board of Directors at their respective meetings held on August 14, 2012. The corrected 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).
- Audited Statement of Assets and Liabilities as at March 31, 2012

(₹ in lac)

	Statement of Assets and Liabilities	STANDALONE		CONSOLIDATED	
		31.03.2012	31.03.2011	31.03.2012	31.03.2011
	Particulars				
A.	EQUITY AND LIABILITIES				
1.	Shareholders' Funds				
	a. Share Capital	7274	7274	7274	7274
	b. Reserves and Surplus	156220	153080	160899	153517
	c. Money received against share warrants	---	--	--	--
	Sub-total - Shareholders' funds	163494	160354	168173	160791
2.	Share application money pending allotment			473	473
3.	Minority Interest			22	34
4.	Non-current liabilities				
	a. Long-term borrowings	35818	68306	38884	82651
	b. Deferred tax liabilities (net)	---	---	---	---
	c. Other long-term liabilities	1054	811	2686	2176
	d. Long-term provisions	---	---	21	---
	Sub-total - Non-current liabilities	36872	69117	41591	84827
5.	Current Liabilities				
	a. Short-term borrowings	41186	31609	58649	44313
	b. Trade payables	9597	7460	13262	11325
	c. Other current liabilities	118695	73189	159811	92202
	d. Short-term provisions	993	2162	1416	4115
	Sub-total - Current liabilities	170471	114420	233138	151955
	TOTAL - EQUITY AND LIABILITIES	370837	343891	443397	398080
B.	ASSETS				
1.	Non-current assets				
	a. Fixed assets	2966	4275	11753	27131
	b. Goodwill on consideration	---	---	16972	17379
	c. Non-current investments	63681	56672	24889	35293
	d. Deferred tax assets (net)	893	478	889	547
	e. Long-term loans and advances	35417	48691	35896	23333
	f. Other non-current assets	9642	1884	11308	4725
	Sub-total - Non-current assets	112599	112000	101707	108408
2.	Current assets				
	a. Current investments	5197	6852	426	408
	b. Inventories	69941	54918	146552	93935
	c. Trade receivables	10382	15019	34334	42923
	d. Cash and cash equivalents	4159	5908	9455	8428
	e. Short-term loans and advances	151363	126413	132985	121075
	f. Other current assets	17196	22781	17938	22903
	Sub-total - Current assets	258238	231891	341690	289672
	TOTAL - ASSETS	370837	343891	443397	398080

- 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.
- The remaining notes as submitted to the Stock Exchanges and published accordingly, remain unchanged.

For and on behalf of the Board

Place : Mumbai
Dated : August 14, 2012



[Signature]
Vyomesh M. Shah
Managing Director