



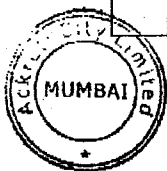
ACKRUTI CITY LIMITED

Registered Office: Ackruti Trade Centre, 6th floor, Road No. 7, Marol MIDC, Andheri (East), Mumbai – 400 093.
 Phone: + 91 22 67037427, + 91 22 67037400; Fax: + 91 22 28218230;
 E-mail : investorcell@ackrutcitcity.com, Website : www.ackrutcitcity.com

**UNAUDITED STANDALONE FINANCIAL RESULTS
 FOR THE QUARTER ENDED JUNE 30, 2010**

(Rs. in lac)

| Sr. No. | Particulars | QUARTER ENDED | | YEAR ENDED |
|---------|--|---------------|-------------|-------------|
| | | 30.06.2010 | 30.06.2009 | 31.03.2010 |
| | | Unaudited | Unaudited | Audited |
| | REVENUE | | | |
| 1. | a. Income from Sales / Lease of Properties, etc. | 6247 | 3,993 | 48202 |
| | b. Other Operating Income | 19 | 3 | 73 |
| | c. Total Income (a + b) | 6266 | 3,996 | 48275 |
| 2. | EXPENDITURE | | | |
| | a. (Increase) / decrease in stock-in-trade and work-in-progress | (3520) | (3,392) | (19080) |
| | b. Cost of construction / development | 4268 | 2,731 | 29804 |
| | c. Employees Cost | 278 | 296 | 1215 |
| | d. Depreciation and Amortisation | 94 | 54 | 311 |
| | e. Other Expenditure | 743 | 752 | 3326 |
| | f. Total Expenditure (a + b + c + d + e) | 1863 | 441 | 15576 |
| 3. | Profit from Operations before Other Income, Interest & Exceptional Items (1-2) | 4403 | 3555 | 32699 |
| 4. | Other Income | 1069 | 623 | 3131 |
| 5. | Profit before Interest and Exceptional Items (3 + 4) | 5492 | 4178 | 35830 |
| 6. | Interest and other finance charges | 3709 | 2,724 | 11968 |
| 7. | Profit after Interest but before Exceptional Items (5-6) | 1783 | 1454 | 23862 |
| 8. | Exceptional Items | --- | --- | --- |
| 9. | Profit from Ordinary Activities before tax (7 + 8) | 1783 | 1454 | 23862 |
| 10. | Tax Expense | 420 | 734 | 6483 |
| 11. | Net Profit from Ordinary Activities after tax (9-10) | 1363 | 720 | 17379 |
| 12. | Extraordinary Items (net of tax expense) | --- | --- | --- |
| 13. | Net Profit for the period (11-12) | 1363 | 720 | 17379 |
| 14. | Paid-up equity share capital (face value of Rs.10 per share) | 7274 | 6,670 | 7274 |
| 15. | Reserves excluding Revaluation Reserves as per balance sheet of previous accounting year | | | 142308 |
| 16. | Earning per Share (EPS) | | | |
| | Basic and Diluted EPS before extraordinary items (not annualized) (Rs.) | 1.87 | 1.08 | 24.81 |
| | Basic and Diluted EPS after extraordinary items (not annualized) (Rs.) | 1.87 | 1.08 | 24.81 |
| 17. | Public Shareholding | | | |
| | - Number of shares | 1,27,35,871 | 67,00,000 | 1,27,35,871 |
| | - Percentage of shareholding | 17.51 % | 10.04 % | 17.51 % |
| 18. | Promoter and Promoter Group shareholding | | | |
| | a. Pledged / Encumbered | | | |
| | - number of shares | 3,33,10,300 | 2,93,23,000 | 3,05,65,100 |
| | - percentage of shares (as a % of the total shareholding of promoter and promoter group) | 55.52 % | 48.87 % | 50.94 % |
| | - percentage of share (as a % of the total share capital of the Company) | 45.80 % | 43.96 % | 42.02 % |
| | b. Non-encumbered | | | |
| | - number of shares | 2,66,89,700 | 3,06,77,000 | 2,94,34,900 |
| | - percentage of shares (as a % of the total shareholding of promoter and promoter group) | 44.48 % | 51.13 % | 49.06 % |
| | - percentage of share (as a % of the total share capital of the Company) | 36.89 % | 46.00 % | 40.47 % |

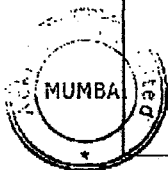


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UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2010

| Sr. No. | Particulars | QUARTER ENDED | | YEAR ENDED |
|---------|--|---------------|-------------|-------------|
| | | 30.06.2010 | 30.06.2009 | 31.03.2010 |
| | | Unaudited | Unaudited | Audited |
| 1. | REVENUE | | | |
| | a. Income from Sales / Lease of Properties, etc. | 17649 | 4090 | 57963 |
| | b. Other Operating Income | 229 | 4 | 1535 |
| | c. Total Income (a + b) | 17878 | 4094 | 59498 |
| 2. | EXPENDITURE | | | |
| | a. (Increase)/ decrease in stock-in-trade and work-in-progress | (2760) | (5889) | (18148) |
| | b. Cost of construction / development | 6878 | 3767 | 31289 |
| | c. Employees Cost | 337 | 404 | 1408 |
| | d. Depreciation and Amortisation | 208 | 115 | 714 |
| | e. Other Expenditure | 1420 | 1006 | 4977 |
| | f. Total Expenditure (a + b + c + d + e) | 6083 | (597) | 20240 |
| 3. | Profit from Operations before Other Income, Interest & Exceptional Items (1-2) | 11795 | 4891 | 39258 |
| 4. | Other Income | 741 | 350 | 2311 |
| 5. | Profit before Interest and Exceptional Items (3 + 4) | 12536 | 5041 | 41569 |
| 6. | Interest and other finance charges | 6321 | 3636 | 16800 |
| 7. | Profit after Interest but before Exceptional Items (5 - 6) | 6215 | 1405 | 24769 |
| 8. | Exceptional Items | --- | --- | --- |
| 9. | Profit from Ordinary Activities before tax (7 + 8) | 6215 | 1405 | 24769 |
| 10. | Tax Expense | 2010 | 742 | 8441 |
| 11. | Net Profit from Ordinary Activities after tax (9-10) | 4205 | 663 | 16328 |
| 12. | Extraordinary Items (net of tax expense) | --- | --- | --- |
| 13. | Net Profit for the period (11-12) | 4205 | 663 | 16328 |
| 14. | Share of Profit / (Loss) from Associates (net) | 1 | 358 | 362 |
| 15. | Minority Interest (net) | (1) | 3 | 2 |
| 16. | Pre-acquisition Loss (net) | --- | 31 | (81) |
| 17. | Goodwill on acquisition written off | --- | (53) | (120) |
| 18. | Consolidated Net Profit (13+14+15-16-17) | 4205 | 1002 | 16491 |
| 19. | Paid-up equity share capital (face value of Rs 10 per share) | 7274 | 6670 | 7274 |
| 20. | Reserves excluding Revaluation Reserves as per balance sheet of previous accounting year | --- | --- | 144319 |
| 21. | Earning per Share (EPS) | | | |
| | Basic and Diluted Earnings per Share (EPS) before extraordinary items (not annualized) (Rs.) | 5.78 | 1.50 | 23.54 |
| | Basic and Diluted Earnings per Share (EPS) after extraordinary items (not annualized) (Rs.) | 5.78 | 1.50 | 23.54 |
| 22. | Public Shareholding | | | |
| | - Number of shares | 1,27,35,871 | 87,00,000 | 1,27,35,871 |
| | - Percentage of shareholding | 17.51 % | 10.04 % | 17.51 % |
| 23. | Promoter and Promoter Group shareholding | | | |
| | a. Pledged / Encumbered | | | |
| | - number of shares | 3,33,10,300 | 2,93,23,000 | 3,05,65,100 |
| | - percentage of shares (as a % of the total shareholding of promoter and promoter group) | 55.52 % | 48.87 % | 50.94 % |
| | - Percentage of share (as a % of the total share capital of the Company) | 45.80 % | 43.96 % | 42.02 % |
| | b. Non-encumbered | | | |
| | - number of shares | 2,66,89,700 | 3,06,77,000 | 2,94,34,900 |
| | - percentage of shares (as a % of the total shareholding of promoter and promoter group) | 44.48 % | 51.13 % | 49.06 % |
| | - Percentage of share (as a % of the total share capital of the Company) | 36.69 % | 47.04 % | 40.47 % |



UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2010

Notes :

1. Both, the standalone and consolidated financial results, have been reviewed by the Audit and Compliance Committee and thereafter approved by the Board of Directors at their respective meetings held on August 13, 2010. Both these financial results have been submitted to the Bombay Stock Exchange Limited (BSE) and National Stock Exchange of India Limited (NSE) and are available on the Company's website - www.ackruti.com and on the websites of BSE (www.bseindia.com) and NSE (www.nseindia.com). The Statutory Auditors have carried out a limited review only of the Unaudited Standalone Financial Results for the quarter ended June 30, 2010. The consolidated financial results have been prepared by the management from the reviewed standalone financial results of ACL, its three subsidiaries and four joint ventures, which collectively aggregated the entire Consolidated 'Income from Sale / Lease of Properties, etc.' of Rs.17649 Lac.
2. During the quarter under review the Company : (i) acquired further 4 equity shares in Chaitra Realty Limited (an associate); further 21,000 equity shares in Zeus Infrastructure Private Limited (an associate); and further 40,000 equity shares in Yanti Buildcon Private Limited (a subsidiary); (ii) acquired 5,000 equity shares in Ackruti City Bus Terminal (Ahmedabad) Private Limited (ACBTAPL) and 49,74,295 equity shares of Zeal Ventures Private Limited (ZVPL) consequent to which ACBTAPL and ZVPL became associates of the Company; (iii) divested its holdings in Ackruti Center Infotech Limited (ACIL) consequent to which ACIL ceased to be a subsidiary of the Company.
3. 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'.
4. The Company operates in the business of real estate development which as per Accounting Standard AS - 17 is presently the only reportable business segment. The Company is primarily operating in India which is considered as a single geographical segment. The consolidated financial results incorporate the results of subsidiaries, joint ventures and associates, including Akruiti Warehousing Limited (AWL) and Akruiti Security Plates Private Limited (ASPPL), both subsidiaries of the Company which are yet to commence commercial operations. The operations of these subsidiaries would fall within segments separate from the existing one of builders and developers. However, consolidated segment information would be given once AWL and ASPPL commence operations.
5. Inventory carrying costs include interest and other finance charges as per the principles of Accounting Standard AS-16 (Borrowing Costs).
6. Status of investors' complaints for the quarter ended June 30, 2010 :
Opening : Nil ; Received : Nil ; Resolved : Nil ; Closing : Nil.
7. Information on standalone accounts as per Clause 41 of the Listing Agreement :

| | | (Rs.in lac) | | |
|---------|-------------------|--------------------------|--------------------------|-----------------------|
| Sr. No. | Particulars | Quarter ended 30.06.2010 | Quarter ended 30.06.2009 | Year ended 31.03.2010 |
| 1. | Turnover | 6247 | 3993 | 48202 |
| 2. | Profit before Tax | 1783 | 1454 | 23862 |
| 3. | Profit after Tax | 1363 | 720 | 17379 |

8. Previous period / year figures, have been regrouped / reclassified, wherever necessary, to conform to those of the current period.

Place : Mumbai
Dated : August 13, 2010

For and on behalf of the Board


Vyomesh M. Shah
Managing Director

