



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@ackrutcitiy.com; Website : www.ackrutcitiy.com

STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE SECOND QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2010

(Rs. in Lac)

Quarter ended September 30		Sr. No.	Particulars	Six months ended September 30		Year ended March 31
2010	2009			2010	2009	2010
Unaudited	Unaudited			Unaudited	Unaudited	Audited
14418	6731	1.	a. Income from Sale / Lease of Properties, etc.	20665	10724	48202
3	64		b. Other Operating Income	22	67	73
14421	6795		Total Income (a + b)	20687	10791	48275
		2.	Expenditure			
(1846)	(15478)		a. (Increase)/ decrease in stock-in-trade and work-in-progress	(5366)	(18870)	(19080)
5344	16395		b. Cost of construction / development	9612	19126	29804
451	322		c. Employees Cost	729	618	1215
81	45		d. Depreciation and Amortisation	175	99	311
1125	653		e. Other Expenditure	1868	1405	3326
5155	1937		f. Total Expenditure (a + b + c + d + e)	7018	2378	15576
9266	4858	3.	Profit from Operations before Other Income, Interest & Exceptional Items (1-2)	13669	8413	32699
1644	683	4.	Other Income	2733	1306	3131
10910	5541	5.	Profit before Interest and Exceptional Items (3 + 4)	16402	9719	35830
3603	2600	6.	Interest and finance charges	7312	5324	11968
7307	2941	7.	Profit after Interest but before Exceptional Items (5 - 6)	9090	4395	23862
---	---	8.	Exceptional Items	---	---	---
7307	2941	9.	Profit from Ordinary Activities before tax (7 + 8)	9090	4395	23862
1496	600	10.	Tax Expense	1916	1334	6483
5811	2341	11.	Net Profit from Ordinary Activities after tax (9 - 10)	7174	3061	17379
---	---	12.	Extraordinary Items (net of tax)	---	---	---
5811	2341	13.	Net Profit for the period (11-12)	7174	3061	17379
7274	7274	14.	Paid-up equity share capital (face value of Rs.10 per share)	7274	7274	7274
		15.	Reserves excluding Revaluation Reserves as per balance sheet of previous accounting year			138053
		16.	Earning per Share (EPS)			
7.99	3.46		Basic and Diluted EPS before extraordinary items (not annualized) (Rs.)	9.86	4.54	24.81
7.99	3.46		Basic and Diluted EPS after extraordinary items (not annualized) (Rs.)	9.86	4.54	24.81

Certified True Copy

For Ackruti City Limited

Chetan S. Mody
 Chetan S. Mody
 Company Secretary



IDENTIFICATION PURPOSES ONLY





ACKRUTI CITY

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

**STANDALONE UNAUDITED FINANCIAL RESULTS
FOR THE SECOND QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2010**

(Rs. in lac)

Quarter ended September 30		Sr. No.	Particulars	Six months ended September 30		Year ended March 31
2010	2009			2010	2009	2010
Unaudited	Unaudited			Unaudited	Unaudited	Audited
1,27,35,871 17.51 %	1,27,35,871 17.51 %	17.	Public Shareholding – Number of shares – Percentage of shareholding	1,27,35,871 17.51 %	1,27,35,871 17.51 %	1,27,35,871 17.51 %
3,21,08,850 53.51 %	3,04,39,800 50.73 %	18.	Promoter and Promoter Group shareholding			
			a. Pledged /Encumbered – number of shares – percentage of shares (as a % of the total shareholding of promoter and promoter group)	3,21,08,850 53.51 %	3,04,39,800 50.73 %	3,05,65,100 50.94 %
44.14 %	41.85 %		– percentage of share (as a % of the total share capital of the Company)	44.14 %	41.85 %	42.02 %
2,78,91,150 46.49 %	2,95,60,200 49.27 %		b. Non-encumbered – number of shares – percentage of shares (as a % of the total shareholding of promoter and promoter group)	2,78,91,150 46.49 %	2,95,60,200 49.27 %	2,94,34,900 49.06 %
38.35 %	40.64 %		– percentage of share (as a % of the total share capital of the Company)	38.35 %	40.64 %	40.47 %

IDENTIFICATION PURPOSES ONLY

Certified True Copy

For Ackruti City Limited

Chetan S. Mody
Chetan S. Mody
Company Secretary





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 28218250;
 E-mail : investorcell@ackrutcitcity.com; Website : www.ackrutcitcity.com

CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE SECOND QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2010

(Rs. in Lac)

Quarter ended September 30		Sr. No.	Particulars	Six months ended September 30		Year ended March 31
2010	2009			2010	2009	2010
Unaudited	Unaudited			Unaudited	Unaudited	Audited
16238	7829	1.	a. Income from Sale / Lease of Properties, etc.	33887	11919	57963
13	94		b. Other Operating Income	242	98	1535
16251	7923		Total Income (a + b)	34129	12017	59498
		2.	Expenditure			
(12179)	(11117)		a. (Increase)/ decrease in stock-in-trade and work-in-progress	(14939)	(17006)	(18148)
17209	11630		b. Cost of construction / development	24087	15397	31289
551	379		c. Employees Cost	888	783	1408
197	113		d. Depreciation and Amortisation	405	228	714
2196	788		e. Other Expenditure	3615	1794	4977
7974	1793		f. Total Expenditure (a + b + c + d + e)	14056	1196	20240
8277	6130	3.	Profit from Operations before Other Income, Interest & Exceptional Items (1-2)	20073	10821	39258
1200	504	4.	Other Income	1941	854	2311
9477	6634	5.	Profit before Interest and Exceptional Items (3 + 4)	22014	11675	41569
2421	3715	6.	Interest and other finance charges	8742	7351	16800
7056	2919	7.	Profit after Interest but before Exceptional Items (5 - 6)	13272	4324	24769
---	---	8.	Exceptional Items	---	---	---
7056	2919	9.	Profit from Ordinary Activities before tax (7 + 8)	13272	4324	24769
1559	636	10.	Tax Expense	3569	1378	8441
5497	2283	11.	Net Profit from Ordinary Activities after tax (9 - 10)	9703	2946	16328
---	---	12.	Extraordinary Items (net of tax)	---	---	---
5497	2283	13.	Net Profit for the period (11-12)	9703	2946	16328
68	700	14.	Share of Profit from Associates (Net)	69	1058	362
---	(1)	15.	Minority Interest (net)	(1)	2	2
---	1	16.	Pre-acquisition Loss (net)	---	32	(81)
---	(4)	17.	Goodwill on acquisition written off	(1)	(57)	(120)
5565	2979	18.	Consolidated Net Profit (13-14+15-16-17)	9770	3981	16491

IDENTIFICATION PURPOSE ONLY

Certified True Copy

For Ackruti City Limited

Chetan S. Mody
 Chetan S. Mody
 Company Secretary





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@ackrutcicity.com; Website : www.ackrutcicity.com

**CONSOLIDATED UNAUDITED FINANCIAL RESULTS
 FOR THE SECOND QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2010**

(Rs. in Lac)

Quarter ended September 30		Sr. No.	Particulars	Six months ended September 30		Year ended March 31
2010	2009			2010	2009	2010
Unaudited	Unaudited		Unaudited	Unaudited	Audited	
7274	7,274	19.	Paid-up equity share capital (face value of Rs.10 per share)	7274	7274	7274
		20.	Reserves excluding Revaluation Reserves as per balance sheet of previous accounting year			144319
		21.	Earning per Share (EPS)			
7.65	4.41		Basic and Diluted EPS before extraordinary items (not annualized) (Rs.)	13.43	5.91	23.54
7.65	4.41		Basic and Diluted EPS after extraordinary items (not annualized) (Rs.)	13.43	5.91	23.54
1,27,35,871	1,27,35,871	22.	Public Shareholding	1,27,35,871	1,27,35,871	1,27,35,871
17.51 %	17.51 %		- Number of shares	17.51 %	17.51 %	17.51 %
			- Percentage of shareholding			
3,21,08,850	3,04,39,800	23.	Promoter and Promoter Group shareholding	3,21,08,850	3,04,39,800	3,05,65,100
53.51 %	50.73 %	a.	Pledged /Encumbered	53.51 %	50.73 %	50.94 %
			- number of shares			
			- percentage of shares (as a % of the total shareholding of promoter and promoter group)	44.14 %	41.85 %	42.02 %
44.14 %	41.85 %		- percentage of share (as a % of the total share capital of the Company)			
2,78,91,150	2,95,60,200	b.	Non-encumbered	2,78,91,150	2,95,60,200	2,94,34,900
46.49 %	49.27 %		- number of shares	46.49 %	49.27 %	49.06 %
			- percentage of shares (as a % of the total shareholding of promoter and promoter group)			
38.35 %	40.64 %		- percentage of share (as a % of the total share capital of the Company)	38.35 %	40.64 %	40.47 %

IDENTIFICATION PURPOSE ONLY

Certified True Copy

For Ackruti City Limited

Chetan S. Mody
 Chetan S. Mody
 Company Secretary





ACKRUTI CITY

**UNAUDITED FINANCIAL RESULTS FOR THE
SECOND QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2010**

Notes :

1. The above financial results were reviewed by the Audit and Compliance Committee and thereafter approved by the Board of Directors at their respective meetings held on October 30, 2010. The Statutory Auditors have carried out a limited review of the Unaudited Financial Results for the second quarter and half year ended September 30, 2010. 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.ackruti.com and on the websites of BSE (www.bseindia.com) and NSE (www.nseindia.com).
2. The Company, upto June 30, 2009, was recognising revenue from sale of incomplete properties based on the percentage of completion method, only after work had progressed to the extent of 40% of the total work estimated which, with effect from July 1, 2009, is recognised upon incurring 25% of the total estimated project cost, subject to receipt of atleast 10% of the total sale consideration.
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 Ackruti Warehousing Limited (AWL) and Ackruti 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. During the quarter under review : the Company (i) subscribed to and was allotted further 40,000 equity shares each of Harmony Erectors Private Limited; Sunmist Builders Private Limited (formerly Oracle Shelters Private Limited); and Jihant Housing Private Limited, all three companies being wholly owned subsidiaries of the Company; (ii) acquired 10,000 equity shares of Merrygold Buildcon Private Limited (MBPL), consequent to which MBPL became a wholly owned subsidiary of the Company; (iii) acquired 800 equity shares of Pure Gold Developers Private Limited (PGDPL), consequent to which, PGDPL became a subsidiary of the Company; (iv) subscribed to and was allotted further 13,630 equity shares of Leading Work Properties Private Limited (LWPPL), consequent to which LWPPL became an associate of the Company; and (v) consequent to the further issue of equity share of Pushpak Healthcare Services Private Limited (PHSPL), which the company did not subscribe to, PHSPL, formerly a subsidiary, became an associate of the Company.
6. Inventory carrying costs include interest and other finance charges as per the principles of Accounting Standard AS-16 (Borrowing Costs).
7. Status of investors' complaints for the quarter ended September 30, 2010 :
Opening : Nil ; Received : Nil ; Resolved : Nil ; Closing : Nil.
8. Information on standalone accounts as per Clause 41 of the Listing Agreement :

Sr. No.	Particulars	(Rs. in Lac)				
		Quarter ended 30.09.2010	Quarter ended 30.09.2009	Six Months ended 30.09.2010	Six Months ended 30.09.2009	Year ended 31.03.2010
1.	Turnover	14421	6795	20687	10791	48275
2.	Profit before Tax	7307	2941	9090	4395	23862
3.	Profit after Tax	5811	2341	7174	3061	17379

IDENTIFICATION PURPOSES ONLY



Certified True Copy

For Ackruti City Limited

Chetan S. Mody
Chetan S. Mody
Company Secretary



9. Unaudited Statement of Asset and Liabilities :

(Rs. in Lac)

Particulars	STANDALONE		CONSOLIDATED	
	September 30, 2010	September 30, 2009	September 30, 2010	September 30, 2009
	Unaudited	Unaudited	Unaudited	Unaudited
Shareholders' Funds				
a. Share Capital	7274	7274	7274	7274
b. Reserves and Surplus	145227	128039	149982	129582
c. Share Application Money	----	----	535	420
Loan Funds	159913	114667	181271	121922
Minority Interest	----	----	15	13
Total	312414	249980	339077	259211
Fixed Assets	6615	1166	20555	7427
Capital Work-in-Progress	218	444	10944	3117
Goodwill on Consolidation	-	-	9692	13054
Investments	51852	48454	36634	32913
Deferred Tax Assets	470	507	465	511
Current Assets, Loans and Advances				
a. Inventories	52467	52537	86328	76354
b. Sundry Debtors	17620	27427	26267	27927
c. Cash and Bank Balances	23966	20685	29207	21633
d. Other Current Assets	25197	14841	26892	8677
e. Loans and Advances	161390	96787	138019	96735
(a)	280640	212277	306713	231326
Less : Current Liabilities and Provisions				
a. Current Liabilities	18488	10436	33367	20400
b. Provisions	8893	2432	12559	8737
(b)	27381	12868	45926	29137
Net Current Assets (a) - (b)	253259	199409	260787	202189
Miscellaneous Expenses to the extent not written off	----	----	----	----
Total	312414	249980	339077	259211

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

Place : Mumbai

Dated : October 30, 2010

Certified True Copy

For Akkruti City Limited

Chetan S. Mody
Chetan S. Mody
Company Secretary

For and on behalf of the Board

Vyomesh M. Shah
Vyomesh M. Shah
Managing Director

IDENTIFICATION PURPOSES ONLY

