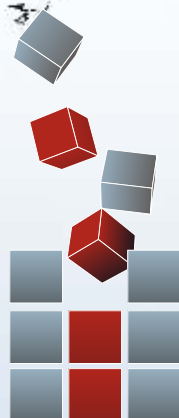


Ashiana Housing Limited

Annual Report 2010-11



BUILDING ON 
Successful
EXECUTION

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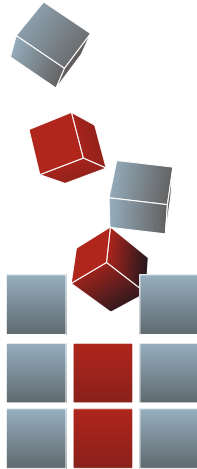
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BUILDING ON 

Successful EXECUTION

Starting from way back in 1986, Ashiana today boasts of delivering and maintaining more than 6000 happy homes.

The simple ideology that has helped us in achieving what we have today is to execute well. Ashiana has seen a smooth & a constant growth till date. Over the last few years, there have been focused & composed efforts put within the company to build the standard procedures & systems to help the company take a leap forward. Strengthening of the supporting functions like HR, IR & IT, creating synergies through the entire value chain, decentralization of operational activities are some of the key steps undertaken.

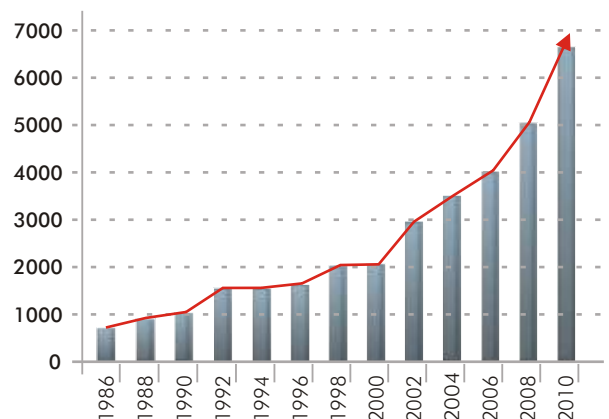
It has helped us in putting all the right pieces together in the right place & at the right time...

It has helped us building such a strong base on which the future can be built....

It has helped us in becoming an integral part of

many lives, to bring a smile of satisfaction on their faces...

Now with the strong foundation & the spirit of serving a lakh homes in coming years drives us & motivates each one of the employee in Ashiana to feed an ever increasing need of quality homes in middle income segment of the country.



Homes Delivered as on.....



NURTURING Smiles

Our core purpose is to **BRING A SMILE**
of satisfaction on people's faces



Core Values

HAPPINESS all Around

TRANSPARENCY

Going the EXTRA Mile

NEVER Give Up



Creating **HAPPINESS**
all around

Company Snapshot

102.94 Lakhs sq. ft. Constructed

History of over 25 years

High Brand Visibility

Over 70 Lakhs sq. ft. area under development

In house construction capability

Direct sales approach

Pioneer in Active Senior Living in India

Net Debt Free

Managing and maintaining group housing complex for over 19 years with 6000 units under management

Projects in Delhi(NCR), Rajasthan, Maharashtra, Jharkhand

Active Senior Living, Group Housing





10 YEARS of successful execution AT A GLANCE

₹ in Lakhs											
Sl.no.	Particulars	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11
1	Share Capital	535.31	535.31	535.31	535.31	516.70	516.70	1808.45	1808.45	1808.45	1861.00
2	Reserve & Surplus	570.55	946.46	1461.64	1402.84	1926.10	2717.35	4968.33	7819.59	11170.50	15633.92
3	Net Worth	1105.86	1481.77	1996.95	1938.15	2442.80	3234.05	6776.77	9628.03	12978.94	17494.92
4	Long Term Debts	121.01	136.76	144.38	136.96	131.58	315.62	256.08	111.38	784.13	68.29
5	Gross Fixed Assets	305.88	316.22	358.43	430.79	596.00	1396.92	2804.81	3211.93	3434.15	4809.41
6	Net Fixed Assets	209.46	212.32	244.11	300.97	441.48	1227.58	2539.79	2822.16	2910.22	4153.26
7	Capital Work In Progress	0.30	-	-	21.12	217.71	621.67	255.12	518.73	1304.63	46.60
8	Investments	442.86	491.03	1157.46	1885.03	2322.08	2694.97	4572.07	4068.38	4985.43	7481.59
9	Net Current Assets	598.87	943.72	767.84	(93.93)	(372.20)	(819.99)	(105.21)	2610.36	4873.74	6449.96
10	Sales & Other Income	1325.89	2208.09	2636.98	1456.77	3921.22	5568.71	13345.11	10401.04	12102.91	15412.49
11	Operating Expendiure	1216.66	1804.27	1994.70	1437.67	3294.61	4446.70	8860.73	7026.58	7411.18	9562.29
12	EBITDA (Operating Profit)	109.23	403.82	642.28	19.10	626.61	1122.01	4484.38	3374.46	4691.73	5850.20
13	Profit Before Tax	94.45	389.26	624.78	(0.41)	598.66	1086.14	4341.84	3208.10	4436.66	5582.48
14	Profit After Tax	86.55	351.01	575.56	(12.63)	553.07	944.67	3865.10	2839.88	3676.96	4385.75
15	EPS	0.44	1.92	3.07	(0.07)	3.06	5.22	21.37	15.70	20.33	23.57
16	Dividend (₹ per Share)	-	-	0.29	0.29	0.57	0.71	1.50	-	1.50	1.75
17	Return on Avg. Net Worth %	8%	27%	33%	-1%	25%	33%	77%	35%	33%	29%
18	Gross Advances from Customers	1902.50	1511.16	1758.85	4687.08	6916.94	8895.29	7600.07	13671.32	11921.64	12046.18

Note: All figures are consolidated.



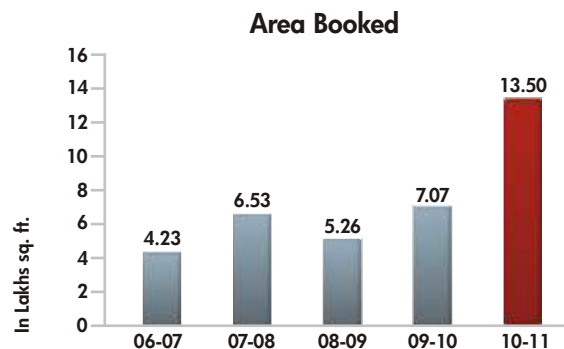
BUILDING ON ■■■■➔
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STRIKING

a Perfect Ten

Operational Highlights



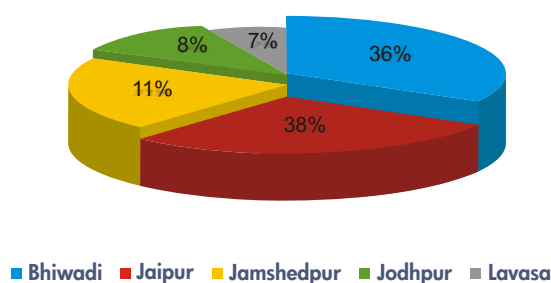
Saleable area of ongoing projects as on 31st March 2011:

- Total - 70.11 lakhs
- Launched - 45.91 lakhs
- Booked - 29.98 lakhs

Area booked during the year

- 13.50 lakhs sq. ft.

Area Booked by Location 2010 - 11



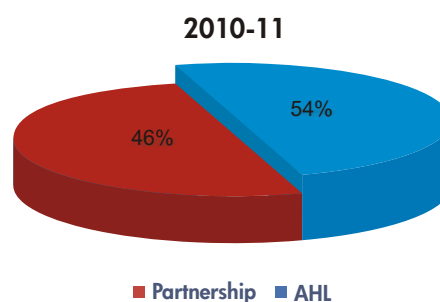
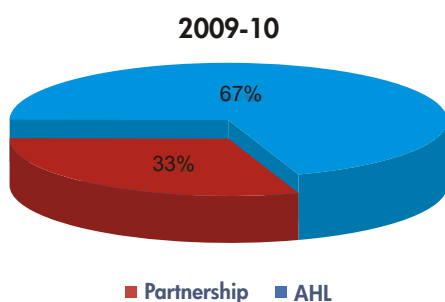
Major contributors

- Aangan in Bhiwadi (4.68 lakhs sq. ft.)
- Rangoli Gardens in Jaipur (3.09 lakhs sq. ft.)

Area booked in Partnership Firms

- 6.23 lakhs sq. ft.

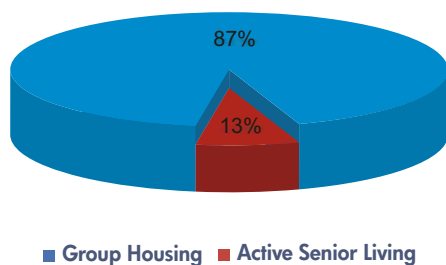
Area Booked in Partnership Firms





CATERING for a large Customer Base

Area Booked by Segment (Lakhs sq. ft.) 2010-11



New Launches in the Year

- Aangan-Phase IV, Bhiwadi
- Aangan-Phase V, Bhiwadi
- Aangan Plaza, Bhiwadi
- Amarbagh-Phase IV, Jodhpur
- Rangoli Gardens-Phase II, Jaipur
- Ashiana Brahmananda-Phase II, Jamshedpur

Conversion Ratio

Conversion Ratio (Bookings/Site Visits) improved by 18% as compared over the last year.

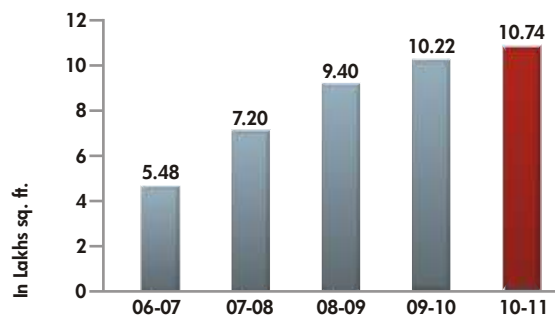
Average Realization

Average Realization - ₹ 2055 per sq. ft. (previous year ₹ 2071 per sq. ft.).

Construction

- Highest ever construction of 10.74 lakhs sq. ft. for the year.
- Village Centre, the commercial complex with shops for retail, office space and hotel rooms became fully operational in FY 2010-11 (total Built Up Area of 1 lakh sq. ft.).
- Treehouse expansion completed successfully with high occupancy.
- Started construction at Rangoli Gardens, a 25 lakhs sq. ft. project.

Equivalent Area Constructed





BUILDING ON ■■■■➔
Successful
EXECUTION



Completing the SERVICE CHAIN

Other Developments

UTSAV - Rebranded to 'UTSAV - Active Senior Living' from 'UTSAV - Retirement Resorts'

Bhiwadi office shifted from Ashiana Bageecha complex to Village Centre with more space & better infrastructure

Circulation of the corporate newsletter "Apna Ashiana" reached to 19,000 families

Another office was taken on lease in New Delhi to accommodate the growing employee base

Added four more subsidiaries primarily for acquiring land

- Topwell Projects Consultants Ltd.
- Latest Developers Advisory Ltd.
- MG Homecraft LLP
- Neemrana Builders LLP

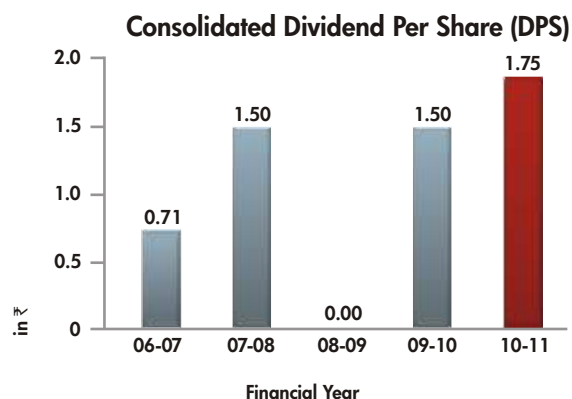
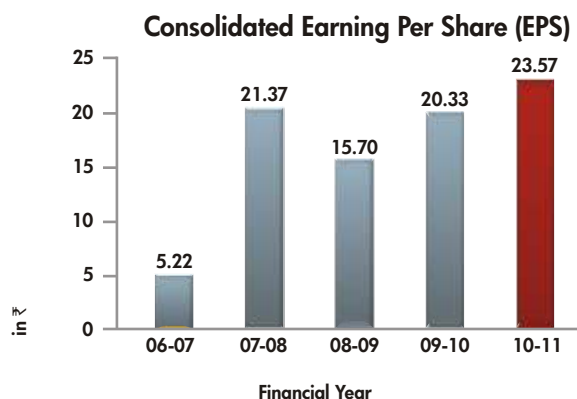
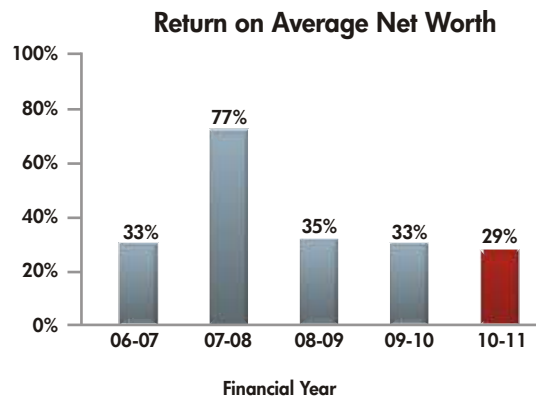
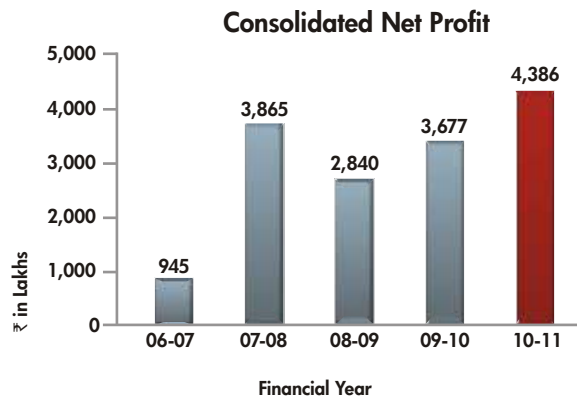
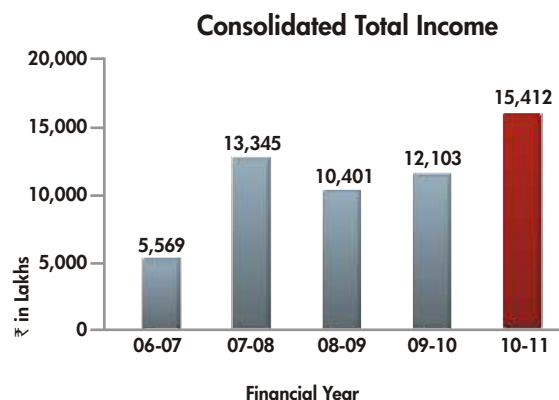
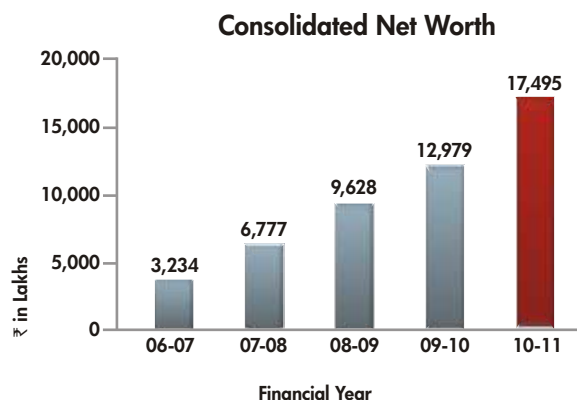


▲ Village Centre, Bhiwadi



PUSHING the Bar Higher

Financial Highlights





“We have **STRENGTHENED** the support functions by putting in better practices and systems to improve the **EFFICIENCIES.**”

Om Gupta
Chairman Emeritus

Ashiana Aangan, Bhiwadi



Letter From Chairman Emeritus

Greetings Shareholders,

It is always a pleasure to communicate with you & on this occasion I present the Annual Report on the performance of Ashiana Housing during the year 2010-11. Your company has achieved highest ever bookings of 13.50 lakhs sq. ft. this year. Even though, we had a difficult year in terms of status quo order of the MoEF for our Utsav project at Lavasa, we were able to exceed our booking target. We see volumes to be driving our future growth and we expect to book 16 lakhs sq. ft. in FY 2011-12 and expect to reach the 25 lakhs sq. ft. mark by 2013-14.

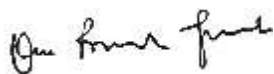
This year, we had launched Rangoli Gardens in Jaipur, our largest project till date. We received better than expected response. Construction is in full swing and we expect to deliver the first phase ahead of schedule.

Over the year we have strengthened the support functions of HR, IT and material management by putting in better practices and systems to improve their efficiencies. We have also improved information flow across stakeholders. A structured meeting rhythm that increases communication across employees, a customer care service that allows existing customers to resolve queries and complaints if they have any, through a dedicated mail id for them.

With India's GDP growing at a CAGR of 8-9%, the long-term prospects of the Indian real estate sector appear very bright. Urbanization and demand of dwelling units is pacing faster than the construction of the same. The projected demand of housing units in the middle income segment alone is 16 million homes in the next 20 years. Our endeavor will be to cater to the need above and thrust areas in the coming years would be to build a strong knowledge base, strengthen our presence in existing cities and expand into newer geographies.

Lastly, I take this opportunity to thank and congratulate all employees of your Company for their unstinting efforts to ensure continued good results for the Company. I would also like to thank all shareholders for their continuous encouragement and support.

With best wishes,



Om Gupta
Chairman Emeritus



“Forbes rates Ashiana among the **200 BEST UNDER A BILLION DOLLAR** Companies in Asia. Out of 39 Indian Companies listed Ashiana is the **ONLY REAL ESTATE COMPANY.**”

Vishal Gupta
Managing Director

Ashiana Woodlands, Jamshedpur



Q & A with the MD

Q. Can you highlight your achievements in the year gone by?

A. This year we saw some of the remarkable achievements in the history of Ashiana.

Ashiana got listed in the annual list of 'Asia's Best under a Billion' in 2010 compiled by Forbes. Of the 39 Indian companies that made it to the list, ours was the only one from the Real Estate sector.

With bookings of 13.50 lakhs sq. ft. this fiscal year as compared to 7.07 lakhs sq. ft. in the last fiscal, we achieved a growth of 91% YoY. We also got Village Centre, the commercial complex with shops for retail, office space and hotel rooms fully operational in the first half of FY 11.

With the aim of building the base for strong foundation, employee strength was one of the major focus areas. Other being improvements in land acquisition process, strengthening support functions like IT. We also took a new office on lease in New Delhi in the same building.

On financials, revenue grew at 27% to ₹ 15,412 lakhs this year, of which the net profit amounted to ₹ 4,386 lakhs.

Q. You have generated high ROE in your business in the last 5 years? Do you see these numbers being sustained in the future?

A. One of our key strategies while looking for acquiring projects, is to determine what will be the overall return on the project (assuming there is no increase in the land prices during the duration of the project). Only if those ROIs look appealing do we move forward. While one can say that such a strategy is extremely conservative, but over time this has become part of our DNA. We seek only those projects which give us our requisite margins in the long term.

While at a operating levels we aim to maintain our margins in the coming years, our net profit margins may be impacted, as over time we move from MAT regime to being taxed at higher corporate tax rates.

Q. Many developers have stated their intention to focus on middle income housing, a segment that you historically have focused on. Do you see increasing competition in this segment?

A. We have been in the business of middle income housing for the last 25 years. We have steadily built up our capabilities, and it would be difficult for any new entrant to replicate our competitive advantages in a short term. Having said that, the size of the opportunity in real estate in the next 20 years is huge. Over 25 million units need to be built, and there is space for everyone to prosper & grow. We welcome healthy competition and feel that since the size of the pie is growing, and real estate being a much localised business, there is no dearth of opportunities for established players like us.

Q. What is your land acquisition strategy? How has your thought evolved on this over the years?

A. We, as a company don't believe in land banking model. Simple outlook is that we want to grow on an average by 25-30% YoY in the longer run. So, at any given point of time, land inventory of 5-7 times execution capability is sufficient enough to achieve the targeted growth in sales and construction. Overall, a project consumes about 9 months to a year in planning and approvals phase and another 2-3 years in construction.

While acquisition, we first identify target locations based on market dynamics, our brand presence, culture and economy of that particular micro market, then we decide on the type of product (Active Senior Living or Group Housing) that will work in that market and also the product mix. Basic project feasibility studies are done to calculate the minimum gross margins that a project is expected to deliver. Component of land cost is kept at 20-25% of total cost or lower.

Q. We see commodity inflation impacting many companies in India? Two of your basic raw material, steel & cement are also seeing regular price increases? How will this impact your margins going forward?

A. In our experience, the increase of these raw materials does not impact us in the long term. In the short run it might depress our margins, but over the time, this gets passed on to the final consumer. As long as Indian GDP keeps growing at a 8%+, and the rapid urbanisation plays out in India, there will be enough wage hikes to take care of the price increases in the raw materials.

We feel that commodities like cement & steel are key to building out the infrastructure in India and in the long run there is enough supply & competition to keep these commodity prices in check.

Q. Ashiana Housing was listed as “Best under a Billion Dollars” by Forbes? You are the only Indian real estate company so chosen? On what criterion were you shortlisted and how does this citation help your business?

A. Forbes’ ‘Best Under A Billion’ list highlights the 200 top-performing small and midsize enterprises with revenues under \$1 billion that have been at the forefront. It picks these firms from close to 13,000 publicly listed Asia-Pacific companies with actively traded shares and sales between five million dollars and one billion dollars. The selection of the best 200 companies is based on earnings growth, sales growth, and shareholders’ return on equity in the past 12 months and over three years.

This is a major milestone for us. In bestowing this honor, Forbes has recognized the remarkable growth that Ashiana has achieved over the last 5 years. This distinction has strengthened our vision of profitable growth and reaching new horizons. I am certain that our commitment to excellence and devotion to customers will help us in achieving the goal.

Q. Ashiana Housing has come a long way in the last decade? How do you plan to grow your presence in future?

A. Going forward, we will be focusing on our target segments which are Middle Income Housing and Active Senior Living. By 2012-13, we are targeting bookings of 20 lakhs sq. ft. every year. This growth will come from consolidation of our existing locations and further growth will come from expansion into newer locations. We are actively looking for land parcels and JVs in newer locations and hope to close on these later this year.

Q. You initiated the process to merge your subsidiary ARVL with AHL in this year. In the last year you incorporated four more subsidiaries? Could you explain the reason being this seemingly conflicting approach?

A. Ashiana Retirement Villages Ltd was a wholly owned subsidiary of AHL. It was created as a SPV to spearhead the company’s initiative in the Active Senior Living space. The idea was to house all the Utsav projects in the company. However, it does not make business sense to carry the business in separate entities, hence we decided on the merger. Also please remember that it is a wholly owned subsidiary and there is no dilution of equity of the company.

As for the four new wholly owned subsidiaries incorporated recently, they were created as SPVs to acquire land parcels over the time.

Q. Since the beginning of this calendar year there have been some macro head winds in terms of inflation, rising commodity prices and interest rates. How do you see these impacting your business prospects and how do you propose to counter them?

A. The start to the new financial year has seen a number of factors that are worrisome. The inflation is currently hovering between 8-9% and much above the comfort zone of RBI. The Central Bank in turn has increased the Repo rates & Reverse Repo rates aggressively in the last 12 months. This has resulted in high cost of funds in terms of home loans for end users. The commodities also have been very volatile and have in turn increased our input costs.

In the short term, the high interest rates are a big negative to the real estate sector. However we do see this as a temporary phenomenon and do feel that the inflation will peak out during the course of this year. RBI is conscious that massive investments need to be made in the Indian infrastructure, and will quickly move to counter any slowdown due to high interest rate regime.

On our part we have come out with some innovative schemes, where in we pay part of the EMI of customers till they get possession of the apartment, so that they don’t have to pay out rent and EMI at the same time. We also have focused on middle income housing and conceived our projects keeping the affordability factor in mind.

Q. One of the strengths of the company is that it has been almost debt free in the last decade. Recently there was news that you were proposing to raise upto ₹ 50 Cr in debt. What are the reasons for doing the same and does this action reflect a change in your strategy for raising debt?

A. There are two reasons for the debt that we have raised on our books. Historically we have been a very asset light company and have sold all the projects that we have built over the time. In one of landmark projects, Ashiana Utsav in Bhiwadi we had some spare FSI and so we developed an Hotel and a shopping complex (Treehouse and Village Centre). Now these assets are fully functional and generate regular cash flows for the company. Since a significant amount of capital was utilised in building these assets, we have now aimed to monetising them by raising long term funds by securitising the receivables.

Secondly as our brand has evolved and our reach has increased over the years. We are now looking for more opportunities and as we have a very strong balance sheet, we decide to leverage it smartly. We are very conscious that one of the key strengths of our company is conservative cash flow management.

Q. Are there any equity dilution plans of the company in the immediate future?

A. There are no equity dilution plans by the company in the immediate future. Our requirements are more than met by the customer advances that come in, and our cash flows in the past have been robust to sustain our growth.

Q. You now talk about Active Senior Living? Could you explain this term? What are your plans for building the Utsav brand in the long term?

- A. That's right. We have actually rebranded 'Utsav - Retirement Resorts' to 'Utsav - Active Senior Living'. We felt that as Utsav does not only provide homes for seniors, rather it's a lifestyle product which gives them the chance of living an independent, active life with all the basic amenities of health, security and companionship being met at one place. 'Utsav - Active Senior Living' conveys the better essence of lifestyle.

Till date, we have created senior living projects in Bhiwadi, Jaipur and Lavasa (under construction). With all the valuable experience in this segment and ever growing demand, we aim to build these projects across India and are on the lookout for a new location for launch.

- Q. Do you feel that the housing sector is cyclical in nature? If yes then what are the steps that you are taking to insulate yourself from the vagaries of the business cycle?
- A. Yes to some extent the real estate business is cyclical in nature. We had a big downturn in 2008 and since then the sales have improved, by a huge margin.

Our core business model is to generate volumes and maintain a certain margin in our projects. We are not banking on price appreciation of our projects to make supernormal profits. So to that extent we move to a different beat. This approach has held us in good stead in the slowdown of 2008 and has resulted in record sales and construction in the year gone by. We hope to continue on this note and hope to build on our sales and delivery capabilities in the coming years.

- Q. A lot of your sales happen through referrals. Why is that the case and do you anticipate this sales channel to play an important role in the future also?

- A. Approximately 30% of our sales happen through referrals. Yes, it is a very important sales channel. It reflects the improved experience and confidence of current customers over the homes built by Ashiana. This will surely continue to play an important role in the future.

- Q. Please share your view on the development in Lavasa. What will the impact to your top-line & bottom-line due to the uncertainty surrounding the project?

- A. Construction was stalled in Lavasa on 27th Nov 2010. The four month period costed about ₹ 60 lakhs in indirect costs. If we see in terms of developable area, it is less than 10% and hence it did not majorly affect operations. Currently its costing about ₹ 15-20 lakhs per month in indirect costs. We hope to get the matter resolved later this year by getting the clearance from Ministry of Environment and Forests.

- Q. Any message for the shareholders?

- A. We have achieved our sales targets for the year, and have set aggressive goals for the coming year. We are actively scouting for new projects and hope to be successful in our endeavors in the coming months. We are also focusing on preparing the company for the next level of growth and have started a number of initiatives for the same. We aim to grow fast from here, but at the same time very conscious that we are able to maintain our operating margins.

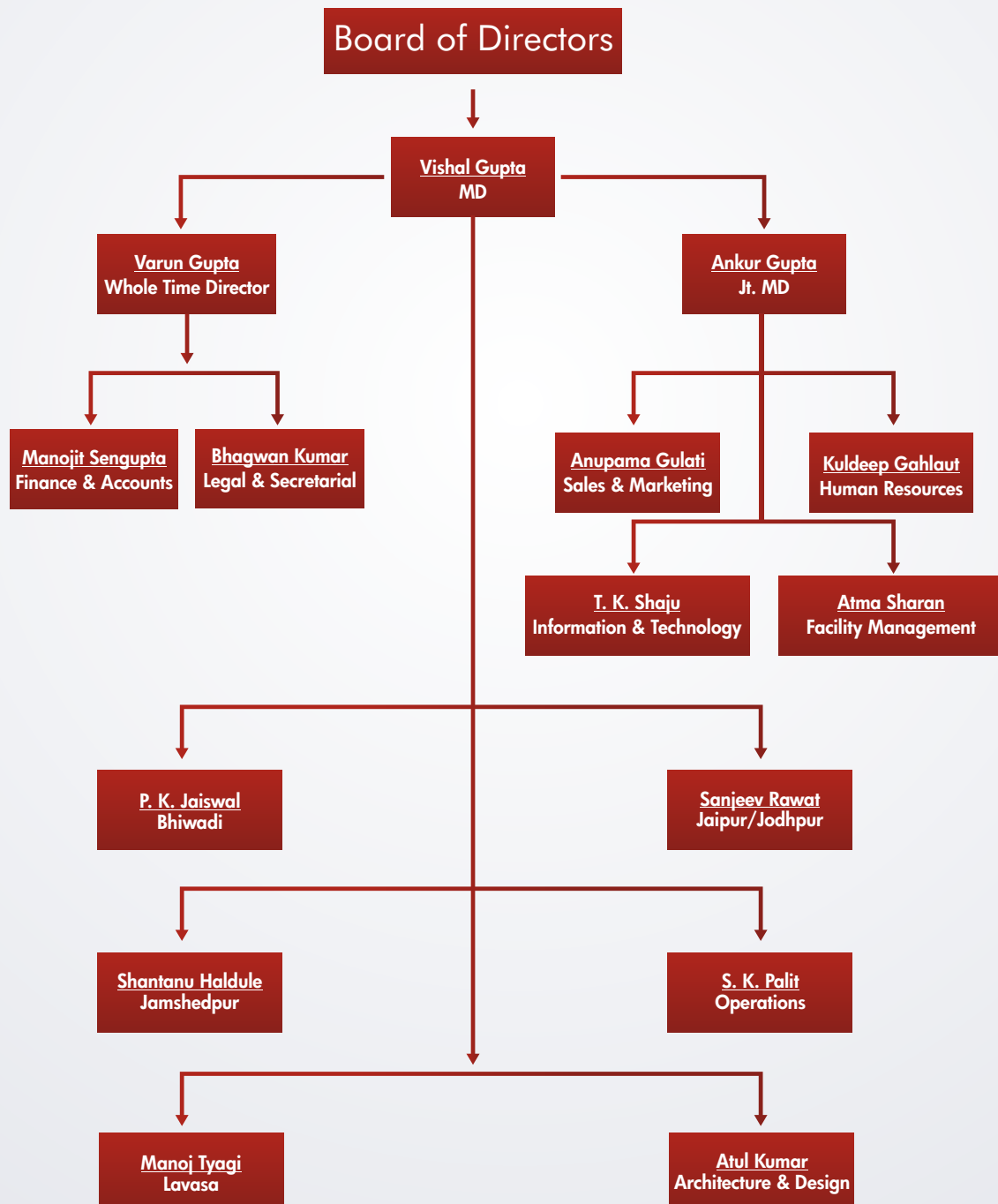
Utsav - Active Senior Living, Jaipur





SYNERGY for Teamwork

Organisational Chart





BUILDING ON ■■■■→
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EXECUTION



Management at its Best

Key Management Team

The operations of the Company are overseen by a professional management team under the guidance of its Managing Director Vishal Gupta. The top management team has the requisite experience and the qualification for their respective responsibilities. A brief profile of the top management team is as follows:

Vishal Gupta

He is the Managing Director of the Company. Mr. Vishal Gupta is a graduate from Sydenham College (Mumbai) and an MBA from FORE School of Management (Delhi). Mr. Vishal Gupta is acknowledged for his in depth understanding of the real estate business, customer psychology and market behavior. He has a great eye for detail and takes a keen interest in the conceptualization and planning of new housing projects for the Company. He is associated with Ashiana for the last 16 years and actively involved in finance, marketing, project execution and general administration. He has been instrumental in present growth of the company.

Ankur Gupta

He is the Joint Managing Director of the Company. Mr. Ankur Gupta is a Bachelor in Business Administration from Fairleigh Dickinson University (USA) and MS in Real Estate from New York University (USA). Mr. Ankur Gupta focused on residential projects for senior citizens during his research work at University. His experience was put to good use at Utsav and currently he leads Marketing, HR and IT of the Company. He also looks after Hotel and Facility Management segments. He has around eleven years experience and is actively associated with Ashiana for the last 9 years.

Varun Gupta

He is the Whole Time Director of the Company. Mr. Varun Gupta is a Bachelor in Science from Stern School of Business, New York University (USA). Mr. Varun Gupta majored in Finance and Management and graduated with the high

academic distinction 'Magna Cum Laude'. He then joined Citigroup in Commercial Mortgage Backed Securities where he was underwriting commercial real estate. After a year and a half of this rich experience, he has joined Ashiana where he is looking after Land and Finance for the last 3 years.

Note: Mr. Vishal Gupta, Mr. Ankur Gupta and Mr. Varun Gupta are brothers in relation.

Pramod Kumar Jaiswal

51 years, is our Vice President. He holds a degree of Bachelor of Engineering (Civil) and has over 27 years of experience out of which 22 years are with Ashiana. Mr. Jaiswal is responsible for implementation and execution of company's projects in Bhiwadi (Rajasthan). Mr. P. K. Jaiswal has many successful projects in his name; he was also instrumental in completing the Tataward Hospital at Patna medical college in the record time of 90 days. Prior to Ashiana he was associated with Vishnu Sugar Mills at the senior position.

Sanjeev Rawat

50 years, is our Vice President. He is looking after the entire project implementation, execution and other senior managerial work in Jaipur and Jodhpur (Rajasthan). He had been in the Indian Navy and retired from the post of Commander. Mr. Rawat is a Master of Science in Defence and Strategic Studies and has around 30 years of experience. He is associated with Ashiana for the last three years and eight months.

Lt Col (Retd) Shantanu Haldule

Vice President, Jamshedpur (Jharkhand). This 43 year old retired Army officer is a B.A. with Industrial Relations & Personnel Management and has a post graduate Diploma in Industrial Security & Corporate Intelligence. He is the profit center head at Jamshedpur, responsible for project implementation, revenue generation and to lead Jamshedpur team towards achieving the assigned targets. He brings his rich experience of 22 years in uniform and has been with Ashiana since 01st March 2010.

Manoj Tyagi

38 years, is our Vice President. He is looking after the entire project implementation, execution and other senior managerial work in Lavasa (Maharashtra). He holds the degree of Bachelor of Technology and Post Graduate Diploma in Management. Mr. Tyagi has around 14 years of rich experience. Prior to Ashiana he was working with Bharat Heavy Electricals Ltd. He joined Ashiana on 01st February, 2008.

Atma Sharan

51 years, is the Vice President heading our subsidiary company VML, responsible for the Facility Management and Active Senior Living business. He is an alumnus of IIM, Ahmedabad, and holds a diploma in Automotive Engineering. After a career in the defence forces, he joined Ashiana Housing Ltd in Oct, 2007. For two years he headed the sales and marketing operations of the Company before taking up the present assignment since Feb 2010.

Shyamal Kumar Palit

49 years, is our Vice President (Operations). He is in charge of construction and planning activities of the company and has 25 years of rich experience in Civil Construction and Planning. He holds a degree in Civil Engineering. Mr. Palit was previously employed with Hyundai Corporation in Kuwait. He is associated with Ashiana for the last 19 years.

Bhagwan Kumar

39 years, is the Company Secretary of the Company. Mr. Kumar is an associate member of the Institute of Company Secretary of India and is a law graduate also. He is looking after the entire company secretarial work of all the group companies. He is also responsible for entire legal affairs of the company and its associates. Mr. Kumar has rich

experience of over 15 years. He had worked with reputed groups like Modi group of companies, Rungta Irrigation Ltd. at a senior level. He has been associated with Ashiana for the last 6 years.

Manojit Sengupta

CA Manojit Sengupta, 38 years is the General Manager (Finance & Accounts) of the Company. He is a member of the Institute of Chartered Accountant of India. Mr. Sengupta did his article ship with a very reputed internationally associated CA firm at Kolkata. He has successfully completed various certification courses including ISO 9000:2000 Series Auditors/Lead Auditor course. Mr. Sengupta is looking after the corporate finance, accounts, auditing of all the group companies and being a member of Internal audit committee he ensures internal control system of the company. He has rich and versatile experience in different industries with reputed organizations of over 17 years. He joined Ashiana on 6th August 2008.

Kuldeep Gahlaut

46 years, is our Vice President. He is looking after the Human Resource department of the Company. Mr. Gahlaut is a retired Colonel from Indian Army. He holds a Master of Science degree and Post Graduate Diploma in Business Management. Mr. Gahlaut has 26 years of rich experience. He joined Ashiana as VP, Jamshedpur in 2009 and moved on to head the company's HR operations from April 2011.

Anupama Gulati

42 years, is our General Manager, Sales & Marketing. She is a Bachelor of Engineering in Electronics and Telecommunications. She comes from the senior most batch of the 'Women Officers' in the Indian Air Force and brings in a rich experience of over 20 years. She joined Ashiana on 30th November 2009.

Key Management Consultants

Sushil Kumar Trishal

66 years, is the technical advisor of the company. Mr. Trishal holds a bachelor degree in engineering (Civil) and has rich experience of 48 years. He has worked with reputed groups like Ahluwalia Constructions (I) Ltd. He has been associated with Ashiana for the last two years.

B. Sengupta

62 years, is senior consultant on the panel of the company. Mr. Sengupta holds a bachelor degree in architecture and has rich experience of over 40 years. He has been associated with Ashiana since its inception.

Atul Kumar

59 years, is the architect advisor of the company. Mr. Kumar holds a bachelor degree in architect from SPA, Delhi and has rich experience of 36 years. He has been associated with Ashiana for the last five years.

Ashok Gongopadhyay

65 years, looks after the CSR activities of the Company. He has served in the army and para-military organization for 25 years. He has an experience of over 45 years and in Ashiana he has over 18 years of experience with distinguished career. Prior to Ashiana he was associated with the Indian Institute of Security and Safety Management at a senior level.

Management Discussion and Analysis

INDUSTRY STRUCTURE, DEVELOPMENTS & OUTLOOK

“India lives in villages” an oft-repeated adage is losing relevance these days under the urbanizing India. Since 1931, the portion of India living in cities has grown gradually along with the rising GDP of the country. Currently 340 million people live in cities amounting to 30% of the Indian population, and this will rise to 590 million people by 2030 as per a study by McKinsey. The impact of this can be gauged from the vision of urban development included in the Eleventh Five Year plan by Government; “Indian cities will be the locus and engine of economic growth over the next two decades, and the realization of an ambitious goal of 9% -10% growth in GDP depend fundamentally on making Indian cities much more livable, inclusive, bankable, and competitive.” This is significant in explicitly recognising the role of cities in achieving rapid economic growth.

On a macro level, the underlying theme of the Government has been recovery of the economy from the unprecedented crisis of 2007-09 in the recent years. World GDP, which had declined by 0.6 percent in 2009, grew at 5 percent in 2010 and is expected to stabilize at about 4.4 percent in 2011. The Indian Economy bounced back well and is estimated to grow at 8.5 percent in 2010-11 as compared to 8 percent in 2009-10. But at the same time inflation also reached its peak, leading the RBI to raise interest rates sharply last year. This surely had some affect otherwise but rising sales throughout reflected the customer’s confidence and the buoyant demand in the segment.

Going back on the demand, from 340 million people to 590 million in 2030, this means addition of 250 million people in cities in next 20 years. This will mean more jobs, better infrastructure, services and housing. Apart from the existing housing needs, these 250 million people (let’s say an average family size of 5) will require 50 million homes in next 20 years. Currently there are 42 cities in total and in the next two decades, there will be 68 cities. These new cities will emerge out of villages or will be offshoots of large metropolitans. This phase of transition brings in itself immense opportunities of development and growth.

Bhiwadi for example, which was unknown two decades back, today homes umpteen top notch global industries. It is part of the 2021 National Capital Region Plan. Bhiwadi has got plants of major multinational companies that one can think of. These companies have acquired huge acres of land in Bhiwadi, made crores of investment and employed

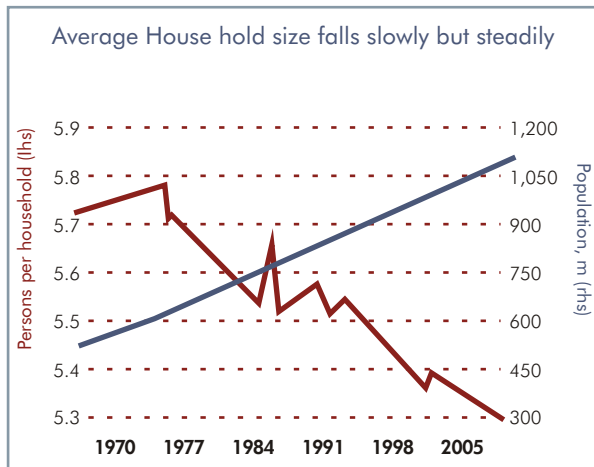
thousands of people. Saint Gobain, for example, created 2500 jobs, Honda car employs 5000 people, Orient craft has created 14000 jobs & Jaguar 1000 jobs, SRF Ltd, already employ 400-500 people in the city, Nahar Group has 2000 employees and the list continues.

Ashiana ventured into Bhiwadi in 1992. Started the first project - Ashiana Greens with 130 units and 5 shops. Ashiana at that time was the first organized developer in Bhiwadi. After that, we came with several projects like Ashiana Bageecha, Ashiana Gulmohar, Ashiana Gardens, and Ashiana Rangoli over the years. Immense industrial growth all the way has not only projected Bhiwadi into being the third largest industrial hub in the country but also has created a huge demand for housing and other infrastructure facilities. Till now, we have delivered approximately 2,750 happy homes in Bhiwadi. Today Bhiwadi is witnessing ever rising residential and commercial developments. And Ashiana with currently 600 homes in pipeline in Ashiana Aangan and a couple of more projects under pre-launch stage is all set to grow along with the growing Bhiwadi.

Another example could be Gujarat. If we just look at the investment figures, in the past decade, ₹99,805 crores have been invested in infrastructure of Gujarat, and the investment planned for next decade is ₹11,80,912 crores. The remarkable industrial and economic growth will naturally call for enhanced infrastructure. If this happens we will see demand for housing outstripping supply. The demand for housing, for example in Ahmedabad alone had rose to about 1.35 lakh units annually whereas the supply is less than 40,000 units. The growth of the industry in Gujarat is apparent from the difference in stamp duty and registration revenue, which went up from 19 percent to 34 percent of the total state revenue in the last financial year. There is a huge scope for real estate development, which makes the place a lucrative market for builders.

The idea is that when new cities emerge, they bring with them the development opportunities for the people. Growth in employment, infrastructure and services all in turn contribute to higher incomes and increasing purchasing power of its inhabitants.

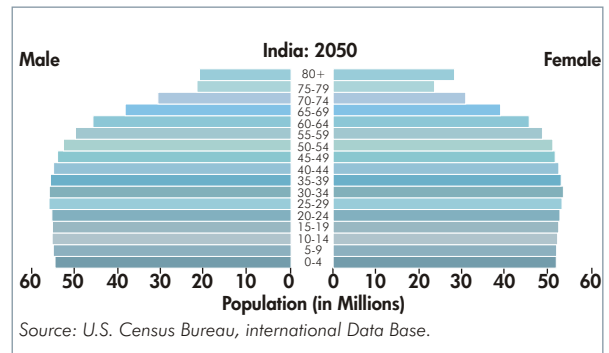
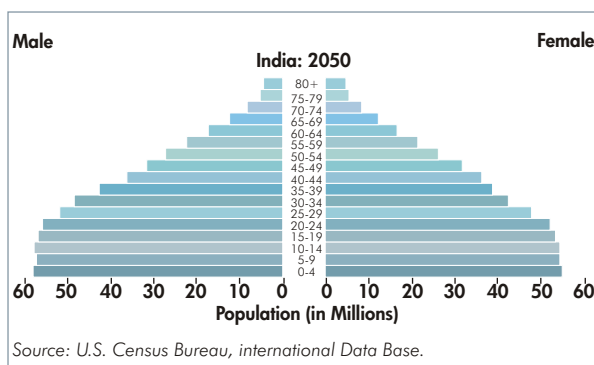
Ashiana wants to tap this opportunity and is on lookout for such growing cities. The current goal is to add three new cities in the next three years to grow along with the growing economy.



Affordability is an acute problem among the lower and middle income groups

Income Segment, Rupees Thousand	Residential Space Demand Per Household Square Feet	Affordability of Demand Rupees Thousand	Affordability Gap %
Deprived <90	275	90	80
Aspirers 90-200	600	465	50
Seekers 200-500	1,000	1,110	30
Strivers 500-1,000	1,400	2,730	
Globals > 1,000	1,650	7,430	
		3,140	

Again if we look deeper into these cities, there are changing social and cultural trends within them. One being the emergence of nuclear families and decrease in average size of families over the last two decades. The socio-economical changes in the society are compelling young people to move out from their homes to pick up jobs for maintaining better living standards. Growth in the number of nuclear families is leading to an increase in the number of households, especially middle-class households. India is expected to be home to 91 million middle-class households by 2030.



The major target segment of Ashiana (Middle Income Group Housing) will surely benefit from these advances in the coming future.

Other interesting trend which can be observed is the growing elderly population in the cities. The elderly population in India is the second largest in the world, next only to China. This population, which was 77 million according to the 2001 census (7.5% of the total population), is projected to increase to 137 million by 2021. Population projections show that by 2050, the elderly population in India will surpass the population of children below 14 years.

Also there are other socio-economic factors changing along with the demographic patterns. Improved economical conditions, better medical facilities forcing longevity graph going upwards, desire to lead independent and active life by seniors, all this has led to a gradual increase in demand for active senior living.

Ashiana came with Utsav Bhiwadi in 2007. It is a lifestyle product for seniors, residential communities serving the three major needs of senior citizens: basic medical facilities, security and companionship. As there are people of similar age (55 years and above), it helps them bonding and sharing better. It encourages people with ample opportunities to socialize by providing meals in a central dining area scheduled social programs and organizing them in cultural and hobby groups.

Ashiana has created quality senior living projects in Bhiwadi, Jaipur and Lavasa (under construction). Equipped with valuable experience in the field of Active Senior Living, the company will continue to lead in this spectrum in the real estate market.

OPERATIONAL REVIEW

Ashiana is well poised to cater the changing socio-economic trends with its target products: Group Housing and Active Senior Living in mid-income segment. At the same time, challenges which occur while focusing on the Middle Income Housing is to provide better quality homes at affordable prices.

Actual users generally take a long time in decision making and site visits play an important role in their decision making process. Conversion ratio* for the year increased by 18% from that of the last year (It is the percentage of site visits that have resulted into actual bookings.) Good conversions indicate two things (a) Improved experience of the clients with our products and (b) Increased confidence and job security

that has helped people make quicker decisions despite the rising interest rates.

Area booked increased at the rate of 91% to 13.50 lakhs sq. ft. from 7.07 lakhs sq. ft. last year. A large portion of it came from projects in partnerships like Rangoli Gardens (3.09 lsf), Ashiana Greenwood (1.41 lsf) and Ashiana Amarbagh (1.07 lsf). This also resulted in comparatively larger increase in 'Share in profit of partnership firms'.

Other factors which contributed into better bookings were buoyant markets, launching of new phases in projects, right design and right pricing of the products keeping in mind comfort & affordability of home buyers. The dedicated and stable Sales team (the credit of which can be given to the deliberate HR Policies adopted over the year with a focus on minimizing the attrition & employee growth as detailed later in MDA) is also one of the key factors in pushing the sales figures.

We also reached the level of 10.74 lakhs sq. ft. in Equivalent Area Constructed for the first time in 2010-11. The increase was minimal because of couple of reasons. First being the stoppage of work at Lavasa for four months (Dec10-Mar11), due to a stay order by Ministry of Environment & Forests (MoEF). Stoppage costed us approx ₹ 60 lakhs in the fiscal year. It has delayed the construction process and delivery deadlines for the project. The other issue which the entire sector faced was the shortage of labour. Scarcity of skilled labour is rampant and affecting both the margins and speed in construction. At our end, Ashiana has started focusing on increasing labour efficiency as one of the key thrust areas. Also, the skill training happening at the project sites (detailed in CSR section) is helping us in meeting the scarcity of skilled manpower.

Better bookings and construction also resulted in reduction of developable and saleable inventory. Land Multiple** at the end of the year was 5.93 ensuring that we have sufficient land bank for well execution of our growth targets without facing shortage of land at any given point of time in near future.

On other developments during the year, we also added four new subsidiaries in our portfolio primarily for acquiring land, namely,

1. Topwell Projects Consultants Ltd.
2. Latest Developers Advisory Ltd.
3. MG Homecraft LLP
4. Neemrana Builders LLP

Keeping in view the requirements for better infrastructure and space, Bhiwadi office shifted from Ashiana Bageecha complex to Village Centre. Also, another office was acquired in New Delhi in the same building.

Village Centre, the commercial complex with shops for retail, office space and hotel rooms at Bhiwadi, Rajasthan also became fully operational in the year (total Built Up Area of 1 lakh sq. ft.).

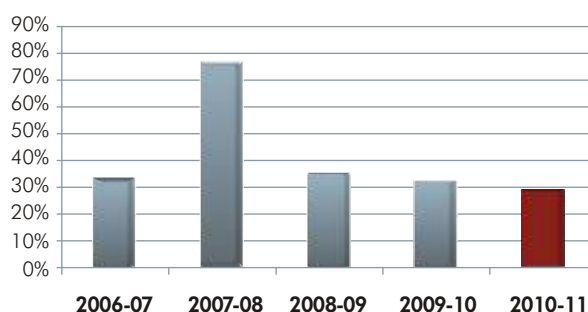
FINANCIAL REVIEW

Better sales and collections definitely reflect in financial statements. For the year ending March 11, Consolidated Sales and Other Income rose by 27 % to ₹ 15,412 lakhs, as against ₹ 12,103 lakhs during the previous year. Consolidated Sales and Other Income has grown at a CAGR of 23% in the last five years. Further, the consolidated Profit after Tax increased by 19% to ₹ 4,386 lakhs as compared to ₹ 3,677 lakhs in the previous year ended 31st March, 2011.

There were increasing pressures on input costs which kept the margins lower than the rise in revenues. Commodity prices are usually cyclical in nature and get adjusted in the long run in line with inflation. But Labour costs generally get sticky upwards and affect the margins. One of the key thrust areas for the coming years is to increase labour productivity and efficiency in order to counter the rising cost of labour.

Keeping optimum land inventory, as discussed in the last section has also benefitted us in the way that lesser the capital is blocked which gives higher returns on the net worth of the company. We would also look to reduce the operational cycle in order to churn the capital faster, quicker returns and more opportunities to venture into newer projects.

Return on Average Net Worth



Capital worth ₹ 15.86 Crores was released during the year from Capital Work in Progress and added to Fixed Assets at the Village Centre (Extension of existing Treehouse hotel, a

***Conversion Ratio** is basically the percentage of site visits that have resulted into actual bookings.

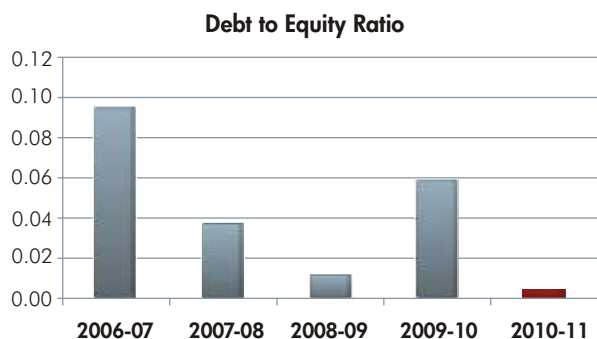
$$\text{Conversion Ratio} = \frac{\text{Bookings in a period}}{\text{Site visits in the corresponding period}} \times 100$$

****Land Multiple** is a measure which we track internally to predict and maintain the sufficient land inventory to achieve the targeted growth in sales and construction over the years. As a strategy, company focuses on maintaining a land inventory of 5-7 times execution capabilities. Land multiple for any given period can be calculated as:

$$\text{Land Multiple} = \frac{\text{Total Developable Land Area}}{\text{Equivalent area Constructed in the corresponding period}}$$

shopping complex and an office space) in Bhiwadi was completed in the year. Hotel and shopping complex are operational now and have started generating cash flows.

Last year was also very good in terms of cash reserves, a lot of inventory got unlocked. Total cash and cash equivalents at



the end of the year amounted to ₹ 48.56 Crores. We plan to deploy this reserve in newer projects going forward.

In the year, ICRA assigned LBBB (pronounced as L triple B) rating to ₹ 50.00 crores proposed term loan of Ashiana Housing Limited (AHL). We are currently a net debt free company. Even if we take a loan of let's say, ₹ 50 Crores, the Debt-Equity ratio will rise up to 0.3:1 only (taking into account the current Equity of 174.94 Crores as on 31st Mar 2011). The sound balance sheet will allow us to charter the expansion plan by leveraging the equity in safe limits.

On an equity base of ₹ 18.61 crores, the Earning per share (EPS) of the company as on 31st March, 2011 was ₹ 23.57 per share as against ₹ 20.33 per share on 31st March, 2010. Also, the board of directors of the company has proposed a dividend of ₹ 1.75 per share on the face value of ₹ 10 per share for the year.

PROJECTS OVERVIEW

Group Housing

Ashiana Aangan: Ashiana Aangan, the 20.62 lakhs sq. ft. project in Bhiwadi is running at a faster pace than expected. The first three phases were constructed and handed over comprising of 12.7 lakhs sq. ft. area. Aangan clubhouse is also operational now and offers a variety of options: swimming pool, pool room, gymnasium, library, badminton court, TT room etc. During the year, phase IV and V have been launched for bookings, along with a EWS-LIG segment (96 units) and Aangan Plaza (neighbourhood shopping). Of the 41 shops in Aangan Plaza, 16 are already booked.

Rangoli Gardens: Rangoli Gardens launched this year in Jaipur is our largest project till date. It is spread over 26 acres with 8.8 acres of parks within the complex. The total saleable area of the project is 25 lakhs sq. ft. Since launch, Rangoli Gardens has received enormous response and 3.50 lakhs sq. ft. has already been booked. The construction is in full swing and we expect to deliver the first phase ahead of schedule.

Active Senior Living

Utsav Lavasa: The year 2009-10 was quite hard on Lavasa Project. The construction was stalled and bookings affected because of MOEF (Ministry of Environment & Forests) stay order. Till date it has costed us around 60 lakhs and is costing us about 20 lakhs a month. But Lavasa consists of even less than 10% of the developable space that Ashiana is currently holding. So there won't be any major effect on its operations.

Project Name & Location	Type	Saleable Area	Area Launched	Area Booked	Expected Completion Time
			Till 31/03/11		
		In lakhs sq. ft.			
Ashiana Aangan BHIWADI	Group Housing	20.62	20.52	14.41	First three phases handed over , Phase IV and V in CY 2012.
Utsav JAIPUR	Active Senior Living	3.88	2.98	1.45	Phase I handed over, Phase II in May 2011, Other Phases in 2012.
Ashiana Greenwood JAIPUR	Group Housing	3.62	3.62	3.24	Phase I handed over, started handing over Phase II.
Ashiana Brahmananda JAMSHEDPUR	Group Housing	4.79	3.55	2.32	Phase I in CY 2011 and Other Phases in CY 2012.
Ashiana Amarbagh JODHPUR	Group Housing	5.33	3.49	3.04	Started handing over Phase I, IA and II, Phase III to be delivered in CY 2011, and Other Phases in CY 2012.
Utsav Lavasa LAVASA	Active Senior Living	6.87	3.91	2.02	Phase I in CY 2012 and Other Phases between CY 2012 and CY 2013.
Rangoli Gardens JAIPUR	Group Housing	25.00	7.84	3.50	Phase I in CY 2012 & Other Phases between CY 2012 and CY 2016.
TOTAL		70.11	45.91	29.98	

It was a temporary setback, but we have achieved our overall targets for the year and have set aggressive goals for the next year.

We are hopeful of a satisfactory solution to the Lavasa project sometime later this year with the clearance of MoEF and hope to kickstart our development activities immediately after that.



BRANDS AT ASHIANA

Utsav - Active Senior Living, Bhiwadi ▲



Utsav - Active Senior Living

Utsav - as the name suggests is a place to celebrate - to celebrate the life, to rejuvenate and to live happily, safely and secured. It is a lifestyle product for seniors, residential communities serving the three major needs of senior citizens: basic medical facilities, security, and companionship.

Till now, we have been using 'Utsav - Retirement Resorts' as the caption for this. But as a part of branding initiative, the caption is now changed to 'Utsav - Active Senior Living'. The decision was undertaken as Active Senior Living more aptly describes the lifestyle enjoyed by the elderly at Utsav Homes. Utsav offer seniors an independent lifestyle, a healthier and longer life with prompt access to medical and emergency care. It not only provides a place to stay but also affords seniors a life of dignity where they live life on their own terms

Ashiana has created quality senior living projects in Bhiwadi, Jaipur and Lavasa (under construction). Equipped with valuable experience in the field of Active Senior Living, the company will continue to lead in this spectrum of the real estate market.

VML

Vatika Marketing Limited is the wholly own subsidiary of Ashiana which looks after Facility Management. It has now been branded as VML.

VML does more than maintaining the buildings with respect to electrical and civil works, or the water supply, security, cleanliness, gardens etc. by organizing sporting and recreational events for residents and encouraging RWA to be active. VML fulfils an important social role. It also provides resale and rental services for its residents which in turn helps Ashiana keep a tab on the current capital values and occupancies in its projects.

Operational Improvements

Over the last year, there have been focused improvements in the support functions such as HR, IT and procurement. Efforts have been laid down in order to move to process based competencies from product based competencies. Advanced software systems have been installed such as Customer Relationship Management and Material Management software.



Many steps were taken over the year on communication and information flow both internal and external. A structured one-day knowledge sharing platform where the senior and middle management meets and discusses the achievements over the past month and threats and opportunities going forward. As the business is growing at a fast pace, Ashiana is equipping the middle managers to carry the large management load of the business.

A one page strategic plan to specify the long term vision of the company, setting the long term goals, deciding on the strategy and key thrust areas, short term focus on numbers and last but most important, aligning the people to the core values and the core purpose of Ashiana.

The circulation of our corporate newsletter "Apna Ashiana" reached to 19,000 families. Its purpose is to focus on regular communication with stakeholders through Apna Ashiana by giving updates on what is happening inside the organisation, new bulletin on different projects and other useful information on recent trends. We also launched 'ASHIANA CARE' which targets to address the queries, complaints and requests of customers. If any customer posts his grievance on 'care@ashianahousing.com', he gets a reply within 48 hours with either the solution or the deadlines for the solution. We also came out with a 24*7 helpdesk which provides the facility of live chat for basic queries on the Ashiana's website.

HR Initiatives

The most important asset any organization can have is its Human Resource capital. To ensure that Ashiana has the right kind of people at the right time and that their goals are aligned with the company's. Last year, the following initiatives were taken to improve upon Human Resource policies:

- The average hours of training per employee have increased from 1.5 hours in 2009-10 to 8.1 in 2010-11.
- 30% of people hired over the year were from referrals. It has increased the quality and retention of our manpower substantially.
- Induction and Orientation: A seven day formal induction program was launched in 2010-11 to smoothen the initial orientation and settling period for every employee that joins in.

Proper communication with mentors and the HR team in the pre-joining period helps new joiners to understand the company culture and policies even before they actually steps in the organization.

Corporate Social Responsibility

Ashiana Housing Limited has been working towards the Corporate Social Responsibility for the past many years. Regular efforts in the field of Skill Training, Tree Plantation and Education etc. have been taken up by Ashiana. The company is running an In-house Skill Training Centre for unskilled manpower and kid's school for labourer's children.

In year 2010-11, Ashiana provided Skill Training to 127 people in order to create employability for backward and unprivileged class. 919 trees were planted in the year and Rain Water Harvesting concept was installed in all the projects. Ashiana Phoolwari attracted near to close to 95% of the labourer's children throughout the year. In conjunction with the government policy, solar heating systems have been incorporated in toilets of all current and future residential complexes in order to save electricity. Free Medical Campaigns were carried out throughout the year. Social events were also organized through Ashiana's employees and residents to bring in human aspect in everyone's daily life. Like in 'Joy of Giving' Week, contributions were made through gunny bags (comprising clothes, daily necessities & utensils) for the under privileged.



Risks And Concerns

The challenges ahead will be to cater the hardening interest (mortgage) rates, inflationary prices and the expanding labour costs.

Inflation has been high in this country for the last two years. This has been due to certain special factors. Supply-side constraints, particularly on the agricultural side, were responsible for pushing inflation in 2009-10. In 2010-11, it was not food grain, but the rise in the prices of vegetables, fruits and other commodities, which pushed the prices. RBI reacted accordingly and increases interest rates sharply in last six months of the fiscal. But since we sell our homes to middle-income people who are looking to buy a house so that they can stay there, a house is a necessity for them. So, a 50-basis-point rise in interest rates will not stop them from taking a loan to buy an apartment. Hence, interest rates will have a much lesser impact on the demand for loans than other factors like unstable employment and very high property value. The cost of a house as a multiple of the annual income of a borrower is currently estimated at 4.8 times. In other words, it takes about 4.8 years' income to buy a house. As long as that ratio stays in the range of 4.2-5.5, the demand for housing will be there.

Other concerning factor as discussed earlier as well is the rising cost of labour. The 'Minimum Wages Act' also raised the wage rate for skilled and unskilled manpower this year. These costs put pressure on margins if they rise higher than the inflation rate. Also, scarcity of skilled manpower leads to higher costs. We have been focusing on increasing labour productivity and training manpower for skilled jobs to counter the issue as discussed in the previous sections.

The regulatory environment for the sector remains uncertain. The provision for indirect taxes (service tax and VAT in certain states) on the sector is still unclear. These taxes can and will be passed on to the customer, however multiplicity of taxes in the sector including stamp duty, external development charges, internal development charges, labour cess and now service tax and VAT create cascading effects which hurt affordability. The current regulations and tax structure of the real estate sector needs to be simplified to increase efficiencies of the sector.

Business Outlook

In the long run, with Indian economy growing and urbanizing at a substantial rate, demand for homes will be tremendous. With Ashiana's focus on cities with population between one to five million, there is an emerging market to benefit from.

We are looking to aggressively launch new projects and new phases of existing projects to capitalise on the opportunity that lies ahead. In the short term inflationary and interest rate pressures might affect the margins and demand. However with economy recovering better than expected, rising GDP, increased job security and confidence among the people at large, demand looks buoyant. The current situation also presents an opportunity to acquire land at better terms and enter new markets.



We firmly believe that the fundamentals of the Indian economy are strong and high growth levels can be sustained for a longer period of time. The changing demographic mix and the increasing income levels will continue to drive the demand for real estate across all segments in which the Company operates - Middle Income Housing & Active Senior Living. We made big strides with all time high bookings of over 13.5 lakhs sq. ft. during the year. With the revamped marketing & sales efforts, the Company expects this trend to continue during 2011-12 and aims to book an area of 16 lakhs sq. ft. & construct an equivalent area of 14 lakhs sq. ft.

The background is a solid dark red color. On the left side, there are large, stylized numbers '2011' in a lighter red shade. The '2' is at the top, '0' is in the middle, and '11' is at the bottom. Several thin, curved, light red lines sweep across the page from the left, passing behind the numbers and the text.

Ashiana Housing Limited

Company Information

Company Secretary

Bhagwan Kumar

Auditors

M/s. B. Chhawchharia & Co., DTJ 422, DLF Tower B, Jasola District Centre, Jasola, New Delhi - 110 025.

Registered Office

5F Everest, 46/C, Chowringhee Road, Kolkata - 700 071. Ph: (033) 2288 1807.

Head Office

304, Southern Park, Saket District Centre, Saket, New Delhi - 110 017.

Ph: (011) 4265 4265, Fax: (011) 4265 4200

Bankers

HDFC Bank Ltd., State Bank of Bikaner & Jaipur, Punjab National Bank, Kotak Mahindra Bank

Website

www.ashianahousing.com

Registrar & Share Transfer Agent

M/s. Beetal Financial & Computer Services Pvt. Ltd. Beetal House, 99, Madangir, Behind Local Shopping Centre, Near Dada Harsukh Dass Mandir, New Delhi - 110 062. Ph: (011) 2996 1281 - 82, Fax: (011) 2996 1284

BOARD OF DIRECTORS

- | | |
|---------------------------------|-------------------------|
| ■ VISHAL GUPTA----- | Managing Director |
| ■ ANKUR GUPTA ----- | Joint Managing Director |
| ■ VARUN GUPTA----- | Whole Time Director |
| ■ ASHOK MATTOO----- | Independent Director |
| ■ ABHISHEK DALMIA----- | Independent Director |
| ■ LALIT KUMAR CHHAWCHHARIA----- | Independent Director |
| ■ SONAL MATTOO----- | Independent Director |

Notice

NOTICE is hereby given that the 25th Annual General Meeting of the members of M/s. ASHIANA HOUSING LIMITED will be held on Friday, 19th August, 2011 at 'Kalakunji' (Basement Kalamandir), 48, Shakespeare Sarani, Kolkata - 700 017 at 11:30 am to consider and transact the following business:

ORDINARY BUSINESS

- 1 To receive, consider and adopt the Audited Balance Sheet as at 31st March, 2011, the Profit & Loss Account for the year ended on that date and the Report of the Board of Directors' and Auditors' thereon.
- 2 To declare dividend.
- 3 To appoint a Director in place of Mr. Varun Gupta, who retires by rotation and being eligible for re-appointment.
- 4 To appoint a Director in place of Mr. Lalit Kumar Chhawchharia, who retires by rotation and being eligible for re-appointment.
- 5 To appoint a Director in place of Ms. Sonal Mattoo, who retires by rotation and being eligible for re-appointment.
- 6 To appoint Auditors and fix their remuneration.

SPECIAL BUSINESS

7 Re-appointment of Mr. Varun Gupta as Whole Time Director of the Company

To consider and if thought fit, to pass with or without modification(s), the following resolution as Special Resolution:

"RESOLVED THAT pursuant to Sections 198, 269, 309, 310 & 316(2) read with Schedule XIII and other applicable provisions, if any, of the Companies Act, 1956 or, any amendment or, modifications thereof and after notifying all the directors then present in India about the meeting and about the resolution, by specific notice and subject to approval of members of the Company through Special Resolution, consent of the Board of Directors be and is hereby accorded unanimously to the appointment of Mr. Varun Gupta as Whole-time Director of the Company for a period of three years w.e.f. 1st July, 2011 on the following terms and conditions

BASIC SALARY: ₹ 2,00,000/- per month

HOUSING:

(a) The expenditure incurred by the Company on hiring unfurnished accommodation will be subject to a ceiling of 60 percent of the basic salary.

(b) Free furnished accommodation in case the accommodation is owned by the Company.

(c) In case no accommodation is provided by the Company, entitlement to house rent allowance subject to the ceiling laid down in (a) above.

The expenditure incurred by the Company on gas, electricity, water & furnishings will be valued as per Income Tax Rules, 1962.

COMMISSION: Payment of commission every year at the rate of 0.5% of the net profits of the company calculated in accordance with the provisions of section 349 and 350 of the Companies Act, 1956.

PROVIDENT FUND: Contribution to the Provident Fund as per rules of the Company, subject to a ceiling of 12% of Basic Salary.

GRATUITY: Payable as per rules of the Company but not exceeding half month's salary for each completed year of service.

MEDICAL REIMBURSEMENT: Expenses actually incurred for self and family.

LEAVE TRAVEL CONCESSION: For self and family once in a year for any destination in India.

CLUB FEES: Fees of Club subject to a maximum of two clubs may be allowed. Admission and Life membership fees are not permissible.

PERSONAL ACCIDENT INSURANCE: Premium not to exceed ₹ 5,000/- per annum.

CAR: Facility of Car with driver. (Use of car for private purpose shall be billed by the Company to the Whole Time Director.)

TELEPHONE: Telephone at residence. (Personal long distance calls on telephone shall be billed by the Company to the Whole Time Director.)

LEAVE: One month leave for Eleven Months of service. Leave accumulated but not availed will be allowed to be encashed at the end of tenure.

TERMINATION OF CONTRACT: The Company and Mr. Varun Gupta are entitled to terminate the contract by giving not less than 'Ninety days' notice to either party.

“RESOLVED FURTHER THAT Mr. Varun Gupta, shall not be entitled to any sitting fees for attending the meeting of the Board of Directors and/ or committee of Directors.”

“RESOLVED FURTHER THAT where in any financial year, the company has no profits or its profits are inadequate during the term of office of Mr. Varun Gupta, the remuneration aforesaid, shall be paid as minimum remuneration.”

“RESOLVED FURTHER THAT Mr. Vishal Gupta, Managing Director, Mr. Ankur Gupta, Joint Managing Director, Mr. Lalit Kumar Chhawchharia, Director and Mr. Bhagwan Kumar, Company Secretary of the Company be and are hereby severally authorized to sign, file all forms, documents, papers etc. with the Registrar of Companies, West Bengal and to do all such acts deeds and things which may be necessary on this behalf.”

8 Appointment of Mr. Om Prakash Gupta to an office or place of profit

To consider and if thought fit, to pass with or without modification(s), the following resolution as Special Resolution:

“RESOLVED THAT pursuant to the provisions of section 314 (1B) of the Companies Act, 1956, consent of the Company be and is hereby accorded to Mr. Om Prakash Gupta, to hold the office or place of profit as Advisor to the Company for a period of 5 years with effect from 01st September, 2011 on the following terms:

BASIC SALARY: ₹ 1,50,000/- per month.

HOUSING:

(a) The expenditure incurred by the Company on hiring unfurnished accommodation will be subject to a ceiling of 60 percent of the basic salary.

(b) Free furnished accommodation in case the accommodation is owned by the Company.

(c) In case no accommodation is provided by the Company, entitlement to house rent allowance subject to the ceiling laid down in (a) above.

MEDICAL REIMBURSEMENT: Expenses actually incurred for self and family.

CAR: Facility of Car with driver. (Use of car for private purpose shall be billed by the Company to the Advisor.)

TELEPHONE: Telephone at residence. (Personal long distance calls on telephone shall be billed by the Company to the Advisor.)

CLUB FEES: Fees of Club subject to a maximum of two clubs may be allowed. Admission and Life membership fees are not permissible.

TRAVEL: For self and family once in a year for any destination in India.

“RESOLVED FURTHER THAT the total monetary value of all

the above perquisites shall not exceed ₹ 100,000/- (₹ One Lakh) per month.”

“RESOLVED FURTHER THAT Mr. Vishal Gupta, Managing Director, Mr. Ankur Gupta, Joint Managing Director, Mr. Lalit Kumar Chhawchharia, Director and Mr. Bhagwan Kumar, Company Secretary of the Company be and are hereby severally authorized to sign, file all forms, documents, papers etc. with the Central Government and the Registrar of Companies, West Bengal and to do all such acts, deeds, and things which may be necessary on this behalf.”

NOTES:

- A MEMBER ENTITLED TO ATTEND AND VOTE AT THE MEETING IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE INSTEAD OF HIMSELF/HERSELF AND THE PROXY NEED NOT BE A MEMBER OF THE COMPANY.
- Proxy form duly filled up and executed must be received at the Registered Office of the Company not less than 48 hours before the time fixed for the meeting.
- The relevant details of directors seeking appointment/re-appointment as required by clause 49 of the Listing Agreement entered into with the Stock Exchange are annexed.
- The Register of Members and Share Transfer Books shall remain closed from 16th to 19th August 2011 (both days inclusive).
- If the resolution relating to dividend on equity shares as recommended by the Board of directors is passed at the meeting, payment of such dividend shall be made on or after 19th August, 2011 to those members whose names are on the Company's register of members on 19th August, 2011. In respect of shares held in electronic form, the dividend will be payable to the beneficial owners as at the end of business hours on 13th August, 2011 as per details furnished by the depositories for this purpose.
- Members holding shares in electronic form may note that:
(a) the dividend, when declared will be credited to their respective bank accounts as furnished to the respective Depository Participants, through Electronic Clearing Service (ECS), where this facility is available; (b) in other cases bank details as furnished to the respective Depository Participants will be printed on the dividend warrants as per the applicable regulations. The Company shall not entertain any direct request from such members for deletion of/change of such bank details. Further, it may be noted that instructions, if any, already given by the members in respect of shares held in physical form will not automatically applicable to the dividend paid on their holdings in electronic form.
- Members desiring any further information on the business to be transacted at the Meeting should write to the Company at least 15 days before the date of the meeting so as to enable the management to keep the information, as far as possible, ready at the meeting.

- Members are requested to notify the Company their change of address, if any, to its Head Office at Unit No. 4&5, 3rd Floor, Plot No. D-2, Southern Park, Saket District Center, Saket, New Delhi – 110017, or to the Registrar & Share Transfer Agent of the Company, M/s. Beetal Financial & Computer Services (Pvt.) Ltd., 99, Madangir, Behind Local Shopping Centre, Near Dada Harsukh Dass Mandir, New Delhi - 110062.
- Members are requested to bring their copy of the Annual Report with them at the Annual General Meeting.
- All correspondence relating to shares may be addressed to the Head office of the Company or to the Registrar & Share Transfer Agent of the Company.
- Members holding shares in more than one folio in identical order of names are requested to write to Registrar and Share Transfer Agent enclosing their share certificates to enable them to consolidate the holdings in one folio to facilitate better service.
- As per provisions of the Companies Act, 1956 facility for making nominations is available to the shareholders in respect of the shares held by them. Nomination forms can be obtained from the Registrar and Share Transfer Agent of the Company.
- Members who have not yet encashed their dividend warrant(s) for the financial year ended 31.03.2004, 31.03.2005, 31.03.2006, 31.03.2007, 31.03.2008, 31.03.2010 are requested to make their claims to the Company, without any delay.
- Pursuant to Section 205C(2) of the Companies Act, 1956, unpaid/ unclaimed dividends for the financial year ended on 31st March, 2004 is due for transfer to the Investor Education and Protection Fund this year in the month of October, 2011.

**By order of the Board
Bhagwan Kumar
(Company Secretary)**

Place : New Delhi
Date : 26th May, 2011

EXPLANATORY STATEMENT PURSUANT TO SECTION 173 (2) OF THE COMPANIES ACT, 1956

ITEM NO. 7

Mr. Varun Gupta was appointed as Whole Time Director of the Company w.e.f. July 01, 2008 for a period of three years. Further the terms and conditions of appointment of Mr. Varun Gupta were varied by shareholders of the Company in their annual general meeting held on September 22, 2009. The present term of Mr. Varun Gupta is going to expire on June 30, 2011. The Board of Directors of the company has re-appointed Mr. Varun Gupta as Whole Time Director of the company, subject to the approval of shareholders, in its meeting held on May 26, 2011 for a period of three years with effect from 1st July, 2011.

Mr. Varun Gupta has been looking after land Procurement, Legal and Finance affairs of the Company. Keeping in view his qualification, knowledge, experience and contribution to the company, the Board of Directors of the Company recommends his appointment as Whole Time Director of the Company.

The notice together with the explanatory statement may be taken as abstract of the terms of contract with the Whole Time Director of the Company together with the memorandum of concern or interest of the Director under section 302 of the Companies Act, 1956.

The resolution at Item No.7 is therefore recommended for approval of the members by means of Special Resolution as required under the Companies Act, 1956.

Except Mr. Vishal Gupta, Mr. Ankur Gupta and Mr. Varun Gupta himself, no other director of the company is concerned or interested in the said resolution.

ITEM NO. 8

The shareholders of the company appointed Mr. Om Prakash Gupta as Adviser to the company in terms of section 314 (1B) of the Companies Act, 1956 in their Annual General Meeting held on 22 September, 2009. Further, the Central Government accorded its approval to this appointment vide their letter dated August 09, 2010 on the total remuneration of ₹ 18,00,000/- (₹ Eighteen Lakhs only) per annum.

However, the Ministry of Corporate Affairs vide its notification dated April 06, 2011 amended the Director's Relative (Office or Place of Profit) Rules, 2003 and thereby enhanced the limit of monthly remuneration from ₹ 50,000/- (₹ Fifty Thousand) to ₹ 2,50,000/- (₹ Two Lakhs Fifty Thousand) p.m. under section 314 (1B) of the Companies Act, 1956. The present approval of shareholders for above appointment is being sought in view of this amendment.

Mr. Om Prakash Gupta is a civil engineering graduate from BITS, Pilani. He has done Masters in civil engineering from USA and has around 30 years of rich experience in the business of real estate. He is 63 years of age. Keeping in view his qualification, vast experience & expertise in real estate industry and contribution in the present growth of the company, the Board of Directors had approved the appointment of Mr. Om Prakash Gupta as Advisor of the Company, with effect from 1st September, 2011, at its meeting held on May 26, 2011. Since the Company would be receiving expert advice and guidance from Mr. Om Prakash Gupta from time to time, the Board has proposed to make payment of remuneration in the form of monthly payment as also various perquisites. Payment of such monthly remuneration and provisions of perquisites to Mr. Om Prakash Gupta require approval of shareholders under section 314 (1B) of the Companies Act, 1956.

The resolution at item no. 8 is therefore recommended for approval of the members by means of Special Resolution as required under the Companies Act, 1956.

Except Mr. Vishal Gupta, Mr. Ankur Gupta and Mr. Varun Gupta no other director of the company is concerned or interested in the said resolution.

BRIEF PROFILE OF DIRECTORS SEEKING APPOINTMENT/RE-APPOINTMENT AT THE 25TH ANNUAL GENERAL MEETING AS REQUIRED IN TERMS OF CLAUSE 49 OF THE LISTING AGREEMENT.

At the ensuing Annual General Meeting Mr. Varun Gupta, Mr. Lalit Kumar Chhawchharia and Ms. Sonal Mattoo shall retire by rotation and being eligible offer themselves for re-appointment. A brief profile of the directors retiring by rotation, as required under Corporate Governance, is as under:

1. Mr. Varun Gupta

Mr. Varun Gupta, Director of the Company is retiring by rotation at the ensuing Annual general meeting of the company and is being eligible for re-appointment. Mr. Varun Gupta is a Bachelor in Science from Stern School of business, NYU. Mr. Varun Gupta is Majored in Finance and Management and graduated with the high academic distinction, 'Magna Cum Laude'. He has rich professional experience in corporate matters. Mr. Varun Gupta holds directorship in the following other companies:

Vatika Marketing Ltd., OPG Realtors Ltd., RG Woods Ltd., Latest Developers Advisory Ltd., Topwell Projects Consultants Ltd., GD Enterprises (P) Ltd., AHL Group Investments (P) Ltd.

2. Mr. Lalit Kumar Chhawchharia

Mr. Lalit Kumar Chhawchharia, Director of the company retires by rotation at the ensuing Annual General Meeting of the Company and is eligible for re-appointment. Mr. Lalit Kumar Chhawchharia, a Non Executive and Independent Director, is the Chairman of the Audit Committee of the Company. He has diversified experience of 39 long years of various industries. He is associated with the Company for long time. Keeping in view his experience and expertise, the Board of the Company has recommended his re-appointment. Mr. Lalit Kumar Chhawchharia holds directorship in following other companies:

Vatika Marketing Ltd., Karma Hospitality Ltd., OPG Realtors Ltd., RG Woods Ltd., Spectrum Commercials Ltd., Kamper Finance and Securities Ltd., Elite Leasings Ltd., Patson Global Ltd., Worldwide Leather Exports Ltd., S a a k e t Estates Ltd., Kusum dealcom Pvt. Ltd., Liberson Agencies Pvt. Ltd., Nirvan Merchandise Pvt. Ltd., Nilgiri Mercantiles Pvt. Ltd., Ambe Properties Pvt. Ltd., Dalson Marketing Pvt. Ltd., Priya Viniyog Pvt. Ltd., K.L. Investment Pvt. Ltd., PKS Nirmaan Pvt. Ltd., Penguin Securities Pvt. Ltd., Shadal Real Estate Pvt. Ltd., Starpoint Financial Services Pvt. Ltd., Raghuvir Suppliers Pvt. Ltd., Greencity Management Pvt. Ltd., Greenpark Leafin

Pvt. Ltd., Parichiti Textiles Pvt. Ltd., Givetake Trade and Credit Pvt. Ltd., Raina Merchandise Pvt. Ltd., Vijaypath Trade Link Pvt. Ltd., Vijaypath Combine Pvt. Ltd., Priya Purnima Investments Pvt. Ltd., Preeti Vanijya Pvt. Ltd., Grace Suppliers Pvt. Ltd., Melinex Traexim Pvt. Ltd., Mintu Textile Mills Pvt. Ltd., Ativir Fincon Pvt. Ltd., Samtel Vinimay Pvt. Ltd., T a r g e t Trades Pvt. Ltd., Pranay Vinimay Pvt. Ltd., Sidhi Vinimay Pvt. Ltd., Gegacorp Enterprises Pvt. Ltd., Pitambera Polymers Industries Pvt. Ltd., APSA Combines Pvt. Ltd., Labh Combines Pvt. Ltd., S.P. Corporate Services Pvt. Ltd., Jacob Vincom Pvt. Ltd., Glycosic Merchants Pvt. Ltd., Ashiana Homes Pvt. Ltd., RVG Enterprises Pvt. Ltd., RVG Awaas Pvt. Ltd., RVG Nirman Pvt. Ltd., Shadal Propties Pvt. Ltd., Kaushal Vincom Pvt. Ltd., Nipro Trexim Pvt. Ltd., Kamakhya Vyapar Pvt. Ltd., Ashirbad Nirman Pvt. Ltd., Ashirbad Ashiana Pvt. Ltd., Black Cadillac Trade Link Pvt. Ltd., Energetics Investments and Consultants Pvt. Ltd., Monogram Dealcom Pvt. Ltd., Petal Vinimay Pvt. Ltd., Roselab Commodities Pvt. Ltd., Shivasthal Ashiyana Pvt. Ltd., Xerxes Traders Pvt. Ltd., Vintage Nirman Pvt. Ltd., Rainbow Ventures Pvt. Ltd., Ridhi Vinimay Pvt. Ltd., Shell Business Pvt. Ltd., Satyam Combines Pvt. Ltd., Citra Vyapaar Pvt. Ltd., Madhuraj Infrastructure Pvt. Ltd., Apsa Realtors Pvt. Ltd., Natraj Technosoft Pvt. Ltd., BG Estates Pvt. Ltd., Hemie Estates Pvt. Ltd., Jagdamba Telecom Pvt. Ltd., Ritu Collections Pvt. Ltd., Blackberry Property Advisory Pvt. Ltd., Brahama International Pvt. Ltd., Buildmat Traders Pvt. Ltd., Dhanlaxmi Dealcomm Pvt. Ltd., F a i r l i n k Properties Consultant Pvt. Ltd., GD Enterprise Pvt. Ltd., Jiva International Pvt. Ltd., Latest Developers Advisory Ltd., Nagpur Commodities & Securities Pvt. Ltd., Palco Manufacturing (India) Pvt. Ltd., Sheetla Vintrade Pvt. Ltd., Skylark Commerce Pvt. Ltd., SSP Infrastructure Pvt. Ltd., Sukiran Enterprises Pvt. Ltd., Topwell Projects Consultants Ltd., Petal Polymers Pvt. Ltd.

3. Ms. Sonal Mattoo

Ms. Sonal Mattoo, Director of the Company, is retiring by rotation at the ensuing Annual General Meeting of the Company and is being eligible for re-appointment. Ms. Sonal Mattoo is a law graduate from National Law School of India, Bangalore and practicing as an Advocate. She has rich professional experience in corporate matters. She is Chairman of the Transfer/ Investor's Grievance Committee and member of the Audit Committee and Remuneration Committee of the directors. Ms. Sonal Mattoo holds directorship in the following other companies:

Vatika Marketing Ltd., Helping Hands (Charitable Trust)

Directors' Report

To the member(s),

Your directors have pleasure in presenting the 25th Annual Report together with the audited statement of accounts for the year ending 31st March 2011.

1. FINANCIAL RESULTS

The financial results of the Company for the year ended 31st March, 2011 are as follows:-

(₹ in Lakhs)

Sl. No.	PARTICULARS	CURRENT YEAR	PREVIOUS YEAR
1.	Sales and other Income	14,804.96	11,101.32
2.	Profit before Depreciation	6,403.20	4,405.90
3.	Depreciation	200.54	101.67
4.	Profit after Depreciation but before Taxation	6,202.65	4,304.23
5.	Provision for Taxation	1,308.04	763.73
6.	Profit after Depreciation and Taxation	4,894.61	3,540.50
7.	Surplus brought forward from previous year	232.91	199.79
8.	Profit available for Appropriation	5,127.52	3,740.29
9.	Proposed Dividend	325.67	281.04
10.	Tax on Proposed Dividend	47.96	26.35
11.	Transfer to General Reserve	4,400	3,200
12.	Balance Surplus carried to Balance Sheet	353.88	232.91

For the year under review your Company has registered impressive results. Financial year 2010-11 showed remarkable results as compare to the previous financial year 2009-10.

Your company achieved new heights in revenues as well as profits during the year. Total income increased to 14,804.96 lakhs compared to 11,101.32 lakhs recorded last year representing an increase of 33% and net profit increased to 4,894.61 lakhs as compare to 3,540.50 lakhs recording an increase of 38%.

On Consolidated basis, the total income of your company and its subsidiaries rose by 27% to ₹ 15,412.49 lakhs, as against ₹ 12,102.91 lakhs during the previous year. Further, the consolidated net profit increased by 19% to ₹ 4,385.75 lakhs as compare to ₹ 3,676.96 lakhs in the previous year ended 31st March, 2011.

OPERATIONS

A brief summary of on-going projects

Project Name & Location	Type	Saleable Area (lsqft)	Area Booked as on (lsqft) 31-03-2011
Ashiana Aangan BHIWADI	Group Housing	20.62	14.41
Utsav* JAIPUR	Retirement Housing	3.88	1.45
Ashiana Greenwood* JAIPUR	Group Housing	3.62	3.24
Ashiana Brahmananda JAMSHEDPUR	Group Housing	4.79	2.32
Ashiana Amargh* JODHPUR	Group Housing	5.33	3.04
Utsav LAVASA	Retirement Housing	6.87	2.02
Rangoli Gardens* JAIPUR	Group Housing	25.00	3.50

*In partnership

2. SECTION 80(IB) PROJECTS

Your Directors have pleasure in reporting that following projects are eligible for claiming deduction under Section 80 (IB) of the Income Tax Act, 1961:

Sl. Project Name

1. Ashiana Aangan, Bhiwadi
2. Ashiana Utsav, Jaipur
3. Ashiana Greenwood, Jaipur
4. Ashiana Amargh, Jodhpur

3. DIVIDEND

The Board of Directors of the Company has recommended a dividend @ 17.5 % i.e. ₹ 1.75/- (Rupee One and Seventy Five Paise) per equity share of the Company for the Financial Year 2010-2011.

4. DIRECTORS

There are seven directors on the Board of the Company and there is no change in the directorship during the year under review. Mr. Varun Gupta, Mr. Lalit Kumar Chhawchharia and Ms. Sonal Mattoo, Directors are retiring by rotation at the ensuing Annual General Meeting of the Company and are eligible for re-appointment. Further the term of appointment of Mr. Varun Gupta as Whole time director is going to expire on June 30, 2011. The Board of directors of the Company has re- appointed him as Whole Time Director for a further term of three years with effect from July 01, 2011 subject to approval of shareholders of the Company.



▲
Ashiana Amarbagh, Jodhpur

5. AUDITORS

M/s. B. Chhawchharia & Co., Chartered Accountants, Auditors of the Company, retires at the conclusion of ensuing Annual General Meeting and being eligible, offer them for re-appointment. The Company has received a Certificate to the effect that their re-appointment, if made, will be within the prescribed limit under Section 224 (1B) of the Companies Act, 1956. The Directors and the Audit Committee recommends their re-appointment.

6. FIXED DEPOSITS

The Company had neither invited nor accepted any deposits from the public within the meaning of the Companies (Acceptance of Deposits) Rules 1975.

7. AMALGAMATION OF ERSTWHILE ASHIANA RETIREMENT VILLAGES LTD. (TRANSFEROR COMPANY) INTO ASHIANA HOUSING LTD. (TRANSFeree COMPANY)

Pursuant to the order dated March 21, 2011 of the Hon'ble High Court at Kolkata, erstwhile Ashiana Retirement Villages Ltd. (Transferor Company) has been amalgamated with your company with effect from April 01, 2010 and annual accounts have been prepared accordingly. Therefore:

- The net surplus of ₹ 5,41,48,464/- remaining after adjustments, dividend from the transferor company to the transferee company ₹ 92,40,050/- and dividend from the transferee company ₹ 7,86,113/- have been credited to "General Reserve".
- Increase in authorised share capital represents 10000000 equity shares of ₹ 10/- each of the transferor company added in terms of Scheme of Amalgamation
- The Issued, Subscribed and Paid up Capital has been reduced from 18735850 Equity shares of ₹ 10/- each to 18609955 Equity shares of Rs. 10/- each due to inter se cancellation of 125895 Equity shares upon amalgamation.

8. SUBSIDIARY COMPANIES

There are three wholly owned subsidiary companies namely M/s. Vatika Marketing Ltd., M/s. Latest Developers Advisory Ltd. and M/s. Topwell Projects Consultants Ltd. However, in terms of general circular No. 2/2011 dated February 08, 2011 read with clarification in respect of above circular vide general circular No. 22/2011 dated May 02, 2011, the Board of directors of the Company has consented for not attaching the annual accounts of the subsidiary companies and instead has incorporated financial information of subsidiaries in the Notes to the Consolidated Accounts prepared in compliance with the applicable accounting standards and listing agreement which have been duly audited by the Statutory Auditors B. Chhawchharia & Co. Chartered Accountants.

The Company further undertakes that annual accounts of the subsidiary companies and the related detailed information shall be made available to the shareholders of Ashiana Housing Ltd. seeking such information at any point of time. The annual accounts of the subsidiary companies are also available for inspection by any shareholder at the registered office and at the head office of the Company.

9. MANAGEMENT DISCUSSION AND ANALYSIS REPORT

The Annual Report also contains a separate section on the 'Management Discussion and Analysis' which is a part of the Directors' Report.

10. CORPORATE GOVERNANCE

As required under clause 49 of the Listing Agreement with the Stock Exchanges, the Report on Corporate Governance together with Auditors Certificate regarding Compliance of the SEBI Code of Corporate Governance is annexed herewith.

A certificate from M/s. B. Chhawchharia & Co. Chartered Accountants confirming compliance of conditions of corporate governance as stipulated under clause 49 of the listing agreement executed with Bombay Stock Exchange is also annexed to the Report on Corporate Governance.

11. PARTICULARS OF CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO

Your Directors are of the opinion that particulars with respect to Conservation of Energy and Technology Absorption as per Section 217 (1)(e) of the Companies Act, 1956 read with the Companies (Disclosure of Particulars in the Report of the Board of Directors) Rules, 1988 are not relevant in view of the nature of business activities of the company and hence, are not required to be given.

There have been no foreign exchange earnings whereas expenditure of ₹ 31,03,660/- (Rupees Thirty One Lakhs Three Thousand Six Hundred and Sixty only) has been incurred in foreign currency during the year under review.

12. PARTICULARS OF EMPLOYEES

None of the employees of your Company is drawing remuneration exceeding limits laid down under the provisions of section 217(2A) of the Companies Act, 1956 read with the Companies (Particulars of Employees) Amendment Rules, 2011.

13. DIRECTORS' RESPONSIBILITY STATEMENT

Pursuant to Section 217 (2AA) of the Companies Act, 1956, the Directors confirm that:

- In the preparation of annual accounts, applicable accounting standards have been followed by the Company;
- Such accounting policies have been selected and consistently applied and judgments & estimates made that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at 31st March, 2011 and of the profit of the Company for the year ended on that date;
- Proper and sufficient care has been taken for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 1956, for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

- Annual accounts have been prepared on a going concern basis.

14. CODE OF CONDUCT AND ETHICS

The Board of the Company has adopted a Code of Conduct and Ethics for the Directors and Senior Executives of the Company. The object of the Code is to conduct the Company's business ethically and with responsibility, integrity, fairness, transparency and honesty. The Code sets out a broad policy for one's conduct in dealing with the company, fellow directors and with the environment in which the company operates. The code is available on the Company's website (www.ashianahousing.com).

15. ACKNOWLEDGEMENTS

The Board of Directors takes this opportunity to express its grateful thanks and wish to place on record its appreciation to the Government of India, The Govt. of Rajasthan, the Government of Maharashtra and the Govt. of Jharkhand and their agencies for providing us excellent business opportunities, to our bankers for their continued support and guidance from time to time and to the employees of the Company at all levels for the continued co-operation and unstinted support extended to the Company.

The Directors also express their sincere thanks to all the shareholders for the continued support and trust they have reposed in the Management.

On behalf of the Board of Directors

Vishal Gupta
Managing Director

Ankur Gupta
Jt. Managing Director

Place : New Delhi

Dated : May 26, 2011

Ashiana Brahmananda, Jamshedpur



Report on Corporate Governance Forming Part of The Directors' Report

1. COMPANY'S PHILOSOPHY ON CODE OF GOVERNANCE

The Company firmly believes in good Corporate Governance and has made Corporate Governance a practice and continuous process of development right across the company. The Company's Philosophy on corporate governance envisages the attainment of the highest levels of transparency and accountability in the functioning of the company and conduct of business.

The Company's corporate philosophy is focused on its people who are the most important assets. The company values its employee's integrity, creativity and ability which in turn demonstrate the highest ethical standard and responsibility towards the shareholders. The Company believes that over a period of time all its operations and actions must serve the underlying goal of enhancing overall shareholder value.

Our company is in compliance with the guidelines on corporate Governance stipulated under various clauses of Listing Agreement with stock exchange and in this regards, we submit a report on the matters mentioned in the said clauses and practices followed by the company.

2. BOARD OF DIRECTORS

The Company has optimum combination of executive and non-executive directors. The Board consists of seven directors out of which three are Executive Directors, four are Non-Executive & Independent Directors. None of the Directors on the Board is a member of more than 10 Committees and Chairman of more than 5 Committees (as specified in the Clause 49 of the Listing Agreement), across all the companies in which he is a director. The necessary disclosures regarding Committee positions have been made by the Directors.

As per the declaration received by the company, none of the director are disqualified under section 274 (1) (g) of the companies Act, 1956 read with Companies (Disqualification of Directors under 274 (1) (g) of the Companies Act, 1956) Rules, 2003.

(a) The present composition of the Board of Directors is as after:-

Sl. No.	Name of Director	Executive/ Non Executive	No. of other Directorship	No. of Committee Membership
1.	Shri Vishal Gupta	Executive	7	—
2.	Shri Ankur Gupta	Executive	6	—
3.	Shri Varun Gupta	Executive	6	1
4.	Shri Ashok Kumar Mattoo	Non-Executive & Independent	2	—
5.	Shri Abhishek Dalmia	Non-Executive & Independent	19	3
6.	Shri Lalit Kumar Chhawchharia	Non-Executive & Independent	93	1
7.	Ms. Sonal Mattoo	Non-Executive & Independent	2	—

NOTE

As per clause 49 of the Listing Agreement membership of Audit Committee Shareholders/ Investors Grievance Committee are required to be disclosed.

(b) Board Meeting held in Financial Year 2010 - 2011 and attendance of Directors:

The meeting of the Board and its Committee/s are generally held in New Delhi and scheduled well in advance. The company secretary in consultation with managing director drafts the agenda for each board meeting along with explanatory notes and distributes these in advance to the directors. Normally the Board meets at least once in a quarter and the maximum time gap between any two meeting is not more than four months to consider amongst other businesses, the quarterly performance of the Company and financial results. Detailed agenda notes with MIS reports, charts etc. are circulated well in advance. The Directors actively participate in the deliberation at these meetings. During the year, four Board Meetings were held on 29th May, 2010, 2nd August, 2010, 1st November, 2010, and on 05th February, 2011.

The attendance of each Director in the Board Meetings is detailed herein after:

Name of Director	Executive/ Non-Executive	Designation	No. of Board Meetings held during 2010-11	No. of Board Meetings attended during 2010-11	Attendance at the last AGM held on 20th day of August 2010
Shri Vishal Gupta	Executive	MD	4	4	Present
Shri Ankur Gupta	Executive	Joint MD	4	4	Not Present
Shri Varun Gupta	Executive	Whole time director	4	4	Not Present
Shri Ashok Kumar Mattoo	Non Executive	Independent director	4	4	Not Present
Shri Abhishek Dalmia	Non Executive	Independent director	4	2	Not Present
Shri Lalit Kumar Chhawchharia	Non Executive	Independent director	4	2	Present
Ms. Sonal Mattoo	Non Executive	Independent director	4	3	Not Present

(c) Resolution passed by circulation

During the financial year 2010-2011, the Board of directors has passed resolutions by circulation on April 02, 2010, May 18, 2010, December 06, 2010 and December 21, 2010.

(d) Remuneration paid to Executive Directors and sitting fees to the Non-executive Directors

Remuneration to Managing Director, Joint Managing Director and Whole Time Director is being paid as per terms of their appointment. The remuneration committee of board of directors reviews and recommends to the board of directors, remuneration payable to the Managing Director, Joint Managing Director and the Whole Time Director. The executive directors of the company are not entitled to sitting fee for attending the Board meeting or Committee meeting. The details of remuneration paid to the Managing Director/Whole Time Directors during the year are stated herein below:

Sl. No.	Name	Perques	Commission	Salary	Total
1.	Shri Vishal Gupta MD	₹ 0.83 Lakhs	₹ 28.50 Lakhs	₹ 24.00 Lakhs	₹ 53.33 Lakhs
2.	Shri Ankur Gupta Jt. MD	₹ 6.12 Lakhs	₹ 28.50 Lakhs	₹ 24.00 Lakhs	₹ 58.62 Lakhs
3.	Shri Varun Gupta WTD	₹ 0.31 Lakhs	₹ 28.50 Lakhs	₹ 24.00 Lakhs	₹ 52.81 Lakhs

(e) Terms of appointment of Managing Director, Joint Managing Director and Whole Time Director

The current term of appointment of Shri Vishal Gupta, Managing Director and Shri Ankur Gupta, Joint Managing Director is upto March 31, 2013 and the current term of Shri Varun Gupta, Whole Time Director is upto June 30, 2011.

(f) Independent Directors' Remuneration

Apart from the sitting fee for attending Board meetings, no remuneration to any of the independent directors is being paid.

(g) Shareholding of Directors in the Company as on March 31, 2011

Sl. No.	Name of Director	No. of Shares	% of Total Shareholding
1.	Vishal Gupta	2743866	14.66
2.	Ankur Gupta	3985963	21.27
3.	Varun Gupta	3985964	21.27
4.	Ashok Kumar Mattoo	Nil	0.00
5.	Abhishek Dalmia	Nil	0.00
6.	Lalit Kumar Chhawchharia	Nil	0.00
7.	Sonal Mattoo	Nil	0.00

(h) Committees of Board

The Board of Directors of the company has constituted the following Committees namely (i) Audit Committee (ii) Investors Grievances Committee/Share Transfer Committee (iii) Remuneration Committee.

3. AUDIT COMMITTEE

The Company has an Audit Committee of the Board since January 2000 in accordance with provision of clause 49 of the listing agreement. The audit committee comprises of three Non-Executive Independent directors, namely Shri Lalit Kumar Chhawchharia - Chairman, Shri Ashok Kumar Mattoo -Member, and Ms. Sonal Mattoo-Member. The quorum of the Audit Committee is two members. The company secretary is the secretary of the audit committee. The composition, powers, role and term of reference of the committee are in consonance with the requirements mandated under section 292A of the Companies Act, 1956 and Clause 49 of the Listing Agreement.

The audit committee meeting was held on four times during the financial year 2010-11, the date of which are as follows:

1. 29-05-2010
2. 02-08-2010
3. 01-11-2010
4. 05-02-2011

The main object of Audit Committee is to ensure the credibility and correctness of the Company's financial reporting and disclosure processes, internal controls, risk management policies and processes, tax policies and other associated matters.

The attendance of members of the Audit Committee as on March 31, 2011 is as follows:

Sl. No.	Name	Number of Meetings Attended
1.	Lalit Kumar Chhawchharia	4
2.	Ashok Kumar Mattoo	3
3.	Sonal Mattoo	4

Brief Terms of Reference of Audit Committee:

The primary function of the Audit Committee is to assist the Board of Directors in fulfilling its oversight responsibilities by reviewing the financial reports and other financial information provided by the Company to any Statutory Authority or to the investors or the public, the Company's system of Internal Controls regarding finance, accounting and legal compliances that Management and the Board have established.

The terms of reference of Audit Committee include inter-alia the followings

- Discussion with the auditor, periodically about the internal control systems, the scope of audit including the observation of the auditors.
- (a) To review the quarterly, half yearly and annual financial statements before submission to the Board.
(b) To review and take on record the unaudited quarterly results of the company before publication.
- To ensure compliance of Internal Control System.
- Oversight of the company's financial reporting process and disclosure of its financial information to ensure that the financial statement is correct, sufficient and credible.
- Noting appointment and removal of external auditors. Recommending the fixation of audit fees of external auditors and also approval for payment for any other services.
- Reviewing with Management the annual financial statements before submission to the Board.

4. REMUNERATION COMMITTEE

The Company has a duly constituted "Remuneration Committee". The Committee consists of three (3) non executive independent directors. All matters relating to finalization of remuneration of directors are being taken to the committee for their consideration and approval. The following Directors are the members of the Remuneration Committee:

Sl. No.	Name of Directors	Designation
1.	Shri Ashok Kumar Mattoo	Chairman
2.	Shri Lalit Kumar Chhawchharia	Member
3.	Smt. Sonal Mattoo	Member

During the financial year 2010-11 no meeting of Remuneration Committee held.

5. SHAREHOLDER/INVESTORS' GRIEVANCE COMMITTEE CUM SHARE TRANSFER COMMITTEE

The Shareholder/Investors' Grievance Committee cum Share Transfer Committee was reconstituted on May 29, 2010. The following directors are members of the Shareholder's/Investor Grievances Committee cum Share transfer Committee:

Sl. No.	Name of Directors	Designation
1.	Ms. Sonal Mattoo	Chairman
2.	Shri Vishal Gupta	Member
3.	Shri Varun Gupta	Member

The scope of the "Shareholders'/Investors' Grievance Committee cum share transfer Committee" was enlarged to monitor investors' grievances/complaints along with the share transfer. The Committee approved the share transfer at its meeting which was held once or twice in a month. The Transfer and Shareholders'/Investors' Grievance Committee also took the note of the findings of audit carried out by practicing Company Secretary and implemented the suggestions. The quorum of the meeting shall be any two members present at the meeting.

As required by the listing agreement executed with Stock Exchanges, Mr. Bhagwan Kumar, Company Secretary, was appointed as a 'Compliance Officer' and entrusted to monitor the share transfer process and liaise with the regulatory authorities.

There has been no complaint that has not been resolved to the satisfaction of the shareholders nor are there any pending complaints.

6. GENERAL BODY MEETINGS

The details of last three Annual General Meetings and Extra Ordinary General Meeting are as mentioned below:

Annual General Meetings

For the Year	Venue	Date	Day & Time	Whether Special Resolution
2007-08	Kalakunj – Kalamandir, 48, Shakespeare Sarani, Kolkata	Sept. 18, 2008	Thursday, 11.30 A.M.	No
2008-09	Kalakunj – Kalamandir, 48, Shakespeare Sarani, Kolkata	Sept. 22, 2009	Tuesday, 4.00 P.M.	Yes
2009-10	Kalakunj – Kalamandir, 48, Shakespeare Sarani, Kolkata	August 20, 2010	Friday, 11.00 A.M.	No

Extra Ordinary General Meeting

For the Year	Venue	Date	Day & Time	Whether Special Resolution
2007-08	Bengal National Chamber of Commerce & Industry, 23 R N Mukherjee Road, Kolkata-700012	Jan 15, 2008	Tuesday, 11.30 A.M.	Yes
2009-10	Kalakunj – Kalamandir, 48, Shakespeare Sarani, Kolkata	May 02, 2009	Saturday, 10.30 A.M.	No
2010-11	Kalakunj – Kalamandir, 48, Shakespeare Sarani, Kolkata	Nov 27, 2010	Saturday, 11.00 A.M.	Yes

No resolutions requiring postal ballot as recommended under Companies (Passing of Resolution by Postal Ballot) Rules, 2001 have been placed for shareholders' approval at the last Annual General Meeting.

7. DISCLOSURES

- Materially Significant Related Party Transactions

During the year 2010-11, there were no materially significant related party transactions, i.e transactions of the Company of material nature, with its promoters, the directors

or the management, their subsidiaries or relatives, etc. that may have potential conflict with the interest of the company at large.

- Subsidiary Companies

The company does not have any material non-listed Indian subsidiary company whose turnover or net worth (i.e. paid up capital and free reserves) exceeds 20% of the consolidated turnover or net worth respectively, of the listed holding company and its subsidiaries in the immediately preceding accounting year.

- Insider Trading Code

The company has adopted the Employee Share Dealing Code in the term of the SEBI (Prohibition of insider Trading) Regulations 1992. This code is applicable to all Directors and Designated employees of the company. The code seeks to prevent dealing in Company's share by persons having access to unpublished, price sensitive information. The company regularly monitors the transaction in terms of this code.

- Non-compliance/Strictures/Penalties

There was no instance of non-compliance by the company on any matters related to Capital markets and therefore, no penalties and/or strictures have been imposed on the Company by Stock Exchange or SEBI or any statutory authority during the last three years.

8. CEO/CFO CERTIFICATION

In terms of revised clause 49 of Listing Agreement, the certification by wholtime Director and Managing Director has been obtained.

9. MEANS OF COMMUNICATION

The quarterly Unaudited Financial Results and Annual Financial Results are published in leading national newspapers, i.e., Asian Age/ Business Standard/Financial Express (English) / Economic Times and Khabarer Kagaj/ Kalantar (Bengali). It is also displayed on Company's web site at www.ashianahousing.com. The Company has been conducting conference call since last one and half year after every quarterly Board meeting on financial results and issuing corporate presentation informing thereby the investors at large the detailed information about the Company, its business, current scenario, construction targets/ achievements, sales targets/ achievements, future outlook etc. During the financial year 2010-11 the Company has conducted four conference calls for analysts and investors on 03-06-2010, 03-08-2010, 03-11-2010 and on 08-02-2011. In almost all conference calls a good number of analysts and investors participated. Transcripts of all conference calls are available on Company's website. The Company has not made any representation to any Institutional Investor. The Management Discussion and Analysis report prepared by the Management, forms part of the Annual Report.

10. GENERAL SHAREHOLDER'S INFORMATION

(a) Annual General Meeting information

Day, Date : Friday, August 19, 2011
Time : 11.30 A.M.

Venue : Kalamandir, Kalakunj,
 Theatre Road, Kolkata

(b) Financial Calendar

Ashiana Housing Ltd. follows the financial year from April to March. The Unaudited Financial Results for the first three quarters and the Audited Financial Results for the year ended 31st March, 2011 were taken on record and approved by the Board of Directors in its meeting(s) held on the following dates:

Quarter	Date of Board Meeting
April – June, 2010	August 02, 2010
July – September, 2010	November 01, 2010
October – December, 2010	February 05, 2011
Year Ended 31st March, 2011	May 26, 2011

(c) Book Closure

The Company's Register of Members and Share Transfer books will remain closed from August 16, 2011 to August 19, 2011 (both days inclusive) for the purpose of Annual General Meeting of the Company.

(d) Stock Exchanges

The Company's equity shares are listed on the Bombay Stock Exchange the details of which are as follows:

Name and address of the Stock Exchange	Security Code No.
The Stock Exchange, Mumbai P.J. Towers, Dalal Street Mumbai - 400 001	523716

There is no outstanding listing fees payable to Bombay Stock Exchange.

(e) Dividend paid for the last three years

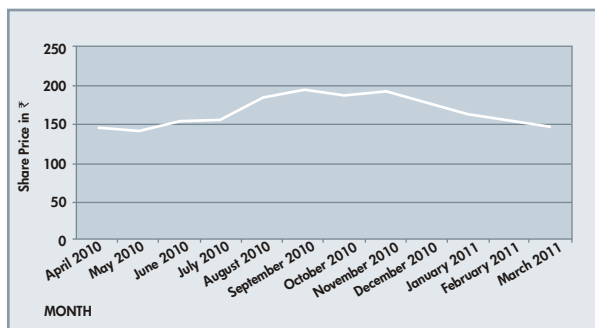
Sl. No.	Date of Declaration	Dividend in %	Total Amount of Dividend ₹
1.	September 21, 2007	25	1,33,82,750
2.	September 18, 2008	15	2,81,03,775
3.	August 20, 2010	15	2,81,03,775

(f) Market Price Data: Monthly High and Low quotation of shares traded in Bombay Stock Exchange during F.Y. 2010-11

The Company has its ISIN No. INE 365D 01013 for dematerialisation of equity shares.

Month	High (₹)	Low (₹)	Volume (Nos.)
April, 2010	142.75	95.20	23,61,981
May, 2010	139.80	114.95	6,40,796
June, 2010	151.75	122.25	6,99,228
July, 2010	153.85	136.05	3,03,151
August, 2010	182.00	147.00	6,08,099
September, 2010	191.50	153.00	8,23,669
October, 2010	185.00	163.10	2,33,550
November, 2010	190.80	132.30	3,44,701
December, 2010	175.00	134.05	1,63,994
January, 2011	159.90	130.25	3,16,374
February, 2011	154.00	110.10	2,12,395
March, 2011	144.90	113.00	6,56,593

(g) Share Performance Chart



(h) Distribution of Shareholding as on 31.03.2011

Range	Shareholders		Shares	
	No. of Shares	Numbers	% to total	Numbers
UPTO 500	8,499	84.26	20,15,601	10.83
501 TO 1000	1,093	10.84	7,91,212	4.25
1001 TO 2000	260	2.58	3,76,513	2.02
2001 TO 3000	55	0.55	1,38,589	0.74
3001 TO 4000	39	0.39	1,38,010	0.74
4001 TO 5000	31	0.31	1,42,517	0.77
5001 TO 10000	44	0.44	3,21,773	1.73
10001 AND ABOVE	65	0.64	1,46,85,740	78.91
	10,086	100.00	1,86,09,955	100.00

(i) Shareholding Pattern (As on 31.03.2011)

Sl. No.	Shareholders	No. of Shares	Percentage
A.	Promoter's Holding		
1.	Indian Promoters	1,23,04,604	66.118%
B.	Non-Promoter's Holding		
2.	Banks, FIs, Insurance Cos., Central/State Govt. Institutions/ Non-Govt. Institutions	800	0.004%
3.	Foreign Institutional Investors	35,950	0.193%
C.	Others		
4.	Private Corporate Bodies	13,69,040	7.356%
5.	Indian Public	47,52,059	25.535%
6.	NRIs/OCBs	1,08,103	0.581%
7.	Others (shares in transit)	39,399	0.212%
	Grand Total	1,86,09,955	100.00%

After taking into effect of the order of honble High Court of Kolkata on merger of Ashiana Retirement Village Ltd. into Ashiana Housing Ltd.

(j) Registrar & Transfer Agent :

M/s. Beetal Financial & Computer services Pvt. Ltd., having its address at Beetal House, 99, Madangir, Behind Local Shopping Centre, Near Dada Harsukh Das Mandir, New Delhi - 110 062 has been appointed by the Company for registration of share transfer and other related work.

(k) Share Transfer Process

The Company's shares being in compulsory demat list are

transferable through the depository system. Shares in Demat Form are processed by the Registrar & Transfer Agent - M/s Beetal Financial & Computer Service Pvt. Ltd., Beetal House, 99, Madangir, Near Dada Harsukh Dass Mandir, Behind Local Shopping Centre, New Delhi - 110062. Transfer of shares both by Demat and Physical mode are approved by the 'Transfer and Shareholders/Investors Grievance Committee'.

(l) Dematerialisation of Shares and Liquidity

The Shares of the company are compulsorily traded in dematerialised form. In order to enable the shareholders to hold their shares in electronic form and to facilitate scripless trading, the Company has enlisted its shares with National Securities Depository Ltd. and Central Depository Services (India) Ltd. Out of 18609955 Equity Shares of the company 5740345 Equity Shares have been dematerialised as on 31.03.2011.

(m) Secretarial Audit Report

As stipulated by the Securities and Exchange Board of India, M/s. B. Chhawchharia and Co. Chartered Accountants, Statutory Auditors of the company, carries out the Secretarial Audit to reconcile the total admitted capital with National Securities Depository Limited (NSDL) and Central Depository Services (India) Ltd. (CDSL) and the total issued and listed capital. This audit is carried out every quarter and the Report thereon is submitted to the Stock Exchanges and is also placed before the Audit Committee. The audit, inter alia confirms that the total listed and paid up capital of the company is in agreement with the aggregate of the total number of shares in dematerialised form (held with NSDL and CDSL) and the total number of shares in physical form.

(n) Compliance with Non Mandatory Requirements

The Board has already formed a Remuneration Committee. Other non-mandatory requirements are yet to be adopted.

(o) Offices Locations

Registered Office:

5F, Everest
46/C, Chowringhee Road
Kolkata-700 071

Head Office & Share Dept.:

Unit No. 4&5, 3rd Floor, Plot No. D-2
Saket District Center, Saket, New Delhi - 110 017

Branch Offices:

- (a) Ashiana Trade Centre, Aditya Pur, Jamshedpur - 831 013
- (b) Ashiana Village Centre, Vasundhara Nagar, Bhiwadi - 301 019
- (c) 413, Ashiana Tower, Exhibition Road, Patna - 800 001
- (d) 604, Apex Mall, Tonk Road, Lal Kothi, Jaipur - 302 015
- (e) Village Kudi Bhagtasani, Pali Road, Jodhpur - 342 001
- (f) The Business Centre, Office No. 2, 2nd Floor, Purushottam Plaza, Baner Road, Pune - 411 045

11. ADDRESS FOR CORRESPONDENCE

Shareholders are advised to correspond the Registrar & Share Transfer Agent - M/s. Beetal Financial & Computer Services Private Ltd. , Beetal House, 99, Madangir, Near Dada Harsukh Dass Mandir, Behind Local Shopping Centre, New Delhi - 110 062 for any query regarding Share Transfer / Transmission etc. and other related matter or may contact Mr. Bhagwan Kumar, Company Secretary and Compliance Officer on Phone No. 011-42654265; Fax No. 011-42654200; and E-mail: investorrelations@ashianahousing.com.

On behalf of the Board of Directors

(Vishal Gupta)
Managing Director

Date: May 26, 2011

Place: New Delhi



Auditors' Certificate

TO THE MEMBERS OF ASHIANA HOUSING LIMITED

We have examined the compliance of conditions of corporate governance by M/s. Ashiana Housing Ltd. for the year ended March 31, 2011 as stipulated in clause 49 of the Listing Agreement of the said Company with Stock Exchanges.

The compliance of conditions of corporate governance is the responsibility of the company. Our examination was limited to the procedures and implementation thereof, adopted by the Company for ensuring compliance of conditions of Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

In our opinion and to the best of information and according to the explanations given to us, we certify that the Company has complied with the conditions of corporate governance as stipulated in the above mentioned Listing Agreement.

As required by the Guidance Note issued by the Institute of Chartered Accountants of India, we have to state that no

investor grievance is pending for a period exceeding one month against the Company as per the records maintained by the Company.

We further state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness, with which the management has conducted the affairs of the Company.

**For B. CHHAWCHHARIA & Co.
Chartered Accountants**

**(Vinit Bagaria)
Partner**

Place: New Delhi
Date: 26th May, 2011

Auditors' Report

THE MEMBERS OF ASHIANA HOUSING LIMITED

We have audited the attached Balance Sheet of Ashiana Housing Limited as at 31st March 2011, and also the Profit and Loss Account and the Cash Flow Statement for the year ended on that date annexed thereto in which is incorporated the accounts of erstwhile Ashiana Retirement Villages Limited amalgamated with the Company w.e.f. 1st April, 2010 in terms of the Scheme of Amalgamation sanctioned by the Hon'ble High Court, Kolkata vide their Order dated 21st March, 2011. These financial statements are the responsibility of the company's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We have 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 statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

1. As required by the Companies (Auditor's Report) Order, 2003 issued by the Central Government of India in terms of sub-section (4A) of section 227 of the Companies Act, 1956, we enclose in the Annexure a statement on the matters specified in paragraphs 4 and 5 of the said Order.

2. Further to our comments in the Annexure referred to above, we report that:

(i) We have obtained all the information and explanations, which to the best of our knowledge and belief were necessary for the purposes of our audit;

(ii) In our opinion, proper books of account as required by law have been kept by the company so far as appears from our examination of those books;

(iii) The Balance Sheet, Profit and Loss Account and Cash Flow statement dealt with by this report are in agreement with the books of account;

(iv) Subject to our comments hereinafter, the Balance Sheet, Profit and Loss Account and Cash Flow Statement dealt with by this report comply with the accounting standards referred

to in sub-section (3C) of section 211 of the Companies Act, 1956;

(v) On the basis of written representations received from the directors, as on 31st March 2011 and taken on record by the Board of Directors, we report that none of the directors is disqualified as on 31st March 2011 from being appointed as a director in terms of clause (g) of sub-section (1) of section 274 of the Companies Act, 1956;

(vi) In our opinion and to the best of our information and according to the explanations given to us, the said accounts read with significant Accounting Policies and Notes to the Accounts, give the information required by the Companies Act, 1956, in the manner so required and subject particularly to note no 6 on schedule 24 regarding change in method of Accounting for recognition of Revenue in respect of Real Estate Projects, having no impact on the profit for the year, give a true and fair view in conformity with the accounting principles generally accepted in India:

(a) in the case of the Balance Sheet, of the state of affairs of the company as at 31st March 2011;

(b) in the case of the Profit and Loss Account, of the profit for the year ended on that date; and

(c) in the case of the Cash Flow Statement, of the cash flows for the year ended on that date.

For B. CHHAWCHHARIA & Co.
Chartered Accountants

(Vinit Bagaria)
Partner

Firm Registration No: 305123E
Membership Number: 500872

Place: New Delhi
Date: 26th May, 2011

Annexure To The Auditors' Report

Referred to in paragraph 1 of our Report of even date for the year ended 31st March, 2011.

1 (a) The company is maintaining proper records showing full particulars including quantitative details and situation of fixed assets.

(b) According to the information and explanation given to us, all the fixed assets and capital work in progress have not been physically verified by the management during the year but there is a regular program of verification which, in our opinion, is reasonable having regard to the size of the Company and nature of its assets. As explained, no material discrepancies were noticed on such verification.

(c) In our opinion and according to the information and explanations given to us, the Company has not disposed substantial part of its fixed assets during the year.

2 (a) According to the information and explanations given to us, the management has physically verified the inventory during the year. In our opinion, the frequency of verification is reasonable.

(b) In our opinion, the procedures of physical verification of inventories followed by the management are reasonable and adequate in relation to the size of the company and the nature of its business.

(c) On the basis of our examination of the records of inventory, we are of the opinion that the company is maintaining proper records of inventory. The discrepancies noticed on verification between the physical stocks and the book records were not material.

3 (a) The Company has granted unsecured loan to one company covered in the Register maintained under Section 301 of the Companies Act, 1956. The maximum amount involved during the year and year end balance of loan given to such company was ₹ 4 lakhs.

(b) In our opinion the terms and conditions on which interest free loan has been given to the company listed in the register maintained under Section 301 of the Companies Act, 1956 is, prima facie, not prejudicial to the interest of the company.

(c) The company is regular in receiving the principal amounts as per stipulation.

(d) As explained to us there is no overdue amount of loan given to the company listed in the register maintained under section 301 of the Companies Act, 1956.

(e) The company has not taken any unsecured loans from companies, parties or other concern covered in the register maintained under Section 301 of the Companies Act, 1956.

4 In our opinion and according to the information and explanations given to us, there are adequate internal control procedures commensurate with the size of the company and the nature of its business with regard to purchases of inventory and fixed assets and with regard to the sale of constructed units and services. During the course of our audit, we have not observed any continuing failure to correct major weakness in internal controls.

5 (a) According to the information and explanations given to us, we are of the opinion that the particulars of contracts and arrangements referred to in Section 301 of the Companies Act, 1956 that need to be entered into the register maintained under that Section have been so entered.

(b) In our opinion and according to the information and explanations given to us, the transactions that were made in pursuance of contracts or arrangements that need to be entered into the register maintained in pursuance of Section 301 of the Companies Act, 1956 and aggregating during the year to ₹ 5,00,000/- or more, in respect of each party, have been made at prices which are reasonable having regard to the prevailing market prices at the relevant time.

6 In our opinion and according to the information and explanations given to us, the company has not accepted any deposits from the public.

7 In our opinion, the company has an internal audit system commensurate with the size and nature of its business.

8 As informed to us maintenance of cost records under Section 209 (1) (d) of the Companies Act, 1956 is not applicable to the company.

9 (a) According to the records of the company, generally the company is regular in depositing with appropriate authorities undisputed statutory dues including provident fund, investor education and protection fund, employees' state insurance, income tax, sales tax, wealth tax, service tax, custom duty, excise duty, cess and other material statutory dues, as applicable, and no such statutory dues were outstanding as at the last day of the financial year under review for a period of more than six months from the date they became payable.

(b) There are no dues of Income Tax, Sales Tax, Wealth Tax, Service Tax, Customs Duty, Excise Duty and Cess, as

applicable, which have not been deposited on account of any dispute except as detailed below:

Name of the Statute	Nature of the Dues	Amount ₹ (Lakhs)	Relating to the year	Forum where dispute is pending
Income Tax Act, 1961	Income Tax	7.51	1989-1990	Appellant Tribunal and Asst. Commissioner of Income Tax

10 The company does not have accumulated losses. The company has not incurred any cash losses during the financial year covered by our audit and the immediately preceding financial year.

11 In our opinion and according to the information and explanations given to us, the company has not defaulted in repayment of dues to a financial institution, bank or debenture holder.

12 As per information and explanations provided to us the company has not granted any loans and advances on the basis of security by way of pledge of shares, debentures and other securities.

13 In our opinion the company is not a chit fund or a nidhi/ mutual benefit fund/ society.

14 The company is not dealing or trading in shares, securities, debentures and other investments. However, Investments of the Company, except investments transferred to the company on amalgamation of erstwhile Ashiana Retirement Villages Limited, are held in its own name.

15 According to the information and explanations given to us, the company has not given any guarantee for loans taken by others from Banks or Financial Institutions as at the close of the year.

16 The Company has not taken any Term Loan during the year concerned.

17 According to the information and explanations given to us and on an overall examination of the balance sheet of the company, we report that the no funds raised on short- term basis have been used for long-term investment except permanent working capital.

18 The company has not made any preferential allotment of shares to parties and companies covered in the register maintained under section 301 of the Companies Act, 1956.

19 During the period covered by our audit report, the company has not issued any debentures.

20 The company has not raised money by public issues during the financial year concerned.

21 According to the information and explanations given to us, no fraud on or by the company has been noticed or reported during the course of our audit.

For B. CHHAWCHHARIA & Co.
Chartered Accountants

(Vinit Bagaria)
Partner

Firm Registration No: 305123E
Membership Number: 500872

Place: New Delhi
Date: 26th May, 2011

Balance Sheet

As at 31st March, 2011

SCHEDULES			AS AT 31.03.2011		AS AT 31.03.2010
		₹	₹	₹	₹
SOURCES OF FUNDS					
<u>Shareholders' Funds:</u>					
a) Share Capital	1	186,099,550		187,358,500	
b) Reserves & Surplus	2	<u>1,565,462,987</u>	1,751,562,537	<u>1,034,791,132</u>	1,222,149,632
Loan Funds:	3		6,829,206		77,784,239
Other Funds	4		24,145,401		-
Deferred Tax liability	5		<u>33,064,000</u>		<u>15,187,000</u>
			1,815,601,144		1,315,120,871
APPLICATION OF FUNDS					
<u>Fixed Assets:</u>					
a) Gross Block	6	479,478,805		214,826,539	
b) Less: Depreciation		<u>65,331,902</u>		<u>34,241,709</u>	
c) Net Block		414,146,903		180,584,830	
d) Capital Work in Progress		<u>4,660,023</u>	418,806,926	<u>102,700</u>	180,687,530
Investments	7		770,811,138		651,596,494
<u>Current Assets, Loans & Advances:</u>					
a) Inventories	8	723,773,800		676,048,239	
b) Sundry Debtors	9	9,668,557		396,808	
c) Cash & Bank Balances	10	359,120,065		119,214,220	
d) Loans & Advances	11	<u>94,900,167</u>		<u>34,003,838</u>	
		1,187,462,589		829,663,105	
Less: Current Liabilities & Provisions	12	<u>561,479,509</u>		<u>346,826,258</u>	
Net Current Assets			625,983,080		482,836,847
			1,815,601,144		1,315,120,871
NOTES ON ACCOUNTS	24		-		-
Balance Sheet Abstract & Company's General Business Profile	25				

The Schedules referred above form an integral part of the accounts. In terms of our report of even date attached herewith

For B. CHHAWCHHARIA & CO.
Chartered Accountants

VINIT BAGARIA
Partner

Firm Registration No: 305123E
Membership No: 500872

Place: New Delhi
Date: 26th May, 2011

Vishal Gupta (Managing Director)

Ankur Gupta (Jt. Managing Director)

Varun Gupta (Wholetime Director)

Bhagwan Kumar
Company Secretary

Manojit Sengupta
General Manager (F&A)

Profit & Loss Account

For the year ended 31st March, 2011

SCHEDULES		2010-2011 ₹	2009-2010 ₹
INCOME			
Sales	13	1,315,970,876	1,053,761,283
Share of Profit from Partnership		114,088,059	25,755,822
Other Income	14	50,437,548	30,615,618
		1,480,496,483	1,110,132,723
EXPENDITURE			
Direct Costs:			
Purchases	15	51,191,126	20,934,654
Project Expenses	16	201,984,190	244,534,339
Ongoing Project Expenses Adjusted		495,779,444	329,633,670
Decrease/ (Increase) in Stock	17	(110,962,362)	(91,086,308)
Hotel and Club Expenses	18	40,772,908	-
		678,765,306	504,016,355
Expenses on Employees	19	98,803,447	61,597,067
Advertisement & Business Promotion		57,728,460	49,515,159
Cost of Borrowings	20	6,455,179	10,489,533
Depreciation		20,054,888	10,166,852
Other expenses	21	62,979,907	43,924,456
		924,787,187	679,709,422
PROFIT FOR THE YEAR		555,709,296	430,423,301
Add: Extra-ordinary Item	22	64,555,680	-
		620,264,976	430,423,301
Less: Direct Taxes	23	130,803,752	76,372,748
Profit after Tax		489,461,224	354,050,553
Surplus brought forward from previous year		23,291,132	19,979,121
		512,752,356	374,029,674
Appropriations:			
Transfer to General Reserve		440,000,000	320,000,000
Proposed Dividend		32,567,421	28,103,775
Corporate Dividend Tax		4,796,575	2,634,767
Surplus Carried to Balance Sheet		35,388,360	23,291,132
ADJUSTED EARNING PER SHARE			
(On Shares of nominal value of ₹ 10/- each)			
Basic and Diluted		23.52	18.90

The Schedules referred above form an integral part of the accounts. In terms of our report of even date attached herewith

For B. CHHAWCHHARIA & CO.
Chartered Accountants

VINIT BAGARIA
Partner

Firm Registration No: 305123E
Membership No: 500872

Place: New Delhi
Date: 26th May, 2011

Vishal Gupta (Managing Director)

Ankur Gupta (Jt. Managing Director)

Varun Gupta (Wholetime Director)

Bhagwan Kumar
Company Secretary

Manojit Sengupta
General Manager (F&A)

Schedules To The Accounts

SCHEDULES TO THE ACCOUNTS	As at 31.03.2011 ₹	As at 31.03.2010 ₹
1. SHARE CAPITAL		
Authorised:		
35000000 (P.Y. 25000000) Equity Shares of ₹ 10/- each (Refer Note 5(a) on Schedule 22)	350,000,000	250,000,000
Issued, Subscribed and Paid up:		
18609955 (P.Y. 18735850) Equity shares of ₹ 10/- each fully paid up (Refer Note 5(c) on Schedule 24)	186,099,550	187,358,500
	186,099,550	187,358,500
2. RESERVES & SURPLUS		
Capital Reserve	1,500,000	1,500,000
General Reserve:		
On amalgamation	64,174,627	-
Others:		
As per last Balance Sheet	1,010,000,000	690,000,000
Add : Transfer from Profit & Loss Account	440,000,000	320,000,000
	1,450,000,000	1,010,000,000
Securities Premium Account (on Amalgamation)	14,400,000	-
Profit & Loss Account	35,388,360	23,291,132
	1,565,462,987	1,034,791,132
3. LOAN FUNDS		
Secured Loans		
I. Construction Loan - From HDFC limited*	-	67,468,238
Secured by way of (i) first exclusive mortgage on land in Ashiana Aangan Project along with construction thereon, both present and future and (ii) assignment of receivables from the said project.		
II. Vehicle Loan from* -		
Axis Bank Limited	574,901	526,512
HDFC Bank Limited	5,841,028	7,761,688
Tata Capital Ltd	225,359	1,649,666
Tata Motors Finance Ltd	187,918	378,135
(Secured against hypothecation of vehicles financed by them)		
	6,829,206	77,784,239
*Includes ₹ 3,975,102/- due within 12 months		
4. OTHER FUNDS		
Security Deposit from Treehouse members	24,145,401	-
	24,145,401	-
5. DEFERRED TAX LIABILITY (NET)		
Deferred Tax Liability on Fiscal allowance of Fixed Assets	35,895,000	16,758,000
Less: Deferred Tax Assets on		
Unabsorbed losses and provisions	-	22,000
Employee Benefits	2,831,000	1,549,000
	33,064,000	15,187,000

SCHEDULES TO THE ACCOUNTS

6. FIXED ASSETS

	GROSS BLOCK				DEPRECIATION				NET BLOCK	
	As at 01.04.2010 ₹	Additions/ (Deductions)		As at 31.03.2011 ₹	Up to Last Year ₹	On Amalgamaon ₹	For the Year/ (adjustments) ₹	Up to 31.03.2011 ₹	As at 31.03.2011 ₹	As at 31.03.2010 ₹
		On Amalgamaon ₹	Others ₹							
GOODWILL	100,000	-	-	100,000	-	-	-	-	100,000	100,000
BUILDING	44,590,651	92,517,386	89,831,622 (997,550)	225,942,109	4,333,727	7,425,153	6,048,758 (684,508)	17,123,130	208,818,979	40,256,925
PLANT & MACHINERY	108,921,574	15,123,990	20,927,308 (5,495,319)	139,477,553	15,368,045	2,346,381	6,278,107 (3,925,553)	20,066,980	119,410,573	93,553,529
FURNITURE & FIXTURES	14,822,322	7,077,081	12,939,990 (2,939)	34,836,454	2,512,026	5,482,239	1,530,298 (2,939)	9,521,624	25,314,830	12,310,296
ELECTRICAL INSTALLATIONS	4,571,128	6,260,373	698,297 (1,095,720)	10,434,078	1,433,307	1,182,940	505,916 (892,024)	2,230,139	8,203,939	3,137,822
EQUIPMENTS AND FACILITIES	9,773,728	3,192,006	12,427,782 (947,426)	24,446,090	2,390,552	334,607	1,016,598 (633,464)	3,108,293 -	21,337,797	7,383,176
COMPUTERS	10,421,938	2,751,557	5,673,290 (523,484)	18,323,301	4,218,127	1,177,300	2,442,608 (497,310)	7,340,725 -	10,982,576	6,203,811
VEHICLES	21,625,198	316,602	4,417,084 (439,664)	25,919,220	3,985,927	58,342	2,232,603 (335,861)	5,941,011	19,978,209	17,639,271
TOTAL	214,826,539	127,238,995	146,915,373 (9,502,102)	479,478,805	34,241,711	18,006,962	20,054,888 (6,971,659)	65,331,902	414,146,903	180,584,830
CAPITAL WORK IN PROGRESS	102,700	130,687,541	24,034,883 (150,165,101)	4,660,023 -	-	-	-	-	4,660,023	102,700
GRAND TOTAL	214,929,239	257,926,536	170,950,256 (159,667,203)	484,138,828	34,241,711	18,006,962	20,054,888 (6,971,659)	65,331,902	418,806,926	-
PREVIOUS YEAR FIGURES	193,660,562	-	28,360,542 (7,091,866)	214,929,238	25,649,743	-	10,166,852 (1,574,885)	34,241,710	-	180,687,530

SCHEDULES TO THE ACCOUNTS

	Face Value ₹	No. of Shares/unit Nos.	AS AT 31.03.2011 ₹	No. of Shares/unit Nos.	AS AT 31.03.2010 ₹
7. INVESTMENTS					
(A) LONG TERM INVESTMENTS					
1. In fully paid up Equity Shares:					
<u>Subsidiary Companies (Unquoted)</u>					
Vatika Marketing Ltd.	10	50,000	520,120	50,000	520,120
Latest Developers Advisory Ltd	10	50,000	500,502	-	-
Topwell Projects Consultants Ltd.	10	50,000	500,502	-	-
Ashiana Retirement Villages Ltd.	10	*-	-	9,240,050	92,412,550
<i>*Cancelled on amalgamation</i>			1,521,124		92,932,670
Others:					
<u>i. Quoted</u>					
IFGL Refractories Ltd	10	10,224	790,939	-	-
Spectrum Commercials Ltd.	10	132,000	330,775	132,000	330,775
Housing Development Finance Corporation Ltd.	2(P.Y.10)	250	84,969	50	84,969
Sobha Developers Ltd.	10	50	43,732	50	43,732
Arihant Foundation Ltd.	10	100	34,186	100	34,186
Parsvnath Developers Ltd.	5(P.Y.10)	200	32,973	100	32,973
Mahindra Lifespace Developers Ltd.	10	50	31,068	50	31,068
S.M. Telesys Ltd.	10	2,500	25,000	2,500	25,000
Unitech Limited (includes 50 bonus shares)	2	100	21,597	100	21,597
Eldco Housing Ltd.	10	100	20,942	100	20,942
Lok Housing and Construction Ltd.	10	100	18,906	100	18,906
Larsen & Tubro Ltd. (includes 10 bonus shares)	2	20	17,598	20	17,598
Timken India Ltd.	10	54	3,696	54	3,696
Modern Woolen Ltd.	10	50	1,575	50	1,575
Ispat Profile Ltd.	10	100	782	100	782
Modern Threads Ltd.	10	23	280	23	280
<u>ii. Unquoted</u>					
Adityapur Toll Bridge Company Ltd.	10	20,000	200,000	20,000	200,000
Elite Leasings Ltd.	10	3,750	6,218	3,750	6,218
			3,186,360		93,806,967
2. In Partly paid Debentures:					
<u>Subsidiary Company (Unquoted)</u>					
Zero Percent Unsecured Optionally Fully Convertible Debentures					
Topwell Projects Consultants Ltd (paid up Rs.10 per debenture)	100	5000000	50,000,000	-	-
Ashiana Retirement Villages Ltd. -					
Series - II (paid up ₹ 94 per debenture)	100	*-	-	1,000,000	94,000,000
Series - III (paid up ₹ 50 per debenture)	100	*-	-	2,000,000	100,000,000
<i>* Cancelled on amalgamation</i>			50,000,000		194,000,000
3. In Immovable Properties:					
Retail space at Village Centre, Bhiwadi			88,515,920		-
Building at W-177, Greater Kailash - II, New Delhi			32,939,879		32,939,879
Land at RIICO Industrial Area, Bhiwadi, Rajasthan			1,782,139		1,782,139
Building at Ashiana Plaza, Patna			1,616,571		1,616,571
Roof rights, Ashiana Trade Centre, Jamshedpur			1,500,000		-
Bageecha office, Bhiwadi			313,042		-
Shops, Ashiana Trade Centre, Jamshedpur			313,186		-
Land at Vasundhara Nagar, Phase II, Bhiwadi, Rajasthan			-		11,021,003
			126,980,737		47,359,592
4. In Capital of Partnership Firms:					
Ashiana Amar Developers			151,443,862		125,908,866
Ashiana Manglam Developers			133,365,061		-
Ashiana Green Wood Developers			119,047,570		108,476,808
Megha Colonizers			112,873,484		62,830,559
Ashiana Amar Infrastructure			14,203,468		14,132,617
			530,933,445		311,348,850

SCHEDULES TO THE ACCOUNTS

	Face Value ₹	No. of Shares/unit Nos.	AS AT 31.03.2011 ₹	No. of Shares/unit Nos.	AS AT 31.03.2010 ₹
5. In Capital of Limited Liability Partnerships:					
Neemrana Builders LLP			13,356,513	-	-
MG Homecraft LLP			11,054,083	-	-
			24,410,597	-	-
(A)			735,511,138		646,515,409
(B) CURRENT INVESTMENTS					
In Mutual Funds (Unquoted)					
Kotak FMP 370 Days Series 8 - Growth	10	1000000.000	10,000,000	-	-
Kotak Quarterly Interval plan Series 6 - Growth	10	805691.404	10,000,000	-	-
HDFC Cash Management Fund- Treasury Advantage Fund	10	467126.007	10,000,000	-	-
IDFC Fixed Maturity Plan-100 days Series 2	10	530000.000	5,300,000	-	-
DWS Money Plus Advantage Fund Div Reinvestment	10	-	-	487974.630	5,146,720
			35,300,000		5,146,720
Less: Provision for Diminution in value of current Investments			-		65,635
(B)			35,300,000		5,081,085
TOTAL (A + B)			770,811,138		651,596,494
Aggregate amount of Quoted Investments			1,665,236		668,079
Aggregate amount of Unquoted Investments			769,145,902		650,928,415
Market value of Quoted Investments			651,877		613,081
Repurchase price of units of mutual funds			35,807,050		5,081,085
8. INVENTORIES					
<u>Stock</u>					
Leasehold Land			146,153,528		175,182,138
Freehold Land			47,375,108		52,254,522
Unsold completed constructions			172,797,607		116,696,576
Work-in-Progress			301,225,368		286,644,761
Construction materials			55,252,390		45,270,242
Hotel & club consumables			969,799		-
			723,773,800		676,048,239
9. SUNDRY DEBTORS					
(Unsecured, Considered Good)					
Due for more than six months			6,145,424		128,265
Other Debts			3,523,133		268,543
			9,668,557		396,808
10. CASH AND BANK BALANCES					
Cash-in-hand			968,064		205,355
Cheques-in-hand			-		462,000
Balances with Scheduled Banks:					
In Current Account			43,697,198		45,519,730
In Unclaimed Dividend Account			5,363,678		3,790,041
In Fixed Deposit Account (Pledged with Banks & Financial Institution ₹ 17,823,314/-; P.Y. ₹ 26,059,473/-)			309,091,125		69,237,094
			359,120,065		119,214,220
11. LOANS AND ADVANCES					
(Unsecured, considered good)					
Loan to a Subsidiary Company			400,000		-
Advance against Land			32,582,615		14,632,416
Advances recoverable in cash or in kind or for value to be received			35,302,228		15,516,207
Service Tax Paid under protest			20,085,626		-
Deposits			6,529,698		3,855,215
			94,900,167		34,003,838

SCHEDULES TO THE ACCOUNTS		
	AS AT 31.03.2011 ₹	AS AT 31.03.2010 ₹
12. CURRENT LIABILITIES & PROVISIONS		
(A) CURRENT LIABILITIES		
Sundry Creditors	27,692,688	29,340,588
Advance from Customers	1,196,886,293	1,157,809,366
Less: Ongoing Projects Adjustment Account	921,724,086	976,032,865
	275,162,207	181,776,501
Security deposits	42,475,133	39,797,520
Due to subsidiary companies	-	1,166,514
Unclaimed Dividend	5,363,678	3,790,041
Service Tax received from real estate customers (Subjudice)	20,006,586	-
Other liabilities	41,902,967	35,085,522
	412,603,259	290,956,686
(B) PROVISIONS		
For Proposed Dividend	32,567,421	28,103,775
For Corporate Dividend Tax	4,796,575	2,634,767
For Taxation (net of advances)	102,988,983	20,574,518
For Gratuity	8,523,271	4,556,512
	561,479,509	346,826,258
	2010-11 ₹	2009-10 ₹
13. SALES		
<u>Real Estate:</u>		
(a) Completed Projects (on Possession)	338,310,241	359,485,370
(b) Ongoing Projects	911,282,805	694,275,913
<u>Hotel & Club:</u>		
Rooms, Restaurant, Banquets and other services	66,377,830	-
	1,315,970,876	1,053,761,283
14. OTHER INCOME		
Interest (included TDS ₹ 1,473,077/-; P.Y. ₹ 937,829/-)	21,030,844	12,078,843
Income from Investments:		
Rent	3,813,437	1,446,450
Dividend	3,247,228	148,565
Profit on sale of investments	3,348,153	3,386,531
Revenue Sharing	-	1,832,763
Project Management Fee from Partnership	14,708,500	-
Fee and Subscription	1,104,550	-
Rent and Hire charges	646,272	811,279
Profit on sale of Fixed Assets	6,197	4,244,228
Miscellaneous Income	2,352,636	2,171,187
Provision for Diminution in value of investment written back	65,635	3,491,521
Liabilities Written Back	114,096	1,004,251
	50,437,548	30,615,618
15. PURCHASES		
Land	19,613,373	18,834,654
Flats/ Bungalows/ Shops	31,577,753	2,100,000
	51,191,126	20,934,654
16. PROJECT EXPENSES		
Consumption of construction materials (Indigenous)	396,922,959	331,773,043
Wages	72,007,615	82,655,983
PRW Charges	53,275,543	58,834,437
Power & Fuel	7,786,585	6,787,956
Other project related expenses	93,582,184	96,501,889
	623,574,886	576,553,308
Less: Ongoing Project Adjustment	421,590,696	332,018,969
	201,984,190	244,534,339

SCHEDULES TO THE ACCOUNTS

	2010-11 ₹	2009-10 ₹
17. DECREASE / (INCREASE) IN STOCK		
<u>Opening Stock :</u>		
Leasehold land*	148,756,367	173,413,931
Freehold land*	27,761,813	39,210,637
Unsold completed construction*	93,426,308	93,623,839
Work-in-progress	286,644,761	233,443,282
	556,589,249	539,691,689
<u>Less: Closing Stock:</u>		
Leasehold Land	146,153,528	175,182,138
Freehold Land	47,375,108	52,254,522
Unsold completed construction	172,797,607	116,696,576
Work-in-progress	301,225,368	286,644,761
	667,551,611	630,777,997
*Net of ongoing project adjustment amounting to ₹.74,188,748/-PY. ₹. 2,385,299/-	(110,962,362)	(91,086,308)
18. HOTEL & CLUB EXPENSES		
Consumables (indigenous)	11,739,867	-
Personnel	9,185,613	-
Power & fuel	8,192,507	-
Other running expenses	11,654,922	-
	40,772,908	-
19. EXPENSES ON EMPLOYEES		
Salary, Wages, Bonus and Allowances (includes Gratuity Provision ₹ 28,48,368/-; PY ₹ 3,48,356/-)	69,747,369	47,678,198
Directors' Remuneration	15,752,496	7,200,000
Contribution to Provident & Other Funds	1,816,104	1,406,254
Staff & Labour welfare expenses	11,487,478	5,312,615
	98,803,447	61,597,067
20. COST OF BORROWINGS		
Interest		
- On Construction Loans	5,404,163	9,269,683
- Others	1,051,016	1,219,850
	6,455,179	10,489,533
21. OTHER EXPENSES		
Rent	9,671,888	6,762,302
Rates and Taxes	443,535	270,164
Insurance	537,373	393,889
Traveling and Conveyance	8,490,739	7,487,384
Legal and Professional expenses	6,439,800	5,388,312
Commission	650,285	-
Telephone, Telex & Fax	4,036,701	3,158,069
Printing & Stationery	3,435,458	2,061,758
Repairs and Maintenance:		
To Machineries	1,402,452	971,282
To Building	6,719,568	3,749,634
To Others	4,419,791	2,571,540
Directors' Fees	11,000	17,000
Auditors' Remuneration:		
For Statutory Audit	772,100	716,950
For Internal Audit	630,945	502,837
For Tax Audit	195,525	165,450
For Other Services	272,629	162,144
Miscellaneous Expenses	13,845,563	8,550,516

SCHEDULES TO THE ACCOUNTS		
	2010-11 ₹	2009-10 ₹
Irrecoverable Balances Written off	221,834	248,236
Fixed Assets Written Off	2,113,599	-
Items relating to previous year (Net)	(1,330,877)	681,354
Provision for Diminution in value of current Investment	-	65,635
	62,979,908	43,924,456
22. EXTRAORDINARY ITEM		
Gain from sale of shares of the company by erstwhile Ashiana Retirement Villages Limited (since merged with the company)	64,555,680	-
	64,555,680	-
23. DIRECT TAXES		
Income Tax	109,900,000	68,500,000
Deferred Tax	17,877,000	7,669,000
Wealth Tax	306,000	202,000
Income Tax Adjustments	2,720,752	1,748
	130,803,752	76,372,748

24. NOTES ON ACCOUNTS

1 Significant Accounting Policies

SYSTEM OF ACCOUNTING :

The company adopts accrual basis of accounting in the preparation of accounts.

FIXED ASSETS AND DEPRECIATION :

(a) Fixed assets are valued at cost and depreciation is provided on straight line basis in accordance with the provisions of Schedule XIV to the Companies Act, 1956.

(b) Capital work-in-Progress is valued at cost.

INVENTORIES :

Inventories are valued as follows:

Construction Material: At Lower of cost and net realizable value. However, materials and other items are not written down below cost if the constructed units in which they are used are expected to be sold at or above cost. Cost is determined on FIFO basis.

Leasehold and Freehold Land: At Lower of cost and net realizable value.

Unsold Completed Construction and Work in Progress: Cost includes direct materials, labour and construction overheads.

REAL ESTATE PROJECTS

(a) Revenue in respect of the projects undertaken before 31st March, 2006 and the projects which have not reached the level of completion as considered appropriate by the management within 31st March, 2011, as discussed in (b) below, is accounted for (i) on delivery of absolute physical possession of the respective units on completion, or (ii) on deemed possession of the respective units on completion or (iii) on physical possession for fitout, as considered appropriate by the management based on circumstantial status of the project.

(b) Revenue in respect of projects undertaken on or after 1st April, 2006 which have reached the level of construction as considered appropriate by the management within 31st March, 2011 is recognised on the "Percentage of Completion Method" (POC) of accounting and represents value of units contracted to be sold to the extent of actual work done against total estimated cost of execution. The corresponding cumulative amount at the close of the year appears under 'Current Liabilities' as deduction from "Advance from customers".

The estimates of saleable area and Construction cost are reviewed periodically by the management and effect of any change in estimates is recognised in the period such changes are determined.

(c) Interest on delayed payments and other charges are accounted for on certainty of realisation.

HOTEL & CLUB

Revenue from rooms, food and beverages, club and other allied services, is recognised upon rendering of the services.

OTHER INCOME

Other income is accounted on accrual basis except where the receipt of income is uncertain.

TAXES ON INCOME

(a) Current Tax is determined as the amount of tax payable in respect of taxable income for the year.

(b) Deferred Tax is recognised, subject to consideration of prudence, in respect of deferred tax Assets/Liabilities arising on timing differences, being the difference between taxable income and accounting income that originate in one period and are capable of reversal in one or more subsequent period. Deferred tax in respect of differential income due to accounting of sales on percentage completion basis, being not determinate, is not recognised.

INVESTMENTS

(a) Long term investments are carried at acquisition cost and investments intended to be held for less than one year are classified as current investments and are carried at lower of cost and market value. Long Term Investments which have attained the stage of permanent diminution in their value are revalued at their current value.

(b) Value of Intangible capital rights created in favour of the company in the process of Real Estate activities, being not determinate, are not shown in the books of accounts

FOREIGN CURRENCY TRANSACTIONS

Income and Expenditure in foreign currency is converted into rupee at the rate of exchange prevailing on the date of the transactions.

EMPLOYEE BENEFITS

(a) Short term employee benefits are charged off at the undiscounted amount in the year in which the related service is rendered.

(b) Post employment and other long term employee benefits are charged off in the year in which the employee has rendered services. The amount charged off is recognised at the present value of the amounts payable determined using actuarial valuation techniques. Actuarial gain and losses in respect of post employment and other long term benefits are charged to Profit and Loss Account.

USE OF ESTIMATES

The preparation of financial statements in conformity with generally accepted accounting principles requires estimates/ assumption to be made that affect the reported amount of assets and liabilities on the date of financial statements and the reported amount of revenues and expenses during the reporting period. Difference between actual results and estimates are recognised in the period in which the results are known/ materialised.

IMPAIRMENT OF ASSETS

Impairment Loss in the value of assets, as specified in Accounting Standard-28 is recognised whenever carrying value of such assets exceeds the market value or value in use, whichever is higher.

2 Contingent Liability, not provided for, in respect of :

(a) Contested demand of

Sl. No.		₹ in Lakhs 2010-11	₹ in Lakhs 2009-10
1.	Income tax and penalty	6.90	6.90
2.	ESIC	4.28	4.28
3.	Cess - Sonari land	29.15	19.43

(b) Contested claim of the Government of Rajasthan for refund of State Capital Subsidy including interest ₹ 52.50 lakhs (₹ 50.25 lakhs).

(c) Corporate Guarantee in favour of Housing Development Finance Corporation Ltd. against borrowing of ₹ NIL Crores (₹ 1.61 Crores) by M/s. Ashiana Greenwood Developers, a firm in which the company is a partner.

3 Estimated amount of contracts remaining to be executed on capital account and not provided for amounts (net of advance) to ₹ Nil (₹ 8.74 lakhs)

4 Paid up Share Capital of the Company includes 1993100 (P.Y.1993100) Equity Shares, allotted pursuant to Schemes of Amalgamation without payment being received in cash and 13256855 (P.Y.13382750) Equity Shares, allotted as fully paid up Bonus Shares, by capitalisation of General Reserves.

5 a. Pursuant to Order dated 21st March, 2011 of the Hon'ble High Court at Kolkata, certified true copy whereof was filed with the Registrar of Companies, West Bengal on the 11th May, 2011, erstwhile Ashiana Retirement Villages Limited (Transferor company), has been amalgamated with the company w.e.f. 1st April, 2010 and these accounts have been prepared accordingly. The net surplus of ₹ 54148464 remaining after adjustments, dividend from the transferor company to the transferee company ₹ 9240050 and dividend from the transferee Company to the transferor Company ₹ 786113 have been credited to "General Reserves".

b. Increase in Authorised Capital represents 10000000 Equity Shares of ₹ 10/- each of the Transferor company added in terms of Scheme of Amalgamation as referred in (5)a. above.

c. The Issued, Subscribed and Paid up Share Capital has been reduced from 18735850 Equity shares of ₹ 10/- each to 18609955 Equity Shares of ₹ 10/- each due to inter-se cancellation of 125895 Equity shares upon amalgamation.

6 Method of Accounting for recognition of Revenue in respect of Real Estate Projects has been changed, as evident in the related Accounting Policies hereinabove. There is however, no effect on the profit for the year due to such change.

7 a. In view of non confirmation/response from the suppliers regarding their status as SSI units, the amount due to Small Scale Industrial undertaking can not be ascertained.

b. Due to non receipt of confirmation/response from the suppliers for compliance under the Micro, Small and Medium Enterprises Development Act, 2006, the company is unable to provide the information required under the said Act.

8 i. Remuneration to Managing, Joint Managing and Whole Time Directors:

Sl. No.		2010-11 ₹	2009-10 ₹
1.	Salary	7,200,000	(7,200,000)
2.	Commission	8,552,496	(-)
3.	Perquisites	725,853	(902,336)

ii. Computation of net profit U/S. 198 read with Section 309(5) of Companies Act, 1956 and Directors' Commission:

Profit Before Tax	620,264,976
Add: Directors' remuneration	15,752,496
Sitting fees	11,000
Fixed asset written off	2,113,599
	638,142,071
Less: Profit on Sale of Fixed Asset (Net)	6,197
Provision for Diminution in value of Investment Written back	65,635
Profit on Sale of Investments (Net)	3,348,153
Gain from Sale of Shares of the Company (Extra-ordinary Item)	64,555,680
	570,166,406
Commission payable to the Managing, Joint Managing and Whole time Director @0.5% each on the net profit restricted to 10% of profits	8,552,496

9 The particulars of partnership businesses are given below :-

a. Ashiana Amar Infrastructure

Name of Partners	Share	+ Capital (₹)
Miras Properties Pvt. Ltd.	25%	30,172
Narayan Ladha	4%	4,829
Suresh Kewlani	6%	7,241
Ashiana Housing Ltd.	65%	14,203,468

b. Ashiana Amar Developers

Name of Partners	30% of pre tax yearly profit upto cumulative aggregate as on 31.03.2011	Share		+ Capital (₹)
		Balance		
		Apr to Dec	Jan to Mar	
Miras Properties Pvt. Ltd.	15/35	15%	15%	2,399,632
Narayan Ladha	4/35	4%	4%	638,338
Suresh Kewlani	6/35	6%	6%	957,506
Sunil Talwar	5/35	5%	5%	797,922
Harish Talwar	5/35	5%	5%	797,922
		35%	35%	
Ashiana Housing Ltd.		65%	60%	151,443,862
Vatika Marketing Ltd	-	-	5%	2,858,699

c. Ashiana Greenwood Developers

Name of Partners	Share		+ Capital (₹)
	30% of pre tax yearly profit upto cumulative aggregate of ₹544 lakhs	Balance	
Shubhlabh Buildhome Private Ltd	100%	50%	94,300,514
Ashiana Housing Ltd.	-	50%	119,047,570

d. Megha Colonizer - Rangoli Division

Name of Partners	Share		+ Capital (₹)
	50% of pre tax yearly profit upto cumulative aggregate of ₹6926 lakhs	Balance	
N.K. Gupta	15.00%	7.50%	(8,582,379)
Vinod Goyal	15.50%	7.75%	(8,868,458)

Ram Babu Agarwal	7.50%	3.75%	(4,291,188)
Ajay Gupta	15.00%	7.50%	(8,582,379)
Ritesh Agarwal	33.00%	16.50%	(18,881,228)
Manglam Build-developers P Ltd.	6.00%	3.00%	(3,432,952)
Rajendra Agarwal	8.00%	4.00%	(4,577,270)
Ashiana Housing Ltd.	-	50.00%	112,873,484

e. Ashiana Manglam Developers (on amalgamation)

Name of Partners	Share		+ Capital (₹)
	30% of pre-tax yearly profit upto cumulative aggregate of ₹917.40 lakhs	Balance	
Ashiana Housing Ltd.	-	65.00%	133,365,063
Rajkumari Garg	33.00%	11.55%	16,563,521
Sangeeta Agarwal	17.00%	5.95%	11,932,717
Sanjay Gupta	33.00%	11.55%	16,563,510
Vinod Goyal	17.00%	5.95%	8,532,717

f. Neemrana Builders LLP

Name of Partners	Share	+ Capital (₹)
Ashiana Housing Limited	98.5%	13,356,513
Vishal Gupta	0.5%	64,703
Ankur Gupta	0.5%	64,703
Varun Gupta	0.5%	64,703

g. MG Homecraft LLP

Name of Partners	Share	+ Capital (₹)
Ashiana Housing Limited	98.5%	11,054,084
Vishal Gupta	0.5%	(208)
Ankur Gupta	0.5%	(208)
Varun Gupta	0.5%	99,792

+ on the basis of audited Balance Sheet as at 31.03.2011

Expenditure in Foreign Currency:		
Travelling	₹ 31,03,660/-	(₹ 13,86,446/-)

11 Related parties and transactions with them as specified in the Accounting Standard 18 on "Related Parties Disclosures" issued by ICAI has been identified and given below on the basis of information available with the company and the same has been relied upon by the auditors.

Related Parties & Relationship			
a. Enterprises that directly, or indirectly through one or more intermediaries, Control or are controlled by or are under common control with the company (including holding companies, subsidiaries and fellow Subsidiaries):			
Transactions			
		2010-2011 (₹)	2009-2010 (₹)
i Vatika Marketing Ltd.	Maintenance charges paid	40.67 Lakhs	6.07 Lakhs
	Rent Received	12.00 Lakhs	6.00 Lakhs
	Hire charges Received	1.80 Lakhs	1.20 Lakhs

		2010-2011 (₹)	2009-2010 (₹)
	Year end payable (net)	Nil	10.15 lakhs
	Deposit Received	100.00 Lakhs	100.00 lakhs
	Sale of Investments	104.00 Lakhs	Nil
ii. Ashiana Retirement Villages Ltd.	Interest received	Not Applicable	12.05 lakhs
	Lease Rent Received	Not Applicable	3.48 lakhs
	Revenue sharing	Not Applicable	18.33 lakhs
	Hire charges Received	Not Applicable	0.60 lakhs
	Maintenance Charges & other expenses Paid	Not Applicable	30.53 lakhs
	Loan given / (repaid) (net)	Not Applicable	(100.00 lakhs)
	Year end Payable/ (Receivable)	Not Applicable	1.52 lakhs
iii. Latest Developers Advisory Ltd.	Loan given / (repaid) (net)	4.00 lakhs	Not Applicable
	Year end Payable/ (Receivable)	(4.00 lakhs)	Not Applicable
iv. Topwell Projects Consultants Ltd.	Zero Percent Unsecured Optionally Fully Convertible Debentures	500.00 Lakhs	Not Applicable
v. Neemrana Builders LLP	Interest received	0.04 Lakhs	
	Year end Investment	As per note 9 above	
vi. MG Homecraft LLP	Year end Investment	As per note 9 above	
b. Associates and joint ventures			
i. Ashiana Greenwood Developers	Hire charges received	1.66 Lakhs	2.26 Lakhs
	Year end Investment	As per note 9 above	As per note 9 above
ii. Ashiana Amar Infrastructure	Year end Investment	As per note 9 above	As per note 9 above
iii. Megha Colonizers	Hire charges received	1.66 Lakhs	0.01 Lakhs
	Year end Investment	As per note 9 above	As per note 9 above
iv. Ashiana Manglam Developers	Hire charges received	1.55 Lakhs	
	Year end Investment	As per note 9 above	
v. Ashiana Amar Developers	Interest received	NIL	12.41 Lakhs
	Year end Investment	As per note 9 above	As per note 9 above
c. Individuals owning directly or indirectly, an interest in the voting power of the company that gives them control or significant influence over the company, and relatives of any such individual.			
d. Key management personnel and their relatives			
i. Shri Vishal Gupta, Managing Director	Remuneration	24.00 Lakhs	18.00 Lakhs
ii. Shri Ankur Gupta, Jt. Managing Director	Remuneration	24.00 Lakhs	18.00 Lakhs
iii. Shri Varun Gupta, Whole Time Director	Remuneration	24.00 Lakhs	18.00 Lakhs
iv. Shri O.P. Gupta, Relative of Key Management Persons	Remuneration	9.00 Lakhs	18.00 Lakhs
	Gratuity	18.00 Lakhs	Nil

		2010-2011 (₹)	2009-2010 (₹)
e. Enterprises over which any person described in (c) or (d) is able to exercise significant influence :			
i. OPG Realtors Limited	Sale of Flat	Nil	23.00 Lakhs
ii. Karma Hospitality Limited		Nil	Nil
iii. R G Woods Limited	Sale of Flat	Nil	23.00 Lakhs
iv. B.G. Estate Limited	Advance from Customer	Nil	71.33 Lakhs
v. Hemi Estate Private Limited			
f. Amount Written off in respect of above parties		None	-

13 The earning per share has been calculated as specified in Accounting Standard 20 on "Earnings Per Share" issued by ICAI and related disclosures are as below :

	2010-2011 (₹)	2009-2010 (₹)
a. Amount used as numerator in calculating basic and diluted EPS:		
Profit after tax (₹ in Lakhs)	4894.61	3540.51
Less: Extra-ordinary Items (Net of taxes)	516.89	-
	4377.72	3540.51
b. Weighted average number of equity shares used as the denominator in calculating EPS (Nos. in Lakhs).		
Opening Balance	187.36	187.36
Less: cancellation on amalgamation	1.26	-
	186.10	187.36

14 The disclosure required under Accounting Standard -15, Employees Benefit, notified in the Companies (Accounting Standard) Rules, 2006 are given below:

	2010-2011 ₹ in Lakhs	2009-2010 ₹ in Lakhs
Contribution to Defined Contribution Plan, recognised are charged off for the year are as under:		
Employer's Contribution to Provident & Pension Fund	18.16	14.27

Defined Benefit Plan

The present value of obligation is determined based on actuarial valuation using the Projected Unit Credit Method, which recognises each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation.

	(₹ in lakhs)	
	2010-2011	2009-2010
	Gratuity (Unfunded)	
a. Reconciliation of opening and closing balances of Defined Benefit obligation		
Defined Benefit obligation at beginning of the year	45.56	42.08
Adjustment on Amalgamation	11.19	-
Current Service Cost	24.12	6.85
Interest Cost	4.54	3.26
Actuarial (gain)/loss	1.00	(4.42)
Benefits (paid)	(1.18)	(2.21)
Defined Benefit obligation at year end	85.23	45.56
b. Reconciliation of fair value of assets and obligations		
Present value of obligation as at end of the year	85.23	45.56
Amount recognised in Balance Sheet	85.23	45.56
c. Expenses recognized during the year		
Current Service Cost	24.12	6.85
Interest Cost	4.54	3.26
Actuarial (gain) / loss	1.00	(4.42)
Net Cost	29.66	5.69
d. Actuarial assumptions		
Mortality Table (L.I.C.)	1994-96	1994-96
Discount rate (per annum) compounded	8.00%	8.00%
Rate of escalation in salary (per annum)	5.00%	5.00%
The estimates of future salary increase considered in the actuarial valuation takes into account factors like inflation, seniority, promotion and other relevant factors. The above information is certified by the Actuary.		

15 These accounts have been prepared as per the revised Accounting Standard (AS) 9 on "Revenue Recognition" and the Guidance note on "Recognition of Revenue by Real Estate Developers".

Since, in terms of provisions of the Income Tax Act, 1961 the income accrues upon delivery of physical possession/ deemed possession of constructed unit and as deduction U/S 80IB(10) is claimed by the company after completion of construction, 'Net Profit' for computing Total Income under the said Act is as follows: -

	(₹)	(₹)
Net Profit as per Profit & Loss Account		620,264,976
Less:- Sales Real Estate-ongoing projects	911,282,805	
Less: Ongoing project expenses adjusted	495,779,444	415,503,361
		204,761,615
Add:- As per Income Tax Act:		
Sales Real Estate-ongoing projects completed (upon delivery of physical possession)	965,591,584	
Less: Cost of Sales	484,672,375	480,919,209
Net Profit for Income Tax Purpose		685,680,824

16 Stock, Purchase and Sales: Flats/ Bungalows/ Shops

	(Nos.)	Amount (₹)
Opening Stock	1	191,730
	(1)	(191,730)
Purchases	17	31,577,753
	(1)	(2,100,000)
Sales	15	27,221,401
	(1)	(2,100,000)
Closing Stock	3	5,364,530
	(1)	(191,730)

17 On the basis of physical verification of assets, as specified in Accounting Standard - 28 and cash generation capacity of those assets, in the management perception there is no impairment of such assets as appearing in the balance sheet as on 31.03.2011.

18 a. Buildings under Fixed Assets include ₹ 39,874,160 pending registration in the name of the company.

b. Depreciation includes differential depreciation of ₹ 503,500/- vis a vis written down value as per Income Tax Act, 1961 relating to building transferred to Investment.

19 Unabsorbed MAT credit to be allowed in future years amounts to ₹ 239,257,176/-

20 a. Previous year figures above are indicated in brackets.

b. Previous year figure have been regrouped/rearranged, wherever found necessary.

25. BALANCE SHEET ABSTRACT AND COMPANY'S GENERAL BUSINESS PROFILE

I.	Registration Details	Registration No. Balance Sheet Date	40864 31/03/2011	State Code	21
II.	Capital raised during the year (Amount in ₹ Thousand)	Public Issue Bonus Issue	NIL NIL	Right Issue Private Placement	NIL NIL
III.	Position of Mobilisation and Deployment of funds (Amount in ₹ Thousand)	Total Liabilities	1,815,601	Total Assets	1,815,601
	Sources of Funds	Paid-up Capital Secured Loans Deferred Tax Liability	186,100 6,829 33,064	Reserves & Surplus Unsecured Loans	1,565,463 NIL
	Application of Funds	Fixed Assets Net Current Assets Accumulated Losses	418,807 625,983 NIL	Investments Misc. Expenditure	770,811 NIL
	Performance of Company	Turnover (Gross Revenue) +/- Profit/Loss Before Tax Earning per share	1,480,496 +555,709 23.52	Total Expenditure +/-Profit/Loss After Tax Dividend Rate %	924,787 +489,461 17.50%
IV.	Generic Name of Three Products/Services of Company (as per monetary terms) Item Code No. (ITC Code) N.A. Product Description Real Estate <div style="text-align: right;">Signature to Schedules 1 to 25</div>				

In terms of our report of even date attached herewith

For B. CHHAWCHHARIA & CO.
Chartered Accountants

VINIT BAGARIA
Partner

Firm Registration No: 305123E
Membership No: 500872

Place: New Delhi
Date: 26th May, 2011

Vishal Gupta (Managing Director)

Ankur Gupta (Jt. Managing Director)

Varun Gupta (Wholetime Director)

Bhagwan Kumar
Company Secretary

Manojit Sengupta
General Manager (F&A)

Cash Flow Statement

For the year ended 31st March, 2011

	2010-2011 ₹	2009-2010 ₹
CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before tax and extraordinary items	555,709,296	430,423,301
Adjusted for :		
Depreciation	20,054,888	10,166,852
Interest Income (other than from customers)	(12,474,443)	(10,238,447)
Income from Long Terms Investment	(124,496,877)	(32,570,131)
Provision for Diminution in value of Investments/ (written back)	(65,635)	(3,425,886)
Interest Paid	6,455,179	10,489,533
Fixed assets written off	2,113,599	-
(Profit) / Loss on sale of Fixed Assets	(6,197)	(4,244,228)
OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES	447,289,810	400,600,994
Adjusted for :		
Trade and other receivables	(70,168,078)	56,572,289
Inventories	(47,725,561)	(98,774,968)
Trade Payables and advances from customers	124,039,695	(201,286,503)
CASH GENERATED FROM OPERATIONS	453,435,866	157,111,812
Direct Taxes paid / adjusted	(33,147,054)	(65,510,711)
Cash flow before extra ordinary items	420,288,812	91,601,101
Extra Ordinary items	64,555,680	-
Net cash from Operating activities (A)	484,844,492	91,601,101
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of Fixed Assets (including transfer on Amalgamation)	(260,704,728)	(28,360,542)
Sale of Fixed Assets	110,000	9,761,209
Net change in Investments	(1,399,755)	(137,877,625)
Interest Income	12,474,443	10,238,447
Other Income from Long Term Investments	7,060,665	3,427,778
Net Cash from investing activities (B)	(242,459,375)	(142,810,733)
CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from long term and other borrowings	(70,955,033)	70,660,707
Interest Paid	(6,455,179)	(10,489,533)
Security Deposit	24,145,401	-
Cancellation of Shares on Amalgamation	(1,258,950)	-
General Reserve on Amalgamation	78,574,627	-
Dividend paid	(26,530,138)	(44,657)
Net Cash used in Financing activities (C)	(2,479,272)	60,126,517
Net Increase In Cash And Cash Equivalents (A+ B+ C)	239,905,845	8,916,885
Cash And Cash Equivalents At The Beginning Of The Year	119,214,220	110,297,335
Cash And Cash Equivalents At The End Of The Year	359,120,065	119,214,220
01. Proceeds from long term and other borrowings are shown net of repayment.		
02. Cash and Cash equivalents represent cash and bank balances only.		

In terms of our report of even date attached herewith

For B. CHHAWCHHARIA & CO.
Chartered Accountants

VINIT BAGARIA
Partner

Firm Registration No: 305123E
Membership No: 500872

Place: New Delhi
Date: 26th May, 2011

Vishal Gupta (Managing Director)

Ankur Gupta (Jt. Managing Director)

Varun Gupta (Wholetime Director)

Bhagwan Kumar
Company Secretary

Manojit Sengupta
General Manager (F&A)

Statement Under Section 212 of the Companies Act, 1956

Relating to Company's interest in the Subsidiary Companies

	Vatika Marketing Ltd.	Topwell Projects Consultant Ltd.	Latest Developers Advisory Ltd.
1. Financial Year of the Subsidiary Company ended on	31.03.2011	31.03.2011	31.03.2011
2. a. No. of shares held by the holding company in the subsidiary at the end of the financial year of the subsidiary	50,000 Equity Shares of ₹ 10/- each	50,000 Equity Shares of ₹ 10/- each	50,000 Equity Shares of ₹ 10/- each
b. Extent of interest of Holding Company at the end of the financial year of the subsidiary :	100%	100%	100%
3. The net aggregate amount of subsidiary's profit/(Loss) not dealt with in the Company's accounts.			
a. for the financial year of the subsidiary (in ₹)	6,059,055	(82,661)	(76,119)
b. for the all previous financial years of the subsidiary since it became the Holding Company's subsidiary	476,546	Nil	Nil
4. The net aggregate amount of subsidiary's profit/(Loss) dealt with in the Company's accounts.			
a. for the financial year of the subsidiary (in ₹)	Nil	Nil	Nil
b. for the all previous financial years of the subsidiary since it became the Holding Company's subsidiary	Nil	Nil	Nil
5. Changes in the Holding Company's interest, in the Subsidiary between the end of the Financial Year of the Subsidiary and the end of the Holding Company's Financial Year.	N. A.	N. A.	N. A.
6. Material Changes between the end of the Financial Year of the Subsidiary and the end of the Holding Company's financial year in respect of			
a. the subsidiary's fixed assets	N. A.	N. A.	N. A.
b. its investments	N. A.	N. A.	N. A.
c. the money lent by it, and	N. A.	N. A.	N. A.
d. the money borrowed by it for any purpose other than that of meeting current liabilities.	N. A.	N. A.	N. A.
<div> <div>Place: New Delhi Date: 26th May, 2011</div> <div>Vishal Gupta (Managing Director)</div> <div>Varun Gupta (Wholetime Director)</div> </div>			

Financial Information of Subsidiaries

Particulars	Vatika Marketing Ltd. ₹	Topwell Projects Consultants Ltd. ₹	Latest Developers Advisory Ltd. ₹	Neemrana Builders LLP ₹	MG Homecraft LLP ₹
Capital	500,000	500,000	500,000	13,550,623	11,195,000
Reserves	4,830,926	Nil	Nil	Nil	Nil
Total Assets	5,330,926	50,500,000	900,000	13,775,713	11,215,750
Total Liabilities	5,330,926	50,500,000	900,000	13,775,713	11,215,750
Investments (except investment in subsidiaries)	62,522,772	Nil	Nil	Nil	Nil
Turnover/Total Income	69,699,812	Nil	Nil	Nil	Nil
Profit / (Loss) before Taxation	6,059,055	(82,661)	(76,196)	(146,461)	(41,540)
Provision for Taxation	1,736,000	Nil	Nil	Nil	Nil
Profit / (Loss) after Taxation	43,323,055	(82,661)	(76,196)	(146,461)	(41,540)
Proposed Dividend	3,000,000	Nil	Nil	Nil	Nil
<div> <div>Vishal Gupta (Managing Director)</div> <div>Varun Gupta (Wholetime Director)</div> </div>					

The background of the slide features large, stylized, semi-transparent numbers '2011' in a dark red color. The numbers are positioned on the left side, with the '2' at the top, '0' in the middle, and '11' at the bottom. The '0' is particularly large and has several thin, curved lines radiating from its right side. The overall background is a solid dark red color.

Ashiana Housing Limited - Consolidated

Auditors' Report

TO THE BOARD OF DIRECTORS OF ASHIANA HOUSING LIMITED

We have audited the attached consolidated Balance Sheet of Ashiana Housing Limited and its subsidiaries Vatika Marketing Limited, Latest Developers Advisory Limited, Topwell Projects Consultants Limited, Neemrana Builders LLP and MG Homecraft LLP as at 31st March, 2011. The consolidated Profit & Loss Account and the Cash Flow Statement for the year ended on that date annexed thereto.

These financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on these financial statements based on our audit. We have conducted our audit in accordance with auditing standards generally accepted in India. These standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by the management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

We report that the consolidated financial statements have been prepared by the company in accordance with the requirements of Accounting Standard (AS) 21, consolidated financial statements, issued by The Institute of Chartered Accountants of India and on the basis of separate audited financial statements of Ashiana Housing Limited and its subsidiaries included in the consolidated financial statements.

On the basis of information and explanations given to us and on the consideration of separate audit reports on individual audited financial statements of Ashiana Housing Limited and its aforesaid subsidiaries, the said financial statements give a true and fair view:

- (i) in so far as it relates to the Consolidated Balance Sheet, of the state of affairs of the Company as at 31st March, 2011, and,
- (ii) in so far as it relates to the Consolidated Profit & Loss Account, of the Profit for the year ended on that date.
- (iii) in the case of Consolidated Cash Flow Statement, of the cash flow for the year ended on that date.

For B. CHHAWCHHARIA & Co.
Chartered Accountants

(Vinit Bagaria)
Partner

Firm Registration No: 305123E
Membership Number: 500872

Place: New Delhi
Date: 26th May, 2011

Consolidated Balance Sheet

Of Ashiana Housing Limited and its Subsidiaries

As at 31st March, 2011

SCHEDULES			AS AT 31.03.2011	AS AT 31.03.2010
			₹	₹
SOURCES OF FUNDS				
<u>Shareholders' Funds:</u>				
Share Capital	1	186,099,550		180,844,550
Reserves & Surplus	2	<u>1,563,392,303</u>		<u>1,117,049,698</u>
			1,749,491,853	1,297,894,248
Loan Funds	3		6,829,206	78,413,304
Other Funds	4		24,145,401	25,224,481
Deferred Tax liability	5		32,438,000	11,491,000
Minority Interest			293,485	-
			1,813,197,945	1,413,023,033
APPLICATION OF FUNDS				
<u>Fixed Assets:</u>				
a) Gross Block	6	480,940,578		343,414,586
b) Less: Depreciation		<u>65,614,474</u>		<u>52,392,794</u>
c) Net Block		415,326,104		291,021,792
d) Capital Work in Progress		<u>4,660,023</u>		<u>130,462,683</u>
			419,986,127	421,484,475
Investments	7		748,159,435	498,543,118
<u>Current Assets, Loans & Advances</u>				
a) Inventories	8	750,842,317		685,473,165
b) Sundry Debtors	9	28,934,292		17,263,946
c) Cash & Bank balances	10	401,040,411		160,612,041
d) Loans & Advances	11	141,726,334		50,796,791
		<u>1,322,543,354</u>		<u>914,145,943</u>
Less: Current Liabilities & Provisions	12	<u>677,547,675</u>		<u>426,771,900</u>
Net Current Assets			644,995,679	487,374,043
Miscellaneous Expenditure			56,704	5,621,397
			1,813,197,945	1,413,023,033
NOTES ON ACCOUNTS	25		-	-
Balance Sheet Abstract & Company's General Business Profile	26			

The Schedules referred above form an integral part of the accounts. In terms of our report of even date attached herewith

For B. CHHAWCHHARIA & CO.
Chartered Accountants

VINIT BAGARIA
Partner

Firm Registration No: 305123E
Membership No: 500872

Place: New Delhi
Date: 26th May, 2011

Vishal Gupta (Managing Director)

Ankur Gupta (Jt. Managing Director)

Varun Gupta (Wholetime Director)

Bhagwan Kumar
Company Secretary

Manojit Sengupta
General Manager (F&A)

Consolidated Profit & Loss Account

Of Ashiana Housing Limited and its Subsidiaries
For the year ended 31st March, 2011

SCHEDULES		2010- 11 ₹	2009-10 ₹
INCOME			
Sales	13	1,317,760,682	1,085,955,526
Project Maintenance Charges	14	47,749,814	39,567,174
Share of Profit from Partnership		114,632,035	41,778,582
Other Income	15	61,106,231	42,989,995
		1,541,248,762	1,210,291,277
EXPENDITURE			
Direct Costs:			
Purchases	16	78,152,998	20,934,654
Project Expenses	17	201,984,190	244,534,339
Ongoing Project Expenses Adjustment		495,779,444	329,633,670
Decrease/(Increase) in Stock	18	(137,924,234)	(91,086,308)
Hotel and Club running Expenses	19	42,647,633	27,707,415
Project Maintenance Expenses	20	28,981,542	23,603,327
		709,621,573	555,327,097
Expenses on Employees	21	116,971,877	79,949,452
Advertisement & Business Promotion		57,728,460	52,256,678
Cost of Borrowings	22	6,578,034	10,500,425
Depreciation		20,193,337	15,006,917
Other expenses	23	71,907,152	53,584,756
		983,000,433	766,625,325
PROFIT FOR THE YEAR		558,248,329	443,665,952
Less: Direct Taxes	24	119,673,482	75,969,748
Profit after Tax		438,574,847	367,696,204
Less: Minority Interest		(2,823)	-
Surplus brought forward from previous year		31,378,878	18,454,136
		469,956,548	386,150,340
Appropriations:			
Transfer to General Reserve		410,800,000	322,000,000
Proposed Dividend		32,567,421	28,103,775
Tax on Proposed Dividend		5,283,250	4,667,687
Surplus Carried to Balance Sheet		21,305,877	31,378,878
EARNING PER SHARE			
(On Shares of nominal value of ₹ 10/- each)			
Basic and Diluted		23.57	20.33

The Schedules referred above form an integral part of the accounts. In terms of our report of even date attached herewith

For B. CHHAWCHHARIA & CO.
Chartered Accountants

VINIT BAGARIA
Partner

Firm Registration No: 305123E
Membership No: 500872

Place: New Delhi
Date: 26th May, 2011

Vishal Gupta (Managing Director)

Ankur Gupta (Jt. Managing Director)

Varun Gupta (Wholetime Director)

Bhagwan Kumar
Company Secretary

Manojit Sengupta
General Manager (F&A)

Schedules To The Accounts

SCHEDULES TO THE ACCOUNTS	As at 31.03.2011 ₹	As at 31.03.2010 ₹
1. SHARE CAPITAL		
Authorised : 35000000 (P.Y. 25000000) Equity Shares of ₹ 10/- each	350,000,000	250,000,000
Issued, Subscribed and Paid up : 18609955 (P.Y. 18735850) Equity Shares of ₹ 10/- each fully paid up Less: 651395 Equity shares of ₹ 10 each on Consolidation	186,099,550 - 186,099,550	187,358,500 6,513,950 180,844,550
2. RESERVES & SURPLUS		
Capital Reserve	1,518,000	1,518,000
Capital Reserve (on consolidation)	1,304,220	1,304,220
General Reserves: On amalgamation	7,819,065	-
As per last Balance Sheet	1,068,448,600	746,448,600
Add : Transfer during Consolidation	37,796,541	-
Add : Transfer from Profit & Loss A/c	410,800,000	322,000,000
	1,517,045,141	1,068,448,600
Securities Premium Account	14,400,000	14,400,000
Profit & Loss Account	21,305,877	31,378,878
	1,563,392,303	1,117,049,698
3. LOAN FUNDS		
Secured Loans		
(i) Construction Loan - From HDFC limited* Secured by way of (i) first exclusive mortgage on land in Ashiana Aangan Project alongwith construction thereon, both present and future.	-	67,468,238
(ii) Vehicle Loans* - *(Secured against hypothecation of vehicles financed by them)	6,829,206	10,316,001
	6,829,206	77,784,239
Unsecured Loans		
From Bodies Corporate	-	629,065
- Others	-	629,065
	6,829,206	78,413,304
4. OTHER FUNDS		
Security Deposit from Treehouse members	24,145,401	25,224,481
	24,145,401	25,224,481
5. DEFERRED TAX LIABILITY (NET)		
Deferred Tax Liability on Fiscal allowance of Fixed Assets	36,004,000	21,441,000
Less: Deferred Tax Assets on Unabsorbed losses and provisions	257,000	7,768,000
Employee Benefits	3,309,000	2,182,000
	32,438,000	11,491,000

SCHEDULES TO THE ACCOUNTS

6. FIXED ASSETS

	GROSS BLOCK			DEPRECIATION			NET BLOCK	
	As at 01.04.2010 ₹	Additions/ (Deductions) ₹	As at 31.03.2011 ₹	Up to 01.04.2010 ₹	For the Year/ (adjustments) ₹	Up to 31.03.2011 ₹	As at 31.03.2011 ₹	As at 31.03.2010 ₹
GOODWILL	100,000	-	100,000	-	-	-	100,000	100,000
GOODWILL ON AMALGAMATION	810,589	(789,465)	21,124	-	-	-	21,124	810,589
BUILDING	137,108,037	89,831,622 (997,550)	225,942,109	11,758,880	6,048,758 (684,508)	17,123,130	208,818,979	125,349,157
PLANT & MACHINERY	124,045,564	20,927,308 (5,495,319)	139,477,553	17,714,426	6,278,107 (3,925,553)	20,066,980	119,410,573	106,331,138
FURNITURE & FIXTURES	21,899,403	12,974,527 (2,939)	34,870,991	7,994,265	1,530,813 (2,939)	9,522,139	25,348,852	13,905,138
ELECTRICAL INSTALLATIONS	10,831,501	698,297 (1,095,720)	10,434,078	2,616,247	505,916 (892,024)	2,230,139	8,203,939	8,215,254
EQUIPMENTS AND FACILITIES	12,968,334	12,870,424 (947,426)	24,891,332	2,726,042	1,044,340 (633,464)	3,136,918	21,754,414	10,242,292
COMPUTERS	13,680,961	6,092,696 (523,484)	19,250,173	5,518,376	2,544,503 (497,310)	7,565,569	11,684,604	8,162,585
VEHICLES	21,970,198	4,422,684 (439,664)	25,953,218	4,064,559	2,240,901 (335,861)	5,969,599	19,983,619	17,905,639
TOTAL	343,414,587	147,817,558 (9,502,102)	480,940,578	52,392,795	20,193,338 (6,971,659)	65,614,474	415,326,104	291,021,792
CAPITAL WORK IN PROGRESS	130,462,683	24,034,883 (150,165,101)	4,660,023	-	-	-	4,660,023	130,462,683
GRAND TOTAL	473,877,270	171,852,441 (159,667,203)	485,600,601	52,392,795	20,193,338 (6,971,659)	65,614,474	419,986,127	-
PREVIOUS YEAR FIGURES	373,065,802	107,985,224 (7,173,757)	473,877,269	38,976,552	15,006,917 (1,590,675)	52,392,794	-	421,484,475

	AS AT 31.03.2011 ₹	AS AT 31.03.2010 ₹
7. INVESTMENTS - LONG TERM		
(A) LONG TERM INVESTMENTS		
1. In fully paid up Equity Shares:		
Quoted	1,459,018	1,459,018
Unquoted	206,218	206,218
	1,665,236	1,665,236
2. In Government Securities	20,000	30,000
3. In Immoveable Properties:		
Retail space at Village Centre, Bhiwadi	88,515,920	-
Building at W-177, Greater Kailash - II, New Delhi	32,939,879	32,939,879
21 nos single room Flats in Rangoli - II, at Bhiwadi	93,500	93,500
Land at RIICO Industrial Area, Bhiwadi, Rajasthan	1,782,139	1,782,139
Building at Ashiana Plaza, Patna	1,616,571	1,616,571
Bageecha office- Bhiwadi	313,042	-
Shops, Ashiana Trade Centre, Jamshedpur	313,186	313,186
Land at Vasundhara Nagar, Phase II, Bhiwadi, Rajasthan	-	11,021,003
Common Facility Area at Utsav, Bhiwadi	2,563,746	2,563,746
	128,137,983	50,330,024

SCHEDULES TO THE ACCOUNTS

	AS AT 31.03.2011 ₹	AS AT 31.03.2010 ₹
4. In Capital of Partnership Firms		
Ashiana Amar Developers	154,302,561	125,908,866
Ashiana Manglam Developers	133,365,061	130,087,923
Ashiana Green Wood Developers	119,047,570	108,476,808
Megha Colonizers	112,873,484	62,830,559
Ashiana Amar Infrastructure	14,203,468	14,132,617
	<u>533,792,144</u>	<u>441,436,773</u>
(A)	<u>663,615,363</u>	<u>493,462,033</u>
(B) CURRENT INVESTMENTS		
1. In Mutual Funds (Unquoted)		
Debt Funds/ Liquid Funds/ FMPs	74,446,365	5,146,720
Equity Funds	<u>6,597,938</u>	<u>-</u>
	81,044,303	5,146,720
2. In Fully paid up Equity Shares		
Quoted	<u>4,330,749</u>	<u>-</u>
	85,375,052	5,146,720
Less: Provision for Diminution in value of current Investments	<u>830,980</u>	<u>65,635</u>
(B)	<u>84,544,072</u>	<u>5,081,085</u>
TOTAL (A + B)	<u>748,159,435</u>	<u>498,543,118</u>
8. INVENTORIES		
Stock		
Maintenance Material	106,645	216,817
Leasehold Land	146,153,528	175,182,138
Freehold Land	74,336,980	52,254,522
Unsold completed constructions	172,797,607	116,696,576
Work-in-Progress	301,225,368	286,644,761
Construction Materials	55,252,390	54,194,182
Hotel Consumables	<u>969,799</u>	<u>284,169</u>
	<u>750,842,317</u>	<u>685,473,165</u>
9. SUNDRY DEBTORS		
(Unsecured, Considered Good)		
Due for more than six months:	9,505,351	6,091,224
Other Debts	<u>19,428,941</u>	<u>11,172,722</u>
	<u>28,934,292</u>	<u>17,263,946</u>
10. CASH AND BANK BALANCES		
Cash-in-hand	1,201,681	542,692
Cheques/Drafts-in-hand	218,804	485,981
With Scheduled Banks :		
In Current Accounts	54,304,273	50,817,499
In Unclaimed Dividend Accounts	5,363,678	3,790,041
In Fixed Deposit Accounts (Pledged/ liened with Banks & Financial Institution ₹ 19,101,334/-; P.Y. ₹ 27,377,629/-)	<u>339,951,975</u>	<u>104,975,828</u>
	<u>401,040,411</u>	<u>160,612,041</u>
11. LOANS AND ADVANCES		
(Unsecured, considered good, unless otherwise stated)		
Advance against Land etc.	76,464,678	14,632,416
Advances recoverable in cash or in kind or for value to be received	37,904,930	31,282,185
Service Tax Paid under protest	20,485,626	-
Deposits	<u>6,871,100</u>	<u>4,882,190</u>
	<u>141,726,334</u>	<u>50,796,791</u>
12. CURRENT LIABILITIES & PROVISIONS		
(A) CURRENT LIABILITIES		
Sundry Creditors	32,869,650	40,720,234

SCHEDULES TO THE ACCOUNTS

	AS AT 31.03.2011 ₹	AS AT 31.03.2010 ₹
Advance from Customers	1,204,617,655	1,168,066,212
Ongoing Projects Adjustment Account	921,724,086	976,032,865
	282,893,569	192,033,347
Security deposits	32,475,133	89,937,976
Deposit from customers	88,295,328	-
Unclaimed Dividend	5,363,678	3,790,041
Service Tax received from realestate customers (subjudice)	20,006,586	-
Other liabilities	63,163,842	44,742,286
	525,067,786	371,223,884
(B) PROVISIONS		
For Proposed Dividend	32,567,421	28,103,775
For Corporate Dividend Tax	5,283,250	4,667,687
For Taxation (net of advances)	104,560,200	16,173,572
For Gratuity	10,069,018	6,602,982
	677,547,675	426,771,900
	2010-11 ₹	2009-2010 ₹
13. SALES		
<u>Real Estate:</u>		
(a) Completed Projects (on Possession)	338,310,241	359,485,370
(b) Ongoing Projects	911,282,805	694,275,913
	<u>1,249,593,046</u>	<u>1,053,761,283</u>
<u>Hotel & club:</u>		
(c) Rooms, Restaurant, Banquets and other services	68,167,636	32,194,243
	1,317,760,682	1,085,955,526
14. PROJECT MAINTENANCE CHARGES		
General Maintenance Charges	44,794,950	36,672,463
Capital Maintenance Charges (Net)	2,954,864	2,894,711
	47,749,814	39,567,174
15. OTHER INCOME		
Interest	24,360,278	13,239,208
Income from Investment:		
Rent	2,613,437	1,513,226
Dividend	884,103	443,299
Profit on sale of investment	2,662,253	4,472,140
Commission	7,094,351	3,868,733
Project Management Fee from Partnership	14,708,500	-
Fee & Subscription	1,104,550	3,323,538
Rent and hire charges	466,272	631,279
Profit on sale of Fixed Assets	6,197	4,244,228
Documentation Charges	1,767,576	-
Miscellaneous Income	5,153,334	6,324,251
Provision for Dimunition in value of investment written back	65,635	3,491,521
Liabilities Written Back	219,745	1,438,572
	61,106,231	42,989,995
16. PURCHASES		
Land	46,575,245	18,834,654
Flats/ Bungalows/ Shops	31,577,753	2,100,000
	78,152,998	20,934,654
17. PROJECT EXPENSES		
Consumption of construction materials (Indigenous)	396,922,959	331,773,043
Wages	72,007,615	82,655,983
PRW Charges	53,275,543	58,834,437
Power & Fuel	7,786,585	6,787,956
Other project related expenses	93,582,184	96,501,889

SCHEDULES TO THE ACCOUNTS		
	2010-11 ₹	2009-10 ₹
Less: Ongoing Project Adjustment	623,574,886 421,590,696 201,984,190	576,553,308 332,018,969 244,534,339
18. DECREASE/(INCREASE) IN STOCK		
Opening Stock:		
Leasehold Land*	148,756,367	173,413,931
Freehold Land*	27,761,813	39,210,637
Unsold completed construction	93,426,308	93,623,839
Work-in-progress	286,644,761 556,589,249	233,443,282 539,691,689
<u>Less: Closing Stock:</u>		
Leasehold land	146,153,528	175,182,138
Freehold land	74,336,980	52,254,522
Unsold completed construction	172,797,607	116,696,576
Work-in-progress	301,225,368 694,513,483 (137,924,234)	286,644,761 630,777,997 (91,086,308)
*Net of ongoing project adjustment amounting to ₹ 74,188,748/- P.Y. ₹ 2,385,299/-		
19. HOTEL & CLUB EXPENSES		
Consumables (indigenous)	12,748,638	8,219,976
Personnel- Contractor fees	9,654,404	8,101,915
Power & fuel	8,589,670	5,026,402
Other running expenses	11,654,922 42,647,633	6,359,122 27,707,415
20. PROJECT MAINTENANCE EXPENSES		
Consumption of Maintenance Materials (Indigenous)	2,078,942	1,709,876
Work Charges	12,344,120	7,988,750
Power & Fuel (net)	1,155,014	1,767,668
Security charges	8,987,216	6,829,749
Supervision Charges	-	
Other Maintenance Expenses	4,416,250 28,981,542	5,307,284 23,603,327
21. EXPENSES ON EMPLOYEES		
Salary, Wages, Bonus and Allowances	86,047,384	65,840,539
Directors' Remuneration	16,052,496	7,200,000
Contribution to Provident & Other Funds	2,173,091	1,703,078
Staff & Labour welfare expenses	12,698,906 116,971,877	5,205,835 79,949,452
22. COST OF BORROWINGS		
Interest		
- On Construction Loans	5,404,163	9,269,683
- Others	1,173,871 6,578,034	1,230,742 10,500,425
23. OTHER EXPENSES		
Rent	9,767,696	8,217,025
Rates and Taxes	522,575	714,446
Insurance	552,633	402,492
Public Relation and Communication	1,184,590	962,905
Establishment Charges	19,856	19,856
Travelling and Conveyance	10,792,506	9,345,185
Legal and Professional Expenses	7,660,273	5,388,312
Commission	650,285	9,485
Telephone, Telex & Fax	4,844,010	4,231,463

SCHEDULES TO THE ACCOUNTS

	2010-11 ₹	2009-10 ₹
Printing & Stationery	4,570,301	2,974,353
<u>Repairs and Maintenance:</u>		
To Machineries	1,402,452	1,625,553
To Building	2,652,658	1,651,541
To Others	6,420,010	2,851,873
Directors' Fees	27,000	37,000
<u>Auditors' Remuneration:</u>		
For Statutory Audit	882,400	916,950
For Internal Audit	785,386	794,243
For Tax Audit	223,100	215,450
For Other Services	315,556	204,481
Miscellaneous Expenses	16,361,448	12,459,485
Irrecoverable Balances Written Off	879,687	459,916
Items relating to previous year (Net)	(1,601,993)	11,109
Fixed Assets Written Off	2,113,599	25,998
Loss on Sale on Investment	50,144	-
Provision for Diminution in value of Current Investment	830,980	65,635
	71,907,152	53,584,756
24. DIRECT TAXES		
Income Tax	112,020,000	69,570,000
Deferred Tax	17,493,000	6,196,000
Wealth Tax	306,000	202,000
Income Tax Adjustments	(10,145,518)	1,748
	119,673,482	75,969,748

25. NOTES ON ACCOUNTS

1 Significant Accounting Policies

PRINCIPLES OF CONSOLIDATION

The Consolidated Financial Statements include the financial statements of Ashiana Housing Limited and its subsidiary. The Consolidated Financial Statements of the Group have been prepared in accordance with Accounting Standard AS – 21 'Consolidated Financial Statements', issued by the Institute of Chartered Accountants of India ('ICAI') and notified pursuant to the Companies (Accounting Standards) Rules, 2006. The Consolidated Financial Statements are prepared on the following basis:

(a) Consolidated Financial Statements normally include consolidated Balance Sheet, Consolidated Statement of Profit & Loss, consolidated statement of Cash Flows and notes to the Consolidated Financial Statements and explanatory statements that form an integral part thereof. The Consolidated Financial Statements are presented, to the extent possible, in the same format as that adopted by the parent for standalone financial statements.

(b) The Consolidated Financial Statements include the financial statements of the Company and all its subsidiaries.

(c) The Consolidated Financial Statements have been combined on a line-by-line basis by adding the book values of like items of assets, liabilities, income and expenses after eliminating inter-group balances / transactions and resulting elimination of unrealised profits in full. The amounts shown in

respect of reserves comprise the amount of the relevant reserves as per the balance sheet of the parent Company and its share in the post-acquisition increase in the relevant reserves of the entity to be consolidated.

(d) Minority interest represents the amount of equity attributable to minority shareholders / partners at the date on which investment in a subsidiary is made and its share of movements in equity since that date.

(e) Notes to the Consolidated Financial Statements represents notes involving items which are considered material and are accordingly duly disclosed. Materiality for the purpose is assessed in relation to the information contained in the Consolidated Financial Statements. Further, additional statutory information disclosed in separate financial statements of the subsidiary and / or a parent having no bearing on the true and fair view of the Consolidated Financial Statements has not been disclosed in the Consolidated Financial Statements.

SYSTEM OF ACCOUNTING:

The company adopts accrual basis of accounting in the preparation of accounts.

FIXED ASSETS AND DEPRECIATION:

1. Fixed assets are valued at cost and depreciation is provided on straight line basis in accordance with the provisions of Schedule XIV to the Companies Act, 1956.

2. Capital work in progress is valued at cost.

INVENTORIES:

Inventories are valued as follows:

Construction Material and other consumables: At Lower of cost and net realizable value. However, materials and other items are not written down below cost if the constructed units in which they are used are expected to be sold at or above cost. Cost is determined on FIFO basis.

Leasehold and Freehold Land: At Lower of cost and net realizable value.

Unsold Completed Construction and Work in Progress:

Cost includes direct materials, labour and construction overheads.

REAL ESTATE PROJECTS AND SALES

(a) Revenue in respect of the projects undertaken before 31st March, 2006 and the projects which have not reached the level of completion as considered appropriate by the management within 31st March, 2011, as discussed in (b) below, is accounted for (i) on delivery of absolute physical possession of the respective units on completion, or (ii) on deemed possession of the respective units on completion or (iii) on physical possession for fitout, as considered appropriate by the management based on circumstantial status of the project.

(b) Revenue in respect of projects undertaken on or after 1st April, 2006 which have reached the level of construction as considered appropriate by the management within 31st March, 2011 is recognised on the "Percentage of Completion Method" (POC) of accounting and represents value of units contracted to be sold to the extent of actual work done against total estimated cost of execution. The corresponding cumulative amount at the close of the year appears under 'Current Liabilities' as deduction from 'Advance from customers'.

The estimates of saleable area and Construction cost are reviewed periodically by the management and effect of any change in estimates is recognised in the period such changes are determined.

(c) Revenue from rooms, food and beverages, club and other allied services, is recognised upon rendering of the services.

(d) Project maintenance charges and other income is accounted for on accrual basis except where the receipt of income is uncertain.

(e) Interest on delayed payments and other charges are accounted for on certainty of realisation.

OTHER INCOME

Other income is accounted on accrual basis except where the receipt of income is uncertain.

TAXES ON INCOME :

(a) Current Tax is determined as the amount of tax payable in respect of taxable income for the year.

(b) Deferred Tax is recognised, subject to consideration of prudence, in respect of deferred tax Assets/Liabilities arising

on timing differences, being the difference between taxable income and accounting income that originate in one period and are capable of reversal in one or more subsequent period. Deferred tax in respect of differential income due to accounting of sales on percentage completion basis, being not determinate, is not recognised

INVESTMENTS:

(a) Long term investments are carried at acquisition cost and investments intended to be held for less than one year are classified as current investments and are carried at lower of cost and market value. Long Term Investments which have attained the stage of permanent diminution in their value are revalued at their current value.

(b) Value of Intangible capital rights created in favour of the company in the process of Real Estate activities, being not determinate, are not shown in the books of accounts

FOREIGN CURRENCY TRANSACTIONS:

Income and Expenditure in foreign currency is converted into rupee at the rate of exchange prevailing on the date of the transactions.

Employee Benefits

(a) Short term employee benefits are charged off at the undiscounted amount in the year in which the related service is rendered.

(b) Post employment and other long term employee benefits are charged off in the year in which the employee has rendered services. The amount charged off is recognised at the present value of the amounts payable determined using actuarial valuation techniques. Actuarial gain and losses in respect of post employment and other long term benefits are charged to Profit and Loss Account.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires estimates/ exemptions to be made that affect the reported amount of assets and liabilities on the date of financial statements and the reported amount of revenues and expenses during the reporting period. Difference between actual results and estimates are recognised in the period in which the results are known/ materialised.

IMPAIRMENT OF ASSETS:

Impairment Loss in the value of assets, as specified in Accounting Standard-28 is recognised whenever carrying value of such assets exceeds the market value or value in use, whichever is higher.

2 Contingent Liability, not provided for, in respect of :

a. Contested demand of

Sl. No.		2010-11 ₹ in Lakhs	2009-10 ₹ in Lakhs
1.	Income tax and penalty	6.90	6.90
2.	ESIC	4.28	4.28
3.	Cess - Sonari land	19.43	9.72

b. Contested claim of the Government of Rajasthan for refund of State Capital Subsidy including interest ₹ 52.50 lakhs (₹ 50.25 lakhs).

c. Corporate Guarantee in favour of Housing Development Finance Corporation Ltd. against borrowing of ₹ NIL Crores (₹1.61 Crores) by M/s. Ashiana Greenwood Developers, a firm in which the company is a partner.

3 Estimated amount of contracts remaining to be executed on capital account and not provided for amounts (net of advance) to ₹ Nil (₹ 8.74 lakhs)

4 Paid up Share Capital of the Company includes 1993100 (P.Y. 1993100) Equity Shares, allotted pursuant to Schemes of Amalgamation without payment being received in cash and 13256855 (P.Y. 13382750) Equity Shares, allotted as fully paid up Bonus Shares, by capitalisation of General Reserves.

5 a. Pursuant to Order dated 21st March, 2011 of the Hon'ble High Court at Kolkata, certified true copy whereof was filed with the Registrar of Companies, West Bengal on the 11th May, 2011, erstwhile Ashiana Retirement Villages Limited (Transferor company), has been amalgamated with the company w.e.f. 1st April, 2010 and these accounts have been prepared accordingly.

b. The Issued, Subscribed and Paid up Share Capital has been reduced from 18735850 Equity shares of ₹ 10/- each to 18609955 Equity Shares of ₹ 10/- each due to inter-se cancellation of 125895 Equity shares upon amalgamation.

6 a. In view of non confirmation/response from the suppliers regarding their status as SSI units, the amount due to Small Scale Industrial undertaking can not be ascertained.

b. Due to non receipt of confirmation/response from the suppliers for compliance under the Micro, Small and Medium Enterprises Development Act, 2006, the company is unable to provide the information required under the said Act.

7 ₹ 67,195,230/- realised on sale of shares of Ashiana Housing Limited by erstwhile subsidiary Ashiana Retirement Villages Limited (since merged with the company) has been shown as addition to Genreal reserves, net tax of ₹ 12866270 and face value of the share sold, which has been adjusted with consolidated share capital of the company.

8 The earning per share has been calculated as specified in Accounting Standard 20 on "Earnings Per Share" issued by ICAI and related disclosures are as below :

	2010-2011 ₹	2009-2010 ₹
a. Amount used as numerator in calculating basic and diluted EPS:		
Profit after tax (₹ in lakhs)	4385.75	3676.96
b. Weighted average number of equity shares used as the denominator in calculating EPS (Nos. in lakhs).		
Opening Balance	186.10	180.84
	186.10	180.84

9 On the basis of physical verification of assets, as specified in Accounting Standard - 28 and cash generation capacity of those assets, in the management perception there is no impairment of such assets as appearing in the balance sheet as on 31.03.2011.

10 The Consolidated Financial Statements have been prepared in accordance with Accounting Standard 21 (AS 21) - "Consolidated Financial Statements" issued by The Institute of Chartered Accountants of India. The subsidiaries (which along with Ashiana Housing Ltd., the parent, constitute the Group) considered in the preparation of these consolidated financial statements are:

Name	Country of Incorporation	Percentage of voting power as at 31st March, 2011	Percentage of voting power as at 31st March, 2010
Vatika Marketing Limited	India	100%	100%
Latest Developers Advisory Ltd	India	100%	Not Applicable
Topwell Projects Consultants Ltd.	India	100%	Not Applicable
Neemrana Builders LLP	India	98.50%	Not Applicable
MG Homecraft LLP	India	98.50%	Not Applicable

11 Financial Information of Subsidiaries:

Particulars	Vatika Marketing Ltd.	Topwell Projects Consultants Ltd.	Latest Developers Advisory Ltd.	Neemrana Builders LLP	MG Homecraft LLP
Capital	500,000	500,000	500,000	13,550,623	11,195,000
Reserves	4,830,926	-	-	-	-
Total Assets	5,330,926	50,500,000	900,000	13,775,713	11,215,750
Total Liabilities	5,330,926	50,500,000	900,000	13,775,713	11,215,750
Investments (except investment in sl)	62,522,772	-	-	-	-
Turnover/Total Income	69,699,812	-	-	-	-
Profit/Loss before taxation	6,059,055	(82,661)	(76,196)	(146,461)	(41,540)
Provision for Taxation	1,736,000	-	-	-	-
Profit after Taxation	4,323,055	(82,661)	(76,196)	(146,461)	(41,540)
Proposed Dividend	3,000,000	-	-	-	-

12 a. Previous year figures above are indicated in brackets.

b. Previous year figures have been regrouped/rearranged, wherever found necessary.

26. BALANCE SHEET ABSTRACT AND COMPANY'S GENERAL BUSINESS PROFILE

I.	Registration Details	Registration No. Balance Sheet Date	40864 31/03/2011	State Code	21
II.	Capital raised during the year (Amount in ₹ Thousand)	Public Issue Bonus Issue	NIL NIL	Right Issue Private Placement	NIL NIL
III.	Position of Mobilisation and Deployment of funds (Amount in ₹ Thousand)	Total Liabilities	1,813,198	Total Assets	1,813,198
	Sources of Funds	Paid-up Capital Secured Loans Deferred Tax Liability	186,100 6,829 32,438	Reserves & Surplus Unsecured Loans Others	1,563,392 NIL 24,145
	Application of Funds	Net Fixed Assets Net Current Assets Accumulated Losses	419,986 644,996 NIL	Investments Misc. Expenditure	748,159 57
	Performance of Company	Turnover (Gross Revenue) +/- Profit/Loss Before Tax Earning per share	1,679,173 +558,248 23.57	Total Expenditure +/-Profit/Loss After Tax Dividend Rate %	1,120,925 +438,575 17.50%
IV.	Generic Name of Three Products/Services of Company (as per monetary terms) Item Code No. (ITC Code) N.A. Product Description Real Estate Signature to Schedules 1 to 26				

In terms of our report of even date attached herewith

For B. CHHAWCHHARIA & CO.
Chartered Accountants

VINIT BAGARIA
Partner

Firm Registration No: 305123E
Membership No: 500872

Place: New Delhi
Date: 26th May, 2011

Vishal Gupta (Managing Director)

Ankur Gupta (Jt. Managing Director)

Varun Gupta (Wholetime Director)

Bhagwan Kumar
Company Secretary

Manojit Sengupta
General Manager (F&A)

Consolidated Cash Flow Statement

For the year ended 31st March, 2011

	2010-2011 ₹	2009-2010 ₹
CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before tax and extraordinary items	558,248,329	443,665,952
Adjusted for:		
Depreciation	20,193,338	15,006,917
Interest Income (Other than from Customers)	(14,203,657)	(13,239,208)
Income from Long Term Investment	(120,791,828)	(48,207,247)
Provision for Diminution in value of Investment	765,345	(3,425,886)
Capital reserve on consolidation	-	166,100
Minority Interest	2,823	-
Interest Paid	6,578,034	10,500,425
Fixed Assets written off	2,113,598	25,998
(Profit) / Loss on sale of Fixed Assets	(6,197)	(4,244,228)
OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES	452,899,785	400,248,823
Adjusted for:		
Trade and other receivables	(102,927,447)	53,393,472
Inventories	(65,369,152)	(101,559,096)
Trade Payables and advances from customers	155,736,301	(184,747,821)
Miscellaneous expenditure	(56,704)	-
CASH GENERATED FROM OPERATIONS	440,282,783	167,335,378
Direct Taxes paid / adjusted	(18,461,541)	(67,351,339)
Cash flow before extra ordinary items	421,821,242	99,984,039
Extra Ordinary items	-	-
Net cash from Operating activities (A)	421,821,242	99,984,039
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of Fixed Assets	(16,065,943)	(109,125,583)
Sale of Fixed Assets	1,212,507	9,801,312
Net Purchase/ sale of Investments	(133,087,374)	(42,028,526)
Interest Income	14,203,657	13,239,208
Other Income from Long Term Investments	3,497,540	1,956,525
Net Cash from investing activities (B)	(130,239,613)	(126,157,064)
CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from long term and other borrowings	(785,595)	67,274,953
Interest Paid	(6,578,034)	(10,500,425)
Dividend Paid	(26,530,138)	(44,657)
Proceeds from issuance from share capital	5,255,000	-
General Reserve	49,069,606	-
Repayment of Loans	(71,584,098)	-
Net Cash used in Financing activities (C)	(51,153,259)	56,729,871
Net Increase In Cash And Cash Equivalents (A+ B+ C)	240,428,370	30,556,846
Cash And Cash Equivalents At The Beginning Of The Year	160,612,041	130,055,195
Cash And Cash Equivalents At The End Of The Year	401,040,411	160,612,041
01. Proceeds from long term and other borrowings are shown net of repayment.		
02. Cash and Cash equivalents represent cash and bank balances only.		

In terms of our report of even date attached herewith

For B. CHHAWCHHARIA & CO.
Chartered Accountants

VINIT BAGARIA
Partner

Firm Registration No: 305123E
Membership No: 500872

Place: New Delhi
Date: 26th May, 2011

Vishal Gupta (Managing Director)

Ankur Gupta (Jt. Managing Director)

Varun Gupta (Wholetime Director)

Bhagwan Kumar
Company Secretary

Manojit Sengupta
General Manager (F&A)

ASHIANA HOUSING LIMITED

Registered Office: 5F, Everest, 46/C, Chowringhee Road, Kolkata – 700 071

PROXY FORM

I/We.....

of.....being a member(s) of the above mentioned company hereby

Appoint Mr./Mrs./Miss.....

ofor failing him / her, Mr./Mrs./Miss.....

of.....

As my/our Proxy to attend and vote for me/us on my behalf at the 25th Annual General Meeting of the company to be held on Friday, the 19th August, 2011 at 11:30 A.M at 'Kalakunj' (Basement – Kalamandir), 48, Shakespeare Sarani, Kolkata – 700 017.

Signed this.....day of.....2011.

Signature.....

Registered Folio No. /Client ID No.....No. of Shares.....

D.P. ID No.....

Affix
Re. I/-
Revenue
Stamp

- Note: 1.** Any member entitled to attend and vote at the meeting is entitled to attend or either vote in person or by proxy and the proxy need not be a member.
- 2.** The Proxies, in order to be effective, must be received by company not less than 48 hours before the time of the Meeting at the Registered Office: Registered Office : 5F, Everest, 46/C, Chowringhee Road, Kolkata – 700 071



ASHIANA HOUSING LIMITED

Registered Office: 5F, Everest, 46/C, Chowringhee Road, Kolkata – 700 071

ATTENDANCE SLIP

TO BE HANDED OVER AT THE ENTRANCE OF THE MEETING HALL

Name of the attending member.....
(in Block Letters)

Members registered folio number.....

Name of the Proxy (in Block Letters)

(To be filled in if the proxy attends instead of the Members)

No. of Shares held.....

I hereby record my presence at the 25th Annual General Meeting of the Company held at 'Kalakunj' (Basement – Kalamandir), 48, Shakespeare Sarani, Kolkata – 700 017 on Friday, 19th August 2011 at 11.30 A.M.

Member's Proxy's Signature

(To be signed at the time of handing over the slip)

NOTE: The copy of the Annual Report may please be brought to the meeting hall.



Disclaimer: Some of the statements in this communication may be 'forward looking statements' within the meaning of applicable laws and regulations. Actuals results might differ substantially or materially from those expressed or implied. Important developments that could affect the Company's operations include changes in industry structures, significant changes in political and economic environment in India and overseas, tax laws, import duties, litigation and labour relations.



BUILDING ON ■■■■➔

Successful
EXECUTION



Head Office
ASHIANA HOUSING LIMITED
304, Southern Park,
Saket District Centre, Saket,
New Delhi - 110 017.
Ph: (011) 4265 4265

Web: www.ashianahousing.com