

HUBTOWN

Regd. Office: Ackruti Center Point, 6th Floor, Central Road, Marol MIDC, Andheri (E), Mumbai 400093. INDIA
Tel. : +91-22-6703 7400 • Fax : +91-22-6703 7403 • www.hubtown.co.in • CIN: L45200MH1989PLC050688

February 12, 2016

Department of Corporate Services
BSE Limited
P. J. Towers, Dalal Street
Fort, Mumbai 400001

The Listing Department
National Stock Exchange of India Limited
Exchange Plaza, Bandra Kurla Complex
Bandra East, Mumbai 400051

Dear Sir,

Sub : **Outcome of Board Meeting**

We write to inform you that pursuant to SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, a meeting of the Board of Directors of the Company was held today i.e. February 12, 2016 and the Board inter-alia, approved the Unaudited Standalone Financial Results for the Quarter and Nine months ended December 31, 2015 alongwith the Limited Review Report of the Statutory Auditors of the Company;

The said financial results together with the Limited Review Report are annexed hereto as **Annexure – I** and **Annexure – II** respectively.

The above information has also been uploaded on the website of the Company at www.hubtown.co.in.

You are requested to kindly take the same on your records.

Thanking you,

Yours faithfully,
For Hubtown Limited

Chetan S. Mody
Chetan S. Mody
Company Secretary



Encl : a/a

Limited Review Report

To
The Board of Directors
Hubtown Limited

1. We have reviewed the accompanying statement of unaudited financial results of HUBTOWN LIMITED ('the Company') for the quarter ended 31st December, 2015. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial results based on our review.
2. We conducted our review in accordance with the Standard on Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This Standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
3. Further attention is invited to :
 - a) Note no. 3 to the quarterly results with regard to recognition of expense and income for ongoing projects which is based upon area and estimated costs, as per the judgment of management, which has been relied upon by us, this being a technical matter.
 - b) Note no. 6 to the quarterly results with regard to income from operations for the quarter ended December 31, 2015, which includes share of profit / loss (net) that are based on the financial statements of entities which have been reviewed by the management of such entities, on whose review reports we have relied.
 - c) i. The company has made Investments and given loans and advances to subsidiaries, joint controlled entities and associates as at 31st December, 2015 amounting to ₹ 51,354 lacs and ₹ 131,544 lacs respectively.
ii. Of these entities, certain subsidiaries, joint controlled entities and associates have accumulated losses and thus negative net worth aggregating to ₹ 6,582 lacs as at 31st March, 2015. Company's Investments in such entities amounts to ₹ 2,775 lacs and loans and advances in such entities aggregates to ₹ 106,761 lacs.



- iii. As explained to us, investments in these entities are considered strategic and long term in nature and the entities are in early stage of real estate development or have certain investments, which in the opinion of the Company, have current market value of properties and assets significantly in excess of their carrying values and are expected to achieve adequate profitability on substantial completion of their projects or sale of investments. Considering the above, the company has not provided for diminution in the value of its investments in such entities or in respect of loans and advances to such entities, which are considered good and fully recoverable.
- d) With regards to the status of the projects and the opinion framed by the Company regarding realizable value of the cost incurred, which being a technical matter, has been relied upon by us.
- e) With regards to our reliance on the representation and certification given by the management of the Company towards guarantees issued and securities provided, aggregating to ₹ 103,396 lacs issued by the Company to banks and financial institutions on behalf of various entities, which are significant in relation to the profit for the period and net worth of the Company. In the opinion of the Company, these are not expected to result into any financial liability to the Company.
- f) The Company has not charged interest on advances given to various group entities developing real estate projects, in which the Company has a business interest.
- g) Balance for some of the parties from whom secured, unsecured loans and advances have been received, are subject to confirmation and consequential adjustments, if any.
- h) The Company has defaulted in redemption of non- convertible debentures amounting to ₹ 5,880 lacs. We are however informed by the management that the Company is in process of renegotiating the terms of redemption of the said debentures.
- i) The Managing Director of the Company along with two other employees have been detained by the Maharashtra state CID, in connection with a commercial transaction with an erstwhile associate company of the Company. In connection with the above, a bank account of the Company has been attached by the authorities. Considering the facts of the matter and its pendency, we are unable to express any opinion on the same as the matter is subjudice.



Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Dalal Doshi & Associates
Firm Registration No.: 121773W
Chartered Accountants



A handwritten signature in black ink, appearing to be "Dinesh Doshi".

Dinesh Doshi
Partner
Membership No.: F9464

Mumbai
February 12, 2016

HUBTOWN LIMITED

CIN : L45200MH1989PLC050688

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

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

STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31 DECEMBER 2015

Part - I

(` in Lacs)

Sr. No.	Particulars	Three months ended			Nine months ended		Year ended
		31.12.2015	30.09.2015	31.12.2014	31.12.2015	31.12.2014	31.03.2015
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1.	Income from Operations						
	a. Net Sales / Income from Operations	1265	10238	12142	20134	43758	58860
	b. Other Operating Income (Refer Note 3)	8528	77	702	8659	974	998
	Total Income from Operations (a+b)	9793	10315	12844	28793	44732	59858
2.	Expenses						
	a. Cost of construction / development	4554	3888	2490	11640	6949	9420
	b. Purchase of stock-in-trade	----	----	----	----	----	----
	c. Changes in inventories of work-in-progress, finished properties and FSI	(5897)	(1640)	(939)	(10155)	1703	2647
	d. Employee benefits expense	516	378	386	1282	1215	1703
	e. Depreciation and Amortisation expense	75	75	102	226	326	403
	f. Sales reversal net of cost of goods sold	1403	----	----	1403	6309	8866
	g. Legal and Professional fees	73	125	125	337	322	416
	h. Rates and Taxes	782	654	8	1481	142	1920
	i. Project expenses written off	----	----	----	----	----	677
	j. Advances and other debit balances written off	----	----	----	15	----	1686
	k. Other expenses	467	336	891	1609	2176	2525
	Total Expenses (a+b+c+d+e+f+g+h+i+j+k)	(1973)	3816	3063	7838	19142	30263
3.	Profit from operations before other income, finance costs & exceptional items (1-2)	7820	6499	9781	20955	25590	29595
4.	Other Income	515	1104	736	2201	3360	4298
5.	Profit from ordinary activities before finance costs and exceptional items (3+4)	8335	7603	10517	23156	28950	33893
6.	Finance costs	8209	7887	8015	22636	23838	32259
7.	Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5-6)	126	(284)	2502	520	5112	1634
8.	Exceptional Items	----	----	----	----	----	----
9.	Profit / (Loss) from ordinary activities before tax (7+8)	126	(284)	2502	520	5112	1634
10.	Tax Expense / (Credit)						
	(Add)/Less :						
	a. Current Tax	80	(53)	576	180	1186	504
	b. Deferred Tax	(59)	(15)	(13)	(232)	96	497
	c. Short / (Excess) provision for taxation in respect of earlier year	81	----	----	81	----	(313)
11.	Net Profit / (Loss) from ordinary activities after tax (9+10)	24	(216)	1939	491	3830	946
12.	Add/(Less) : Extraordinary Items (net of tax)	----	----	----	----	350	350
13.	Net Profit / (Loss) for the period (11+12)	24	(216)	1939	491	4180	1296
14.	Add/(Less) : Prior period adjustments (Net)	----	----	----	----	(55)	(221)
15.	Net Profit / (Loss) for the period (13+14)	24	(216)	1939	491	4125	1075
16.	Paid-up equity share capital (face value of ` 10 per share)	7274	7274	7274	7274	7274	7274
17.	Reserves excluding Revaluation Reserves as per Balance Sheet of previous accounting year						163869



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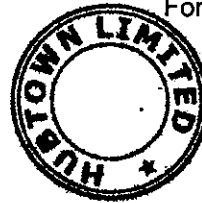
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STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31 DECEMBER 2015

([₹] in Lacs)

Sr. No.	Particulars	Three months ended			Nine months ended		Year ended
		31.12.2015	30.09.2015	31.12.2014	31.12.2015	31.12.2014	31.03.2015
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
18.	Earnings per Share before extraordinary items (EPS)						
	Basic EPS (not annualized) ([₹])	0.03	(0.30)	2.67	0.67	5.19	1.00
	Diluted EPS (not annualized) ([₹])	0.03	(0.30)	2.67	0.67	5.19	1.00
18a.	Earnings per Share after extraordinary items (EPS)						
	Basic EPS (not annualized) ([₹])	0.03	(0.30)	2.67	0.67	5.67	1.48
	Diluted EPS (not annualized) ([₹])	0.03	(0.30)	2.67	0.67	5.67	1.48

For and on behalf of the Board



Abhijit Datta
Abhijit Datta
Chairman of the Meeting
DIN : 00790029

Place : Mumbai
Dated : February 12, 2016

**UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER
AND NINE MONTHS ENDED DECEMBER 31, 2015**

Notes :

1. The above unaudited standalone financial results for the quarter and nine months ended December 31, 2015 have been reviewed by the Audit and Compliance Committee and thereafter approved by the Board of Directors at their respective meetings held on February 12, 2016 and have been subjected to a Limited Review by the Statutory Auditors of the Company. The aforesaid unaudited financial results have been submitted to BSE Limited (BSE) and National Stock Exchange of India Limited (NSE) and also uploaded on the Company's website – www.hubtown.co.in and on the websites of BSE (www.bseindia.com) and NSE (www.nseindia.com).
2. Given the nature of real estate business, the profit / losses do not necessarily accrue evenly over the period and as such, the results of a quarter / year may not be representative of the profits / losses for the period.
3. Revenue from sale of incomplete properties / projects is recognized on the basis of percentage completion method. Costs of the projects are based on the management's estimate of the cost to be incurred upto the completion of the projects, which is reviewed periodically.
4. The Company has, from the current quarter and in terms of an agreement, charged interest against funds invested / contributed to a jointly controlled entity from the period commencing 1st July, 2015.
5. There are no separate reportable segments pursuant to Accounting Standard – AS 17 'Segment Reporting' specified under the Companies Act, 1956 which are deemed to be applicable as per Section 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounts) Rules, 2014. Hence no disclosure is required under AS -17. The Company is primarily operating in India, which is considered as a single geographical segment.
6. Income from operations includes share of profit / (loss) (net) from partnership firms, AOPs as stated hereunder:

(₹ in Lacs)

Particulars	Three months ended			Nine months ended		Year ended
	31.12.2015	30.09.2015	31.12.2014	31.12.2015	31.12.2014	31.03.2015
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
i) Reviewed	---	---	(37)	---	(238)	(20)
ii) Management Reviewed (Refer footnote)	88	175	(2)	172	(5)	(349)

Footnote:

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

7. The listed Non-Convertible Debentures aggregating to Rs. 5,880 lacs as on 31st December, 2015 are secured by way of first and exclusive charge on properties situated at andheri east and shares of Hubtown Limited held by promoter group.
8. Replies to Auditor's observations in the Limited Review Report for Quarter and Nine months ended December 31, 2015 :
 - i. The Auditor's observations in respect of paragraph 3(a) to 3(f) in the Limited Review Report are self-explanatory and do not call for further elaboration / clarification; and
 - ii. As regards the Auditor's observation in respect of paragraph 3(g) with respect to non-receipt of balance confirmations from some of the parties from whom secured / unsecured loans and advances have been received, the management is of the view that no significant consequential adjustments would be necessitated in respect thereof as the confirmations are being obtained on year end basis.



- iii. The Auditor's observation in respect of paragraph 3(h) with respect to default in redemption of Non-Convertible Debentures, we state that the Company owing to the liquidity crunch had delayed the redemption of Debentures and is in the process of renegotiating the terms of redemption.
 - iv. With regards to the Auditor's observation in respect of paragraph 3(i), the matter is sub-judice.
9. Previous period figures have been regrouped / reclassified / restated / rearranged / reworked wherever necessary to conform to current period's classification.

For and on behalf of the Board



Abhijit Datta
Abhijit Datta
Chairman of the Meeting
DIN : 00790029

Place : Mumbai
Dated : February 12, 2016

W. Datta

HUBTOWN LIMITED

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

E-mail : investorcell@hubtown.co.in; Website : www.hubtown.co.in**UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE THIRD QUARTER AND NINE MONTHS ENDED
DECEMBER 31, 2015**

(Rs. in lacs)

Particulars	Quarter ended 31.12.2015 (Unaudited)	Nine months ended 31.12.2015 (Unaudited)	Quarter ended 31.12.2014 (Unaudited)
Total income from operations (net)	9793	28793	12845
Net Profit / (Loss) from ordinary activities after tax	24	491	1939
Net Profit / (Loss) for the period after tax (after Extraordinary items)	24	491	1939
Equity Share Capital	7274	7274	7274
Reserves (excluding Revaluation Reserve as shown in the Balance Sheet of previous year)	163869 (As on 31.03.2015)	163869 (As on 31.03.2015)	161944 (As on 31.03.2014)
Earning per share (before extraordinary items (of ` .10 each) (not annualized)			
Basic (Rs.)	0.03	0.67	2.67
Diluted (Rs.)	0.03	0.67	2.67
Earning per share (after extraordinary items (of ` .10 each) (not annualized)			
Basic (Rs.)	0.03	0.67	2.67
Diluted (Rs.)	0.03	0.67	2.67

Note : The above is an extract of the detailed format of Quarterly Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Quarterly Financial Results is available on the Stock Exchange websites.

For and on behalf of the Board



Abhijit Datta
Abhijit Datta
Managing Director
DIN : 00790029

Place : Mumbai

Dated : February 12, 2016