

HB ESTATE DEVELOPERS LIMITED

Registered Office: Plot No.31, Echelon Institutional Area, Sector 32, Gurgaon-122001, Haryana
Website: www.hbestate.com

UNAUDITED FINANCIAL RESULTS FOR THE 3/6 MONTHS ENDED 30TH SEPTEMBER, 2009

(Amount in Lacs)

Particulars	3 Months ended (30.09.2009) Unaudited	Corresponding 3 Months ended in the previous year (30.09.2008) Unaudited	Year to date figures for the current period ended (30.09.2009) Unaudited	Year to date figures for the previous period ended (30.09.2008) Unaudited	Previous accounting year ended (31.03.2009) Audited
1.(a) Net Sales/Income from Operati	82.12	87.15	453.72	251.60	1749.71
(b) Other Operating Income	8.78	4.26	14.70	7.66	32.18
(c) Share of Profit/(Loss) from Real Estate Joint Venture Project (net of taxes)	0.73	(11.53)	2.78	(12.39)	(41.96)
Total Revenue	91.63	79.88	471.20	246.87	1739.93
2. Expenditure :					
a) Decrease in Stock	0.00	Nil	24.37	54.31	93.95
b) Purchases	0.00	0.00	0.00	0.00	167.51
b) Employee Cost	4.39	26.24	12.81	46.53	71.44
c) Commission/Brokerage	Nil	Nil	0.00	27.90	29.60
d) Postage and Telephone	10.28	9.69	11.92	11.52	15.90
e) Repair and Maintenance Charges	11.12	6.20	21.24	11.84	24.69
f) Property Tax	0.33	0.45	0.65	0.90	1.81
g) Facility Management Services	6.88	6.65	13.60	13.59	26.80
h) Electricity, Water and Generator R	6.80	7.21	13.36	12.63	20.92
i) Legal and Professional charges	4.04	3.26	9.32	4.72	12.85
j) Depreciation	2.95	1.43	5.86	3.01	13.16
k) Other Expenses	7.76	12.70	12.89	20.80	36.58
l) Total Expenditure	54.55	73.83	126.02	207.75	515.21
3. Profit from operation before Other Income, Interest & Exceptional Items	37.08	6.05	345.18	39.12	1224.72
4. Other Income :-					
- Profit on sale of Investments	98.10	126.35	189.63	468.61	468.61
- Dividend on Investments	4.09	7.60	7.72	8.83	12.86
- Interest Income	1.72	1.60	3.48	5.02	8.80
Total Other Income	103.91	135.55	200.83	482.46	490.27
5. Profit from operation before Interest & Exceptional Items	140.99	141.60	546.01	521.58	1714.99
6. Interest	0.04	10.24	0.08	10.31	14.73
7. Profit after interest but before Exceptional Items	140.95	131.36	545.93	511.27	1700.26
8. Exceptional Items	Nil	Nil	Nil	Nil	Nil
9. Profit from ordinary Activities before tax	140.95	131.36	545.93	511.27	1700.26
10. Provision for Tax					
- Current	22.00	16.00	90.00	60.00	200.00
- Deferred charge/(credit)	0.02	(0.50)	0.04	(1.00)	0.01
- Fringe Benefit	0.00	0.60	0.00	1.00	3.25
11. Net Profit from ordinary activities after tax	118.93	115.26	455.89	451.27	1497.00
12. Tax for earlier year	(10.70)	(0.64)	(10.70)	(0.64)	(0.64)
13. Extraordinary Items	Nil	Nil	Nil	Nil	Nil
14. Net Profit for the period	108.23	114.62	445.19	450.63	1496.36

15. Paid up Equity Share Capital (face value Rs.10/- per share)	1231.60	1231.60	1231.60	1231.60	1231.60
16. Reserves excluding Revaluation Reserve	N.A.	N.A.	N.A.	N.A.	8899.54
17. Earning Per Share (in Rs.) :-					
(a) Before Extraordinary Items :					
Basic	0.90	0.95	3.70	3.74	12.43
Diluted	0.90	0.95	3.70	3.74	12.43
(b) After Extraordinary Items :					
Basic	0.90	0.95	3.70	3.74	12.43
Diluted	0.90	0.95	3.70	3.74	12.43
18. Public Shareholding:					
- Number of Shares	4454732	5048773	4454732	5048773	4500018
- % of shareholding	36.99	41.92	36.99	41.92	37.37
Promoters and promoter group shareholding					
a) Pledged/Encumbered					
- Number of shares	Nil	Nil	Nil	Nil	Nil
- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	Nil	Nil	Nil	Nil	Nil
- Percentage of shares (as a % of the total share capital of the company)	Nil	Nil	Nil	Nil	Nil
b) Non-encumbered					
- Number of shares	7587560	6993519	7587560	6993519	7542274
- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	100%	100%	100%	100%	100%
- Percentage of shares (as a % of the total share capital of the company)	63.01%	58.08	63.01%	58.08	62.63%

Notes:

- Figures have been regrouped wherever necessary to facilitate comparison.
- There are no separate reportable segments as per Accounting Standard (AS-17) on Segment Reporting.
- The company's paid-up capital comprises a) Rs.1204.23 Lakhs on account of 1,20,42,292 fully paid up equity shares of Rs.10/- each; and b) Rs.27.37 Lakhs being the original amount received on 8,29,338 equity shares which were forfeited (net of annulment) for non payment of allotment/call money vide resolution of Board of Directors dated 25-08-2007.
- The company has 50% share in the profit/loss of "Matrix Mall" project (Shopping Mall-cum-Multiplex and Hotel) at Mohali being implemented in joint venture with M/s. Parsvnath Developers Ltd. The figure of profit/(loss) from the project, as reported above is as per the Books of Accounts and records of the Joint
- The implementation of the Company's Hotel Project at Gurgaon is underway.
- As informed by Company's Registrar and Share Transfer Agent, no investor complaints pertaining to the company were pending at the beginning of the Quarter i.e. 01.07.2009 and 17 complaints were received during the quarter and all these have been redressed. There were no complaints pending at the end of the quarter i.e.30.09.2009.
- The above results have been subjected to a limited review by the Statutory Auditors, reviewed by the Audit Committee and were approved and taken on record by the Board of Directors of the Company at the meeting held on 29th October 2009.

For HB Estate Developers Limited

Place: New Delhi
Date : 29.10.2009



Anil Goyal
Anil Goyal
Director