



The Ruby Mills Ltd.

RUBY HOUSE, J. K. SAWANT, MARG, DADAR, MUMBAI 400 028.

10th November, 2016

<p>The General Manager Capital Market(Listing) National Stock Exchange of India Ltd. Exchange Plaza, BKC Bandra-Kurla Complex, Bandra (East), Mumbai-400 051. Symbol: RUBYMILLS cm1ist@nse.co.in</p>	<p>Dy. General Manager Marketing Operations (Listing) The BSE P. J. Towers, 25th Floor, Dalal Street, Fort, Mumbai-400 001 Code: 503169 Corp.relations@bseindia.com</p>
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Sub.: Outcome of Board Meeting

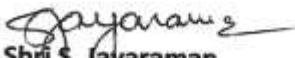
Dear Sir(s),

This is to inform you that the Board of Directors of the Company at its meeting held today i.e. 10th November, 2016, commenced at 6.00 P.M and concluded at 7.45 *inter alia*, have considered the following:-

- 1) On recommendation of the Audit Committee, the Board of Directors has approved / noted the following:
 - (a) Un-Audited Financial Results for the Quarter and Half year Ended 30th September, 2016 (Enclosed).
 - (b) Limited Review Report on Un-Audited Financial Results for the Quarter and Half year Ended 30th September, 2016 (Enclosed).
- 2) Mr. Manharlal C Shah stepped down from the Board of Directors and has been appointed as Chairman Emeritus.
- 3) Mr. Hiren M. Shah has been appointed as the Executive Chairman of the Company.
- 4) The designation of Mr. Bharat M. Shah has been changed from Joint Managing Director to Managing Director.
- 5) The designation of Mr. Viraj M. Shah has been changed from Executive Director to Managing Director.
- 6) The designation of Mr. Purav H Shah has been changed from President to Chief Executive Officer.

We request you to take the above same on record.

Yours truly,
For The Ruby Mills Limited


Shri S. Jayaraman
Chief Financial Officer

Encl.:- as above

CIN: L17120MH1917PLC000447

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B. S. MEHTA & CO.
CHARTERED ACCOUNTANTS

Bansi S. Mehta
(Chief Mentor)

D.I.SHAH Y.A.THAR
A.A.DESAI P.H.CLERK
K.R.GANDHI (Ms.) R.G.DOSHI
H.G.BUCH M.V.SHAH
D.R.DESAI (Ms.) A.A.AGRAWAL (Ms.)
 A.B.AGRAWAL

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REVIEW REPORT

To the Board of Directors,
THE RUBY MILLS LIMITED
Ruby House,
J.K. Sawant Marg, Dadar,
MUMBAI - 400 028.

We have reviewed the accompanying statement of unaudited financial results of THE RUBY MILLS LIMITED ("the Company") for the quarter and six months ended September 30, 2016, prepared and being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, which has been initialed by us for the identification purpose. This statement is the responsibility of the Company's Management and has been reviewed by the Audit Committee and approved by the Board of Directors, in their respective meetings held on November 10, 2016. Our responsibility is to issue a report on the statement based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410 on "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 provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

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 for the quarter and six months ended September 30, 2016, read with the notes thereon, prepared in accordance with applicable Accounting Standards as per Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014, and other recognised 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 **B. S. MEHTA & CO.**
Chartered Accountants
Registration No. 106190W



Krupa R. Gandhi

KRUPA R. GANDHI
Partner
Membership No. 49392

PLACE : MUMBAI
DATED : November 10, 2016

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2016

SR. NO.	PARTICULARS	FOR THE QUARTER ENDED		FOR THE SIX MONTHS ENDED		(₹ in lakhs except Share Data) FOR THE YEAR	
		30-Sep-16 Unaudited	30-Jun-16 Unaudited	30-Sep-15 Unaudited	30-Sep-15 Unaudited	31-Mar-16 Audited	
1	Income From Operations						
	a. Net Sales / Income From Operations						
	-Sales (Net of Excise Duty)	4,247	4,962	3,973	9,209	8,368	17,978
	-License Fees	678	675	822	1,353	1,645	3,176
	b. Other Operating Income	59	51	22	110	59	102
	Total Income From Operations (a+b)	4,984	5,688	4,817	10,672	10,072	21,256
2	Expenses						
	a. Cost of Materials Consumed	1,447	1,370	1,128	2,817	2,176	4,872
	b. Changes in Inventories of Finished Goods, Work-in-Progress and Stock-in-trade	(319)	(37)	(170)	(356)	172	269
	c. Employee Benefits Expense	471	444	438	915	862	1,774
	d. Depreciation and Amortisation Expense	391	408	449	799	1,013	1,956
	e. Other Expenses						
	Stores, Spares and Color Chemicals Consumption	636	586	525	1,222	1,002	2,203
	Power, Fuel and Water Consumption	704	866	616	1,570	1,384	2,959
	Exchange Loss / (Gain)	#	2	(3)	2	NIL	7
	Others	730	678	603	1,408	1,236	2,559
	Total Expenses	4,060	4,317	3,586	8,377	7,845	16,599
3	Profit / (Loss) from Operations before Other Income, Finance costs and Exceptional Items (1-2)						
4	Other Income	924	1,371	1,231	2,295	2,227	4,657
	(a) Consideration for the Grant of the Development Rights	29	(30)	455	(1)	462	794
	(b) Other Income	161	163	271	324	480	857
5	Total Other Income	190	133	726	323	942	1,651
6	Profit / (Loss) before Finance costs and Exceptional Items (3+4)	1,114	1,504	1,957	2,618	3,169	6,308
7	Finance costs	257	265	352	522	741	1,304
8	Profit after Finance costs but before Exceptional Items (5-6)	857	1,239	1,605	2,096	2,428	5,004
9	Exceptional Items	NIL	NIL	NIL	NIL	NIL	NIL
9	Profit / (Loss) from Ordinary activities before Tax	857	1,239	1,605	2,096	2,428	5,004
10	Tax Expense	258	373	391	631	651	926
11	Net Profit (+) / Loss (-) from Ordinary Activities after Tax (9-10)	599	866	1,214	1,465	1,777	4,078
12	Paid-up Equity Share Capital (Face Value of Share: ₹ 5/-)	836	836	836	836	836	836
13	Reserves excluding Revaluation Reserves as per balance sheet of previous accounting year						
	Earnings Per Share (Pre-Bonus)						
	(Face Value of Share: ₹ 5/-)						
	Basic and Diluted (₹) Not Annualised						
14	Earnings Per Share (after Extraordinary Items and Pre-Bonus)	3.58	5.18	7.26	8.76	8.76	24.39
	(Face Value of Share: ₹ 5/-)						
	Basic and Diluted (₹) Not Annualised	3.58	5.18	7.26	8.76	8.76	24.39



Notes:

Amount less than ₹ 1 Lakh - ₹ (27,189)

1. The Statement of Assets and Liabilities:

Particulars	(₹ In lakhs)	
	As at September 30, 2016 (Unaudited)	As at March 31, 2016 (Audited)
A. EQUITY AND LIABILITIES		
1. Shareholders' Funds		
a. Share Capital	836	836
b. Reserves and Surplus	37,434	35,968
	38,270	36,804
2. Non-Current Liabilities		
a. Long-term Borrowings	26,874	31,473
b. Deferred Tax Liabilities (Net)	375	446
c. Other Long-term Liabilities	2,319	2,316
d. Long-term Provisions	15	23
	29,583	34,258
3. Current Liabilities		
a. Short-term Borrowings	6,597	4,510
b. Trade Payables		
	35	80
Total outstanding dues of Micro Enterprises and Small Enterprises		
Total outstanding dues of creditors other than Micro Enterprises and Small Enterprises	1,776	2,806
Other Current Liabilities	21,027	17,714
c. Other Current Liabilities	1,583	1,010
d. Short-term Provisions	31,018	26,120
	98,870	97,182
TOTAL		
	98,870	97,182
B. ASSETS		
1. Non-current Assets		
a. Fixed Assets	15,707	16,402
b. Non-current Investments		
c. Long-term Loans and Advances	49,023	46,631
d. Other Non-current Assets	21	21
	64,751	63,054
2. Current Assets		
a. Inventories	4,001	3,825
b. Trade Receivables	1,202	1,852
c. Cash and Bank Balances	2,599	2,544
d. Short-term Loans and Advances	22,835	22,710
e. Other Current Assets	3,482	3,197
	34,119	34,128
	98,870	97,182
TOTAL		
	98,870	97,182

Amount less than ₹ 1 Lakh - ₹ 48,962



2. The above results have been subjected to Limited Review by the Statutory Auditors of the Company, reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on November 10, 2016.
3. The operations of the Company relate to only two segments viz., textile and real estate. The Segment Results have been prepared in accordance with the Accounting Standard 17 "Segment Reporting" notified by the Central Government under section 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounts) Rules, 2014.
4. In view of the cancellation of Letter of Intent and/or refund, there has been reversal of income in the form of Consideration for the Grant of Development Rights and accordingly, the income under the said head in 4(a) is reflected negative in the quarter June 30, 2016; cumulative effect thereof is also reflected in half-year ended September 30, 2016.
5. Finance Costs shown above are Net of Interest Subsidy on TUFs Loans.
6. Figures for the previous quarter / year have been regrouped, recast and reclassified wherever necessary to compare with the current quarter / year classification.



For THE RUBY MILLS LIMITED
H. M. SHAH
MANAGING DIRECTOR

PLACE : Mumbai
DATED : 10 November 2016

THE RUBY MILLS LIMITED (CIN L17120MH1917PLC000447)

Regd. Off: Ruby House, J.K.Sawant Marg, Dadar (W), Mumbai 400 028, Phone-+91-22-24387800/30997800, Fax-+91-22-24378125, Email-info@rubymills.com, Website - :www.rubymills.com

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2016

SR. NO.	PARTICULARS	FOR THE QUARTER ENDED				FOR THE SIX MONTHS ENDED		FOR THE YEAR ENDED	
		30-Sep-16		30-Jun-16		30-Sep-16		31-Mar-16	
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	
1	Segment Revenue								
	Textiles	4,306	5,013	3,995	9,319	8,427	18,080		
	Real Estate	678	675	822	1,353	1,645	3,176		
	Total	4,984	5,688	4,817	10,672	10,072	21,256		
	Less : Inter Segment Revenue	NIL	NIL	NIL	NIL	NIL	NIL		
	Net Sales / Income from Operations	4,984	5,688	4,817	10,672	10,072	21,256		
2	Segment Results [Profit (+) / Loss (-) before tax and interest from each segment]								
	Textiles	376	805	726	1,181	1,073	2,456		
	Real Estate	548	568	613	1,116	1,309	2,715		
	Unallocated	190	131	618	321	788	1,137		
	Total	1,114	1,504	1,957	2,618	3,170	6,308		
	Less : (i) Interest	257	265	352	522	742	1,304		
	(ii) Other Un-allocable								
	Expenditure net off unallocable Income								
	Total Profit / (Loss) Before Tax	857	1,239	1,605	2,096	2,428	5,004		
3	Capital Employed (Segment Assets - Segment Liabilities)								
	Textiles	11,238	10,733	12,018	11,238	12,018	11,564		
	Real Estate	1,783	1,829	1,866	1,783	1,866	1,817		
	Unallocated	25,248	25,108	20,871	25,248	20,871	23,423		
	Total	38,269	37,670	34,755	38,269	34,755	36,804		



THE RUBY MILLS LTD.
MUMBAI
H. M. SHAH
MANAGING DIRECTOR

PLACE : Mumbai
DATED : November 10, 2016