

To
The DCS-CRD
Bombay Stock Exchange Ltd.
Phiroze Jeejeebhay Towers,
Dalal Street,
Mumbai-400001

Date: 02/11/2018

Sub: Outcome of the Board Meeting held on 2nd November, 2018

Dear Sir,

This is with reference with the captioned subject, pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Board of Directors of the Company at its meeting held on 2nd November, 2018, *inter-alia*, considered and approved the following matters:

1. Pursuant to Regulation 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Board considered and approved the Un-audited (Standalone and Consolidated) Financial Results for the quarter and half year ended 30th September, 2018.

A copy of the Un-audited (Standalone and Consolidated) Financial Results for the quarter and half year ended 30th September, 2018 along with the Limited Review Report thereon, as received from the Statutory Auditors M/s B S D & Co., Chartered Accountants are enclosed herewith.

2. Remuneration payable to Mr. Pankaj Bajaj, Chairman cum Managing Director of the Company with effect from October 1, 2018 subject to approval of shareholders.
3. Postal Ballot Notice pursuant to Section 110 of the Companies Act, 2013 read with Rule 22 of the Companies (Management and Administration) Rules, 2014, for obtaining the approval of the Members of the Company by way of special resolution for remuneration payable to Mr. Pankaj Bajaj, Chairman cum Managing Director of the Company with effect from October 1, 2018 and appointment of M/s R. K. Tandon & Associates as the scrutinizer to conduct the process of Postal Ballot voting including the remote e-voting process.

The calendar of events for the postal ballot process and e-voting process is as under:

CALENDAR OF EVENTS FOR POSTAL BALLOT

Sr. No.	Particulars	Date
1.	Dispatch of Notice of Board Meeting	25/10/2018
2.	Obtained consent of Mr. R. K. Tandon, Proprietor of M/s R.K. Tandon and Associates, Company Secretary in whole-time practice, for his appointment as Scrutinizer for postal ballot process of the company	25/10/2018

For Eldeco Housing & Industries Ltd.


Company Secretary

Eldeco Housing & Industries Ltd.

3.	Holding of Board meeting and approval of the resolution of Board of Directors for the following: - Approval of Notice for Postal ballot process alongwith explanatory statement and format for postal ballot form - Appointment of Mr. R K Tandon, Proprietor of M/s R.K. Tandon and Associates, Company Secretary in whole-time practice, as Scrutinizer - Nominating Mr. Pankaj Bajaj, Chairman cum Managing Director and/ or Ms. Chandni Vij, Company Secretary and/or Mr. Sushil Dutt Mishra, Chief Financial Officer, Mr. Anil Kumar Dhanda, Authorised Signatory of the Company for being responsible for completing the 'postal ballot' process - Approval of calendar of events - Fixation of cut-off date as 02/11/2018	02/11/2018
4.	Dispatch of notices alongwith postal ballot forms (names & address of members ascertained as on 02/11/2018) through Registered Post	On or before 11/11/2018
5.	Completion of dispatch of Postal ballot notices alongwith postal ballot forms	11/11/2018
6.	- E-voting begins - E-voting ends	12/11/2018 (09.00 a.m.) 11/12/2018 (05.00 p.m.)
7.	Release of Advertisement in newspaper giving the: - Intimation of appointment of Scrutinizer - Date of completion of dispatch of postal ballot notice along-with postal ballot forms - Last date for receipt of postal ballot forms from members - Date of announcement of Postal Ballot result	12/11/2018
8.	Last date for receipt of postal ballot forms by scrutinizer	11/12/2018
9.	Preparation of scrutinizer's report and last date for submission of the same to the Company	13/12/2018
10.	Declaration of Postal Ballot result	13/12/2018

The Board Meeting commenced at 1:00 P.M. and concluded at 6.15 P.M.

Kindly take the aforesaid on record and oblige.

Thanking You,

For Eldeco Housing and Industries Limited

For Eldeco Housing & Industries Ltd.



Company Secretary

Chandni Vij

Company Secretary

ELDECO HOUSING AND INDUSTRIES LIMITED

CIN : L45202UP1985PLC099376

REGD. OFFICE: ELDECO CORPORATE CHAMBER 1, 2ND FLOOR, VIBHUTI KHAND (OPP. MANDI PARISHAD), GOMTI NAGAR, LUCKNOW- 226010

Tel. : 0522-4039999, Fax : 0522-4039900, Website : www.eldecogroup.com

STATEMENT OF STANDALONE AND CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER, 2018

Rs. In lacs

Sl No	PARTICULARS	Standalone						Consolidated					
		Quarter Ended		Half Year Ended		Year Ended		Quarter Ended		Half Year Ended		Year Ended	
		30.09.2018	30.06.2018	30.09.2017	30.06.2018	30.06.2017	31.03.2018	30.09.2018	30.06.2018	30.09.2017	30.06.2017	30.09.2017	31.03.2018
		(UNAUDITED)	(UNAUDITED)	(UNAUDITED)	(UNAUDITED)	(UNAUDITED)	(Audited)	(UNAUDITED)	(UNAUDITED)	(UNAUDITED)	(UNAUDITED)	(UNAUDITED)	(Audited)
1	Income from Operations	2,486.46	2,148.70	1,615.75	4,615.18	2,739.85	7,435.48	6,803.88	2,630.58	3,339.98	9,234.48	7,062.70	10,898.30
a.	Revenue from Operations	133.67	74.03	27.90	207.70	61.88	352.78	139.05	91.78	85.73	230.61	168.56	465.02
b.	Other Income	2,800.13	2,222.73	1,643.65	4,822.86	2,791.73	7,788.24	6,742.93	2,722.34	3,405.71	9,485.26	7,231.26	11,383.32
2	Total Income from Operations (net)												
3	Expenses												
a.	Cost of Material Consumed	1,840.98	1,084.53	686.17	2,925.49	1,465.10	5,846.92	2,708.54	1,388.07	1,554.19	4,096.60	3,800.80	8,005.05
b.	Change in Inventories of finished goods, work in process and stock in trade	(580.74)	(98.99)	455.02	(577.74)	270.55	(2,315.10)	2,341.01	(98.99)	399.47	2,244.02	493.82	(2,110.94)
c.	Employees Benefits Expenses	89.59	98.41	69.06	188.00	188.44	414.43	98.52	109.09	99.15	205.61	239.47	455.18
d.	Finance Costs	53.88	28.68	113.46	82.55	218.84	170.84	57.60	31.29	24.30	88.89	84.44	196.88
e.	Depreciation and Amortisation expenses	6.40	5.15	3.69	11.55	12.70	24.44	7.05	5.83	(3.28)	12.88	16.78	27.10
f.	Other Expenses	207.84	346.24	180.52	554.07	370.18	1,065.65	252.27	406.72	240.86	658.99	532.80	1,133.97
	Total Expenses	1,617.91	1,484.91	1,607.91	3,081.92	2,523.80	5,007.18	5,485.99	1,841.00	2,314.49	7,308.99	5,146.91	7,707.20
4	Profit before share of profit/(loss) of associates, exceptional items and tax	982.22	758.72	135.74	1,740.94	268.13	2,781.08	1,276.94	881.34	1,091.22	2,158.27	2,084.35	3,658.12
5	Share of Profit/(Loss) of associates												
6	Profit before exceptional items and tax	982.22	758.72	135.74	1,740.94	268.13	2,781.08	1,276.94	881.34	1,091.22	2,158.27	2,084.35	3,658.12
7	Exceptional Items												
8	Profit before tax	982.22	758.72	135.74	1,740.94	268.13	2,781.08	1,276.94	881.34	1,091.22	2,158.27	2,084.35	3,658.12
9	Tax expense												
a.	Current Tax	381.56	220.94	44.06	802.50	73.74	961.51	497.73	250.15	337.85	747.88	662.40	1,205.95
b.	Deferred Tax	(52.54)	(20.14)	6.44	(72.68)	24.08	(77.85)	(83.89)	(20.30)	8.47	(74.19)	23.95	(80.41)
c.	Earlier Year Taxes												(4.32)
	Total Tax Expenses	329.02	200.80	50.50	829.82	97.80	883.66	443.84	229.85	346.32	673.69	686.38	1,121.23
10	Profit for the period	653.20	557.92	85.23	1,211.12	170.32	1,897.39	833.10	651.49	744.90	1,484.58	1,397.99	2,536.89
11	Other Comprehensive Income												
a.	Items that will not be reclassified to profit or loss	0.03	0.26	(3.23)	0.28	(6.46)	0.54	0.07	0.33	(3.51)	0.40	(7.83)	0.54
b.	Tax impacts on above	(0.03)	(0.07)	1.12	(0.10)	2.23	(0.19)	0.05	(0.10)	1.21	(0.08)	2.43	(0.19)
	Total Other Comprehensive Income	0.00	0.19	(2.11)	0.18	(4.22)	0.35	0.12	0.23	(2.30)	0.35	(4.60)	0.35
12	Total comprehensive income (comprising profit after tax and other comprehensive income after tax for the period)	653.20	558.10	83.12	1,211.30	166.11	1,897.75	833.21	651.72	744.60	1,484.93	1,393.39	2,537.24
13	Net Profit attributable to Owners of the company	653.20	557.93	85.23	1,211.12	170.32	1,897.39	802.36	635.27	584.59	1,437.83	1,190.21	2,424.92
	Non-controlling interest	-	-	-	-	-	-	30.73	18.22	162.31	46.95	207.78	109.97
14	Other comprehensive income attributable to Owners of the company	0.00	0.18	(2.11)	0.18	(4.22)	0.35	0.06	0.23	(1.91)	0.29	(3.82)	0.35
	Non-controlling interest	-	-	-	-	-	-	0.05	0.01	(0.39)	0.06	(0.78)	-
15	Total comprehensive income attributable to Owners of the company	653.20	558.11	83.12	1,211.30	166.11	1,897.75	802.42	635.50	582.68	1,437.92	1,186.40	2,425.28
	Non-controlling interest	-	-	-	-	-	-	30.78	18.22	161.92	47.01	206.99	109.97
16	Paid up Equity Share Capital (Face value of Rs. 10/- each)	196.88	196.88	196.88	196.88	196.88	196.88	196.88	196.88	196.88	196.88	196.88	196.88
17	Earning per share (face value of Rs. 10/- per share) (not annualised)												
a.	Basic (Rs.)	33.21	28.37	4.23	61.58	8.45	98.48	40.79	33.13	37.86	73.10	60.33	128.90
b.	Diluted (Rs.)	33.21	28.37	4.23	61.58	8.45	98.48	40.79	33.13	37.86	73.10	60.33	128.90

Notes :

- The above results were reviewed and recommended by the Audit Committee & approved by the Board of Directors at their meeting held on November 2, 2018. The Statutory Auditors of the Company have carried out Limited Review of the aforesaid results.
- The standalone and consolidated financial results have been prepared in accordance with the principle and procedures of Indian Accounting Standards ("Ind AS") as notified under the Companies (Indian Accounting Standards) Rules, 2015 as specified in Section 133 of the Companies Act, 2013.
- Ind AS 115 Revenue from Contracts with Customers, mandatory for reporting periods beginning on or after April 1, 2018, replaces existing revenue recognition requirements. The application of Ind AS 115 has impacted the Company's accounting for recognition of revenue from real estate Projects.
The Company has applied the modified retrospective approach to contracts that were not completed as of April 1, 2018 and has given impact of Ind AS 115 application by reducing to retained earnings as at the said date and impact of the same was already incorporated for the quarter ended 30.06.2018 on standalone and consolidated basis respectively. Accordingly the comparatives have not been restated and hence not comparable with previous period figures.
- In line with the provisions of Ind AS 108 - Operating Segments and on the basis of review of operations being done by the management of the Company, the operations of the group falls under activities of Real Estate, which is considered to be the only reportable segment by the management.
- The financial results for the quarter and half year ended September 30, 2018 are also Ind AS compliant. The management has exercised necessary due diligence to ensure that the standalone/consolidated financial results give a true and fair view. This information has not been subjected to limited review or audit.
- The standalone and consolidated financial results of the Company for the quarter and half year ended September 30, 2018 are also available on the Company's Website (www.eldecogroup.com) and on the Website of BSE (www.bseindia.com).
- Figures for the previous period have been regrouped wherever necessary to confirm the current period classification.

Place : New Delhi
Dated : 2nd November, 2018


Pankaj Bajaj
Chairman Cum Managing Director

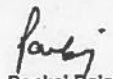
Eldeco Housing & Industries Ltd.

Regd. & Corp. Off. : Eldeco Corporate Chamber-1, 2nd Floor, Vibhuti Khand (Opp. Mandi Parishad), Gomti Nagar, Lucknow-226010
Tel : 0522-4039999 Fax : 4039900 E-mail : eldeco@eldecogroup.com Website : www.eldecogroup.com

Statement of Assets and Liabilities

		(Rs. in lacs)			
	Particulars	Standalone		Consolidated	
		As At 30.09.2018	As At 31.03.2018	As At 30.09.2018	As At 31.03.2018
A.	ASSETS				
1	Non Current Assets				
(a)	Property, Plant and Equipment	278.42	281.55	288.33	282.79
(b)	Goodwill	-	-	1,002.59	1,002.59
(c)	Other Intangible Assets	3.76	5.13	3.76	5.13
(d)	Financial Assets				
	(i) Investments	1,085.36	1,085.36	13.21	13.21
	(ii) Loans	27.94	27.37	95.09	28.23
	(iii) Other Financial Assets	782.89	505.10	797.11	571.40
(e)	Deferred Tax Assets	87.13	14.44	69.76	18.04
	Total Non Current Assets	2,275.30	1,918.95	2,289.86	1,931.39
2	Current Assets				
(a)	Inventories	16,661.01	12,189.80	21,825.43	19,772.45
(b)	Financial Assets				
	(i) Trade Receivables	4,217.37	4,196.43	4,558.18	4,548.50
	(ii) Cash and Cash Equivalents	3,447.93	2,893.87	5,543.24	3,183.57
	(iii) Other Bank Balances	378.59	482.26	378.59	1,375.56
	(iv) Loans	1,332.72	1,321.36	1,332.72	1,321.36
	(v) Other Financial Assets	58.50	1,873.22	422.37	2,237.08
(c)	Other Current Assets	7,859.76	7,888.82	4,857.81	4,887.52
	Total Current Assets	33,765.87	30,645.56	38,918.14	37,304.04
	TOTAL ASSETS	36,041.17	32,564.51	41,208.01	39,235.42
B.	EQUITY AND LIABILITIES				
	EQUITY				
(a)	Equity Share Capital	198.66	198.66	198.66	198.66
(b)	Other Equity	14,657.02	13,741.78	18,086.34	14,601.82
	Equity attributable to shareholders of the Company	14,853.68	13,938.44	18,283.00	14,798.48
(c)	Non Controlling Interest	-	-	254.39	207.44
	Total Equity	14,853.68	13,938.44	18,537.38	15,005.92
	LIABILITIES				
1	Non Current Liabilities				
(a)	Financial Liabilities				
	(i) Other Financial Liabilities	78.87	170.79	239.27	247.58
(b)	Other Non Current Liabilities	3.84	3.84	3.84	21.95
(c)	Provisions	60.53	61.25	60.53	61.25
	Total Non - Current Liabilities	140.84	235.68	303.44	330.78
2	Current Liabilities				
(a)	Financial Liabilities				
	(i) Borrowings	46.07	220.15	48.07	220.15
	(ii) Trade Payables	1,141.42	909.29	1,990.53	1,310.45
	(iii) Other Financial Liabilities	374.44	347.57	379.37	402.45
(b)	Other Current Liabilities	18,838.79	16,875.89	21,156.10	21,828.37
(c)	Provisions	26.16	18.23	26.16	18.23
(d)	Current Tax Liabilities	621.78	19.28	788.96	21.08
	Total Current Liabilities	21,046.64	18,390.39	24,367.18	23,898.73
	TOTAL EQUITY AND LIABILITIES	36,041.17	32,564.51	41,208.01	39,235.42

Place: Lucknow
Date: 2nd November, 2018


Pankaj Bajaj
Chairman Cum Managing Director

Eldeco Housing & Industries Ltd.

BSD & Co.

Chartered Accountants

810, 8th Floor, Antriksh Bhawan, 22, Kasturba Gandhi Marg, New Delhi-110001 (Delhi)
Tel : 011-43029888, Email ID : audit.delhi@bsdgroup.in; delhi@bsdgroup.in, website : www.bsdgroup.in

The Board of Directors,

Eldeco Housing and Industries Limited,
2nd Floor, Eldeco Corporate Chamber-1,
Vibhuti Khand (Opp. Mandi Parishad),
Gomti Nagar, Lucknow,
Uttar Pradesh- 226010.

Dear Sirs,

We have reviewed the accompanying statement of unaudited standalone financial results of **Eldeco Housing and Industries Limited ("the Company")** for the quarter and half year ended **September 30, 2018 ("the Statement")** being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended).

This Statement, which is the responsibility of the Company's Management and approved by the Board of Directors, has been compiled from the related interim financial statements, which has been prepared in accordance with Indian Accounting Standard 34 "Interim Financial Reporting" (Ind AS 34), specified under Section 133 of the Companies Act, 2013 as applicable read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on these financial statements based on our review.

We conducted our review in accordance with the Standard on Review 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 about whether the financial statements are free from 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.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited standalone financial results prepared in accordance with applicable accounting standards i.e. Ind AS prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder 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 (as amended) and SEBI Circular dated 5th July, 2016 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For BSD & Co.

Chartered Accountants

Firm's Registration Number: 000312S



CA. Warsha Singhania

Partner

Membership Number: 520935

Place: New Delhi

Date: 2nd November, 2018

B S D & Co.

Chartered Accountants

The Board of Directors,

Eldeco Housing and Industries Limited,
2nd Floor, Eldeco Corporate Chamber-1,
Vibhuti Khand (Opp. Mandi Parishad),
Gomti Nagar, Lucknow,
Uttar Pradesh- 226010.

Dear Sirs,

We have reviewed the accompanying statement of unaudited consolidated financial results of **Eldeco Housing and Industries Limited ("the Holding Company")**, and its **subsidiaries**, (collectively referred to as **"the group"**) for the quarter and half year ended **September 30, 2018 ("the Statement")** being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended).

This Statement, which is the responsibility of the Company's Management and approved by the Board of Directors, has been compiled from the related interim financial statements, which has been prepared in accordance with Indian Accounting Standard 34 "Interim Financial Reporting" (Ind AS 34), specified under Section 133 of the Companies Act, 2013 as applicable read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on these financial statements based on our review.

We conducted our review in accordance with the Standard on Review 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 about whether the financial statements are free from 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.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited consolidated financial results prepared in accordance with applicable accounting standards i.e. Ind AS prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder 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 (as amended) and SEBI Circular dated 5th July, 2016 including the manner in which it is to be disclosed, or that it contains any material misstatement.



We did not review the interim financial results of 33 subsidiary companies pursuant to Ind AS 110, included in the statement, whose interim consolidated financial results reflect total revenues (including other income) of Rs.4142.80 lacs and Rs. 4642.40 lacs and total profit of Rs. 179.90 lacs and Rs. 273.63 lacs for the quarter and half year ended September 30, 2018 and total assets of Rs. 5166.83 lacs for the half year ended September 30, 2018. These interim financial results are un-reviewed and have been furnished to us by the management of the group and our report on the consolidated financial results, in so far as it relates to the amounts included in respect of said subsidiaries, is based solely on such un-reviewed/management certified interim financial results. The statement includes the results of the entities as annexed.

For B S D & Co.

Chartered Accountants

Firm's Registration Number: 000312S



CA. Warsha Singhania

Partner

Membership Number: 520935

Place: New Delhi

Date: 2nd November, 2018

Annexure

S. No.	Name of Company	Relationship
1	Aaj Constructions Private Limited	Subsidiary
2	Artistry Construction Private Limited	Subsidiary
3	Carnation Realtors Private Limited	Subsidiary
4	Conviction Constructions Private Limited	Subsidiary
5	Deepjyoti Constructions Private Limited	Subsidiary
6	Dua Constructions Private Limited	Subsidiary
7	Erudite Constructions Private Limited	Subsidiary
8	Facility Constructions Private Limited	Subsidiary
9	Fixity Constructions Private Limited	Subsidiary
10	Flourish Constructions Private Limited	Subsidiary
11	Frozen Constructions Private Limited	Subsidiary
12	Garv Constructions Private Limited	Subsidiary
13	Heather Buildcon Private Limited	Subsidiary
14	Iris Realtors Private Limited	Subsidiary
15	Khwahish Constructions Private Limited	Subsidiary
16	Neo Realtors Private Limited	Subsidiary
17	Neptune Infracon Private Limited	Subsidiary
18	Numerous Constructions Private Limited	Subsidiary
19	Omni Farms Private Limited	Subsidiary
20	Perpetual Constructions Private Limited	Subsidiary
21	Placate Constructions Private Limited	Subsidiary
22	Primacy Constructions Private Limited	Subsidiary
23	Samarpit Constructions Private Limited	Subsidiary
24	Shivaye Constructions Private Limited	Subsidiary
25	Suniyjit Constructions Private Limited	Subsidiary
26	Sushobhit Constructions Private Limited	Subsidiary
27	Swarajya Builders Private Limited	Subsidiary
28	Swarg Constructions Private Limited	Subsidiary
29	Swarnim Nirman Private Limited	Subsidiary
30	Turbo Realtors Private Limited	Subsidiary
31	Utsav Constructions Private Limited	Subsidiary
32	Villa Constructions Private Limited	Subsidiary
33	Yojna Constructions Private Limited	Subsidiary

