

**TO,
THE DSC-CRD
BSE LIMITED
Phiroze Jeejeebhoy Towers
Dalal Street,
Mumbai-400001**

Date: 24.11.2017

Sub: Outcome of the Board Meeting held on 24th November, 2017

Dear Sir,

Pursuant to Regulation 30 and Regulation 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are enclosing the Un-Audited Standalone / Consolidated Financial Results for the Quarter and Half Year ended on 30.09.2017 as recommended by the Audit Committee and duly approved by the Board of Directors of the Company at its meeting held today.

We also enclose a copy of the Limited Review Report of the Auditors of the Company, as required under Regulation 33 of the said regulations.


The meeting started at 12:00 P.M and ended at 5.00. P.M.

You are kindly requested to take the same on record.

Thanking You.

For **Eldeco Housing and Industries Limited**

For Eldeco Housing & Industries Ltd.


Chandni Vij
Company Secretary

Encl: As above

Eldeco Housing & Industries Ltd.

Corp. Off. & Communication Add. : 2nd Floor, Eldeco Corporate Chamber-1, Vibhuti Khand (Opp. Mandi Parishad), Gomti Nagar, Lucknow-226010

Tel.: 0522-4039999 Fax: 4039900 E-mail: eldeco@eldecousing.co.in Website: www.eldecogroup.com

Regd.office : S-16, Second Floor, Eldeco Station 1, Site No. 1, Sector-12, Faridabad, Haryana -121007 CIN : L45202HR1985PLC044265

ELDECO HOUSING AND INDUSTRIES LIMITED

CIN : L45202HR1985PLC044265

*REGD.OFFICE : S-16,2nd Floor, Eldeco Station 1, Site No.1, Sector-12, Faridabad, Haryana-121007
Tel. : 0522-4039999 , Fax : 0522-4039900, Website : www.eldecogroup.com

STATEMENT OF STANDALONE/CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2017

Rs. in lacs

SI No	PARTICULARS	Standalone					Consolidated				
		Quarter Ended			Half Year Ended		Quarter Ended			Half Year Ended	
		30.09.2017 (UNAUDITED)	30.06.2017 (UNAUDITED)	30.09.2016 (UNAUDITED)	30.09.2017 (UNAUDITED)	30.09.2016 (UNAUDITED)	30.09.2017 (UNAUDITED)	30.06.2017 (UNAUDITED)	30.09.2016 (UNAUDITED)	30.09.2017 (UNAUDITED)	30.09.2016 (UNAUDITED)
1	Income from Operations										
a.	Revenue from Operations	1,615.75	1,124.10	724.21	2,739.85	5,226.42	3,339.98	3,722.72	1,532.43	7,062.70	7,000.91
b.	Other Income	27.90	23.98	97.31	51.88	128.47	65.73	102.83	166.58	168.56	238.17
	Total Income from Operations (net)	1,643.65	1,148.08	821.52	2,791.73	5,354.89	3,405.71	3,825.55	1,699.01	7,231.26	7,239.08
2	Expenses										
a.	Cost of Material Consumed	686.17	778.93	2,055.35	1,465.10	2,739.54	1,554.19	2,246.41	2,876.10	3,800.60	4,040.89
b.	Change in Inventories of finished goods, work in progress and stock in trade	455.02	(184.47)	(1,702.40)	270.55	715.84	399.47	94.35	(1,956.05)	493.82	583.94
c.	Employees Benefits Expenses	69.06	117.38	64.44	186.44	142.44	99.15	140.32	79.12	239.47	164.41
d.	Finance Costs	113.46	105.18	170.86	218.64	425.91	24.30	40.14	54.21	64.44	227.58
e.	Depreciation and Amortisation expenses	3.69	9.01	10.55	12.70	21.79	(3.28)	19.06	16.95	15.78	29.48
f.	Other Expenses	180.52	189.66	103.98	370.18	252.91	240.66	292.14	163.79	532.80	362.43
	Total Expenses	1,507.91	1,015.69	702.78	2,523.60	4,298.43	2,314.49	2,832.42	1,234.12	5,146.91	5,408.73
	Profit before share of profit/(loss) of associates, exceptional items and tax	135.74	132.39	118.74	268.13	1,056.46	1,091.22	993.13	464.89	2,084.35	1,830.35
3	Share of Profit/(loss) of associates	-	-	-	-	-	-	-	(13.00)	-	24.30
4	Profit before exceptional items and tax	135.74	132.39	118.74	268.13	1,056.46	1,091.22	993.13	451.89	2,084.35	1,854.65
5	Exceptional items	-	-	-	-	-	-	-	-	-	-
6	Profit before tax	135.74	132.39	118.74	268.13	1,056.46	1,091.22	993.13	451.89	2,084.35	1,854.65
7	Tax expense										
a.	Current Tax	44.06	29.68	40.05	73.74	359.85	337.85	324.55	189.71	662.40	652.21
b.	Deferred Tax	6.44	17.62	(1.32)	24.06	22.21	6.47	17.49	(0.25)	23.96	25.24
	Total Tax Expenses	50.50	47.31	38.73	97.80	382.06	344.32	342.04	189.46	686.36	677.45
8	Profit for the period	85.23	85.08	80.01	170.32	674.40	746.90	651.09	262.43	1,397.99	1,177.20
9	Other Comprehensive Income										
a.	Items that will not be reclassified to profit or loss	(3.23)	(3.22)	(3.25)	(6.45)	(6.50)	(3.51)	(3.52)	(4.12)	(7.03)	(12.95)
b.	Tax impacts on above	1.12	1.11	1.12	2.23	2.25	1.21	1.22	1.43	2.43	4.48
	Total Other Comprehensive Income	(2.11)	(2.11)	(2.13)	(4.22)	(4.25)	(2.30)	(2.30)	(2.69)	(4.60)	(8.47)
10	Total comprehensive income (comprising profit after tax and other comprehensive income after tax for the period)	83.12	82.97	77.88	166.11	670.15	744.60	648.79	259.74	1,393.39	1,168.73
11	Net Profit attributable to										
a.	Owners of the company	85.23	85.08	80.01	170.32	674.40	584.59	605.62	262.43	1,190.21	1,177.20
b.	Non-controlling interest	-	-	-	-	-	162.31	45.47	-	207.78	-
12	Other comprehensive income attributable to										
a.	Owners of the company	(2.11)	(2.11)	(2.13)	(4.22)	(4.25)	(1.91)	(1.98)	(2.69)	(3.82)	(8.47)
b.	Non-controlling interest	-	-	-	-	-	(0.39)	(0.32)	-	(0.78)	-
13	Total comprehensive income attributable to										
a.	Owners of the company	83.12	82.97	77.88	166.11	670.15	582.69	603.64	259.74	1,186.40	1,168.73
b.	Non-controlling interest	-	-	-	-	-	161.92	45.15	-	206.99	-
14	Paid up Equity Share Capital (Face value of Rs. 10/- each)	196.66	196.66	196.66	196.66	196.66	196.66	196.66	196.66	196.66	196.66
15	Earning per share (face value of Rs. 10/- per share) (not annualised)										
a.	Basic (Rs.)	4.23	4.22	3.96	8.45	34.08	37.86	30.69	13.21	60.33	59.43
b.	Diluted (Rs.)	4.23	4.22	3.96	8.45	34.08	37.86	30.69	13.21	60.33	59.43

Notes :

- The above results were reviewed and recommended by the Audit Committee & approved by the Board of Directors at their meeting held on November 24, 2017. The financial results for the quarter and half year ended September 30, 2017 have been limited reviewed by the Statutory Auditors of the Company.
- The financial results have been prepared in accordance with the principles 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.
- The Company has adopted Ind AS from April 1, 2017 and accordingly, these consolidated financial results have been prepared in accordance with the recognition and measurement principles laid down in Ind AS 34 Interim Financial Reporting prescribed under section 133 of the Companies Act 2013, read with relevant rules issued thereunder. The date of transition to Ind AS is April 1, 2016. The impact of transition has been accounted for in the opening reserves and the comparative period results have been restated accordingly. The opening balance sheet as at April 1, 2016 and the results for the subsequent periods would be finalised and will be subject to audit at the time of annual financial statements for the year ended March 31, 2018.
- During the current quarter, the Company has received approval from the National Company Law Tribunal (NCLT) for the Scheme of Amalgamation of MAK Sales Private Limited and Halwasiya Agro Industries Limited, wholly owned subsidiaries of the Company, with the Company. The appointed date of the Scheme is April 1, 2015. The Company transitioned to Indian Accounting Standards ("Ind AS") prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder from April 1, 2017. The transition was carried out from previously applicable Generally Accepted Accounting Principles ("IGAAP"). As per the approved Scheme, the accounting for the scheme of Amalgamation has been done under IGAAP, applying "Pooling of Interest Method" of Accounting as prescribed in Accounting Standard 14- Accounting for Amalgamations.
- 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 Builders, which is considered to be the only reportable segment by the management.



Eldeco Housing & Industries Ltd.

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6 Reconciliation of Net Profit after tax as previously reported under Indian GAAP and Ind AS for the quarter and half year ended September 30, 2016 is as under:-

Particulars	Rs. in lacs			
	Standalone		Consolidated	
	Quarter Ended 30.09.2016	Half Year Ended 30.09.2016	Quarter Ended 30.09.2016	Half Year Ended 30.09.2016
Net profit as per previous Indian GAAP	77.56	669.47	258.59	1,167.22
Impact of adjustment in defined benefit obligation	3.25	6.50	4.12	12.95
Impact of measurement of financial assets and liabilities at amortised cost (Net)	0.32	0.68	1.16	1.51
Deferred tax impact on above adjustments	(1.12)	(2.25)	(1.43)	(4.48)
Net profit for the period under Ind AS	80.01	674.40	262.43	1,177.20
Other Comprehensive Income / (Loss)	(2.13)	(4.25)	(2.69)	(8.47)
Total Comprehensive Income as per Ind AS	77.88	670.15	259.74	1,168.73

The above reconciliation of net profit after tax under Ind AS of the corresponding quarter with net profit reported under previous GAAP has been reported by the management and have not been subject to limited review or audit.

The financial results for the quarter and half year ended September 30, 2016 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, 2017 are also available on the Company's Website (www.eldecogroup.com) and on the Website of BSE (www.bseindia.com).

*Please note that shifting of Registered Office from the State of Haryana to the State of Uttar Pradesh of Eldeco Housing and Industries Limited has been approved by the Regional Director vide Order No. 13(4)/RD(NR)/2017/9101-9102 dated 16.10.2017 and the Certificate of Incorporation is still awaited. After receiving the Certificate of Incorporation, the Registered Office of Eldeco Housing and Industries limited will be situated at Corporate Chamber-I, 2nd Floor, Vibhuti Khand Opposite Mandi Parishad, Gomti Nagar Lucknow, Uttar Pradesh - 226010, India

Place Lucknow
Dated: 24th November, 2017


(Rakesh Bajaj)
Chairman Cum Managing Director

Statement of Assets and Liabilities			
		(Rs. in lacs)	
Particulars		Standalone	Consolidated
		As At 30.09.2017	As At 30.09.2017
A.	ASSETS		
1	Non Current Asseets		
(a)	Property, plant and equipment	304.83	336.19
(b)	Capital Work in Progress	-	-
(c)	Goodwill	-	539.34
(d)	Intangible assets	3.88	3.88
(e)	Investment in subsidiaries/associates	5,661.55	-
(f)	Financial Assets		
	(i) Investments	-	-
	(ii) Loans	-	-
	(iii) Other non current financial assets	-	-
(g)	Other non current assets	307.28	669.91
	Total Non Current Assets	6,277.54	1,549.31
2	Current Assets		
(a)	Inventories	6,250.87	16,854.41
(b)	Financial Assets		
	(i) Investments	4.63	4.63
	(ii) Trade receivables	4,709.90	6,490.11
	(iii) Cash and cash equivalents	2,127.37	5,635.81
	(iv) Other Bank Balances	24.37	24.37
	(v) Loans	-	-
	(vi) Other current financial assets	4,330.25	6,918.21
(c)	Other current assets	4,168.24	5,256.40
	Total current assets	21,615.63	41,183.93
	TOTAL ASSETS	27,893.17	42,733.24
B.	EQUITY AND LIABILITIES		
	EQUITY		
(a)	Equity Share Capital	196.66	196.66
(b)	Other Equity	8,458.65	12,947.19
	Equity attributable to shareholders of the Company	8,655.31	13,143.85
(c)	Non controlling interest	-	305.24
	Total Equity	8,655.31	13,449.10
	LIABILITIES		
1	Non current liabilities		
(a)	Financial Liabilities		
	(i) Borrowings	-	-
	(ii) Other financial liabilities	-	-
(b)	Provisions	55.53	65.45
(c)	Deferred tax liabilities	88.22	83.57
(d)	Other non current liabilities	121.71	188.07
	Total non - current liabilities	265.46	337.09
2	Current liabilities		
(a)	Financial liabilities		
	(i) Borrowings	5,683.47	277.53
	(ii) Trade payables	424.25	1,872.60
	(iii) Other financial liabilities	-	-
(b)	Other current liabilities	12,864.44	26,590.08
(c)	Provisions	0.24	0.24
(d)	Current tax liabilities	-	206.61
	Total current liabilities	18,972.40	28,947.06
	TOTAL EQUITY AND LIABILITIES	27,893.17	42,733.24

Place: Lucknow
Date: 24th November, 2017


Pankaj Bajaj
Chairman Cum Managing Director

Eldeco Housing & Industries Ltd.

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B S D & 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,
S-16, Second Floor, Eldeco Station 1,
Site No. 1, Sector-12, Faridabad,
Haryana- 121007.

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, 2017 ("the Statement")** being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended). Attention is drawn to the fact that the figures for the corresponding quarter and half year ended 30th September, 2016 including the reconciliation of profit under Ind AS of the corresponding quarter and half year ended with profit reported under previous GAAP, as reported in these financial results, have been approved by Company's Board of Directors but have not been subjected to review.

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.



The standalone financial results for the quarter and half-year ended 30th September 2016 reported under the previous GAAP, included in the Statement, are based on the previously issued results of the Company, prepared in accordance with the Accounting Standards as per Section 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounts) Rules, 2014. These results were reviewed and audited by predecessor auditor, whose reports dated 9th November 2016 have expressed an unmodified opinion on those standalone financial results. Management has adjusted these results for the differences in the accounting principles adopted by the Company on transition to the Indian Accounting Standards ('Ind AS') and presented a reconciliation for the same, which has been approved by the Company's Board of Directors but the same has not been subjected to a limited review.

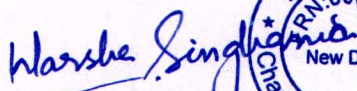

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited standalone financial results prepared in accordance with applicable accounting standards i.e. Ind AS prescribed under section 133 of the Companies Act, 2013 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.

During the quarter, in accordance with the order of National Company Law Tribunal (NCLT), approving the Scheme of Amalgamation ('Scheme') of its wholly owned subsidiaries, with the Company namely M/s Halwasiya Agro Industries Limited & MAK Sales Private Limited, the Company has accounted for the Amalgamation under Indian GAAP as per the approved scheme, by applying Pooling of Interest method of accounting prescribed in Accounting Standard 14 – "Accounting for Amalgamations".

For B S D & Co.

Chartered Accountants

Firm's Registration Number: 000312S

CA. Warsha Singhania

Partner

Membership Number: 520935

Place: New Delhi

Date: 24th November, 2017

B S D & 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,
S-16, Second Floor, Eldeco Station 1,
Site No. 1, Sector-12, Faridabad,
Haryana- 121007.

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, 2017 (“the Statement”)** being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended). Attention is drawn to the fact that the figures for the corresponding quarter and half ended 30th September, 2016 including the reconciliation of profit under Ind AS of the corresponding quarter and half year ended with profit reported under previous GAAP, as reported in these financial results, have been approved by Company’s Board of Directors but have not been subjected to review.

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 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 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.

During the quarter, in accordance with the order of National Company Law Tribunal (NCLT), approving the Scheme of Amalgamation ('Scheme') of its wholly owned subsidiaries, with the Company namely M/s Halwasiya Agro Industries Limited & MAK Sales Private Limited, the Company has accounted for the Amalgamation under Indian GAAP as per the approved scheme, by applying Pooling of Interest method of accounting prescribed in Accounting Standard 14 – "Accounting for Amalgamations".

We did not review the interim financial results of 34 subsidiary companies pursuant to Ind AS 110, included in the statement, whose interim consolidated financial results reflect total revenues (including other income) of Rs. 4439.53 lacs and 1762.06 lacs for the half year and quarter ended on that date and total profit of Rs. 1227.67 lacs and Rs.661.67 lacs for the half year and quarter ended September 30, 2017 respectively. 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.

The consolidated financial results for the quarter and half-year ended 30th September 2016 reported under the previous GAAP, included in the Statement, are based on the previously issued results of the Company, prepared in accordance with the Accounting Standards as per Section 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounts) Rules, 2014. These results were reviewed and audited by predecessor auditor, whose reports dated 9th November 2016 have expressed an unmodified opinion on those consolidated financial results. Management has adjusted these results for the differences in the accounting principles adopted by the Company on transition to the Indian Accounting Standards ('Ind AS') and presented a reconciliation for the same, which has been approved by the Company's Board of Directors but the same has not been subjected to a limited review.

For B S D & Co.

Chartered Accountants

Firm's Registration Number: 000312S

Warsha Singhania

CA. Warsha Singhania

Partner

Membership Number: 520935



Place: New Delhi

Date: 24th November, 2017

Annexure

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

