

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

CIN: L45202UP1985PLC099376

Website: www.eldecogroup.com , Email: eldeco@eldecohousing.co.in

STATEMENT OF UNAUDITED STANDALONE AND CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER, 2019

(Rs. in Lacs)

	Particulars	Standalone						Consolidated					
		Quarter Ended			Half Year ended			Quarter Ended			Half Year ended		
		30.09.2019	30.06.2019	30.09.2018	30.09.2019	30.09.2018	31.03.2019	30.09.2019	30.06.2019	30.09.2018	30.09.2019	30.09.2018	31.03.2019
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income												
a	Revenue from Operations	1,993.50	3,471.63	2,466.46	5,465.13	4,615.16	10,766.76	2,310.42	4,388.36	6,603.88	6,698.78	9,234.46	16,819.44
b	Other income	116.53	45.17	133.67	161.70	207.70	436.63	173.75	63.28	139.05	237.03	230.81	563.51
	Total income	2,110.03	3,516.80	2,600.13	5,626.83	4,822.86	11,203.39	2,484.17	4,451.64	6,742.93	6,935.81	9,465.26	17,382.95
2	Expenses												
a	Cost of Material Consumed, Construction & Other Related Project Cost	1,204.03	896.25	1,840.96	2,100.28	2925.49	5550.57	1,500.39	2,051.03	2,708.54	3,551.42	4096.60	9,407.40
b	Change in Inventories of Finished Goods, Project in Progress	(539.44)	1,229.52	(580.74)	690.08	(677.74)	(245.95)	(669.46)	503.33	2,341.01	(166.13)	2,244.02	391.78
c	Employee benefits expense	147.35	144.97	89.59	292.31	186.00	436.79	154.17	152.92	99.52	307.09	205.61	476.19
d	Finance cost	23.72	13.13	53.88	36.85	82.55	185.42	24.51	13.85	57.60	38.36	88.89	188.66
e	Depreciation and amortisation expense	5.11	5.11	6.40	10.23	11.55	20.46	5.65	5.65	7.05	11.29	12.88	22.59
f	Other expenses	312.78	349.19	207.84	661.97	554.07	1263.70	359.05	368.89	252.27	727.94	658.99	1,492.09
	Total expenses	1,153.54	2,638.17	1,617.91	3,791.69	3,081.92	7,210.99	1,374.30	3,095.67	5,465.99	4,469.97	7,306.99	11,978.71
	Profit before share or												
3	profit/(loss) of associates, exceptional items and tax	956.49	878.63	982.22	1,835.14	1,740.94	3,992.40	1,109.87	1,355.97	1,276.94	2,465.84	2,158.27	5,404.24
4	Share of profit of Associate												
5	Profit/(Loss) from operations before exceptional items (1-2)	956.49	878.63	982.22	1,835.14	1,740.94	3,992.40	1,109.87	1,355.97	1,276.94	2,465.84	2,158.27	5,404.24
6	Exceptional Items												
7	Profit/(Loss) before tax	956.49	878.63	982.22	1,835.14	1,740.94	3,992.40	1,109.87	1,355.97	1,276.94	2,465.84	2,158.27	5,404.24
8	Tax expense												
a	Current tax	278.53	255.86	381.56	534.39	602.50	1,156.07	323.34	395.14	497.73	718.48	747.88	1,604.68
b	Deferred tax	(35.70)	(3.13)	(52.54)	(38.83)	(72.68)	(12.51)	(38.98)	(8.76)	(53.89)	(47.75)	(74.19)	(35.06)
c	Earlier Year Taxes	-	-	-	-	-	3.30	2.03	-	-	2.03	-	4.65
	Total Tax Expenses	242.83	252.73	329.02	495.56	529.82	1,146.86	286.39	386.38	443.84	672.77	673.69	1,574.27
9	Profit/(Loss) for the period	713.66	625.90	653.20	1,339.58	1,211.12	2,845.54	823.48	969.60	833.10	1,793.08	1,484.58	3,829.97
10	Other Comprehensive Income /(Loss)												
	Items that will be reclassified to profit or loss	0.97	0.97	0.03	1.95	0.28	3.89	1.07	1.07	0.07	2.13	0.40	4.26
	Tax impacts on above	(0.28)	(0.28)	(0.03)	(0.57)	(0.10)	(1.13)	(0.36)	(0.26)	0.05	(0.62)	(0.05)	(1.24)
	Tax impacts on above	-	-	-	-	-	-	-	-	-	-	-	-
	Total Other Comprehensive Income /(Loss)	0.69	0.69	-	1.38	0.18	2.76	0.70	0.81	0.12	1.51	0.35	3.02
11	Total comprehensive income /(Loss) (comprising profit/(Loss) after tax and other comprehensive income after tax for the period)	714.35	626.59	653.20	1,340.96	1,211.30	2,848.30	824.18	970.40	833.21	1,794.59	1,484.93	3,832.99
12	Net Profit attributable to												
	Owners of the company	713.66	625.90	653.20	1,339.58	1,211.12	2,845.54	804.38	911.00	802.36	1,715.38	1,437.63	3,663.08
	Non-Controlling interest	-	-	-	-	-	-	19.10	58.59	30.73	77.69	46.95	166.89
13	Other comprehensive income attributable to												
	Owners of the company	0.69	0.69	-	1.38	0.18	2.76	0.70	0.79	0.06	1.49	0.29	2.98
	Non-Controlling interest	-	-	-	-	-	-	0.00	0.02	0.05	0.02	0.06	0.04
14	Total comprehensive income attributable to												
	Owners of the company	714.35	626.59	653.20	1,340.96	1,211.30	2,848.30	805.10	911.79	802.47	1,716.89	1,437.92	3,666.05
	Non-Controlling interest	-	-	-	-	-	-	19.08	58.61	30.79	77.70	47.01	166.94
15	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	196.66	196.66
16	Earnings per share (before extraordinary items) (Not annualised) :												
	Basic (Rs)	36.29	31.83	33.21	68.12	61.58	144.69	41.87	49.30	42.36	91.18	75.49	186.26
	Diluted (Rs)	36.29	31.83	33.21	68.12	61.58	144.69	41.87	49.30	42.36	91.18	75.49	186.26

For Eldeco Housing & Industries Ltd.

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

CIN : L45202UP1985PLC099376


Pankaj Bajaj
 Chairman cum Managing Director

Notes:

- 1 The above results were reviewed and recommended by the Audit Committee & approved by the Board of Directors at their meetings held on November 14, 2019. The Statutory Auditors of the Company have carried out Limited Review of the aforesaid results.
- 2 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
- 3 Effective April 1, 2019, the company has adopted Ind AS 116 "Leases" retrospectively, using the cumulative effect method and hence comparative information is not restated. The adoption of the standard did not have any material impact on the financial results of the company.
- 4 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.
- 5 Pursuant to the Taxation Law (Amendment) Ordinance, 2019 ('Ordinance') issued by Ministry of Law and Justice (Legislative Department) on September 20, 2019 which is effective April 1, 2019, domestic companies have the option to pay corporate income tax at the rate of 22% plus applicable surcharge and cess ('New Tax Rate') subject to certain conditions. As of September 30, 2019, the Company is in the process of evaluating as to when it should apply impact of New Tax Rate in its books of accounts. Accordingly, for the current period, no impact of the New Tax Rate has been considered in these standalone and consolidated financial results.
- 6 The Standalone and Consolidated figures of net cash inflow for the corresponding period from 1st April 2018 to 30th September 2018 as reported in unaudited Standalone/Consolidated financial results are management certified & have not been subject to limited review.
- 7 The financial results of the Company for the quarter and half year ended September 30, 2019 are also available on the Company's website (www.eldecogroup.com) and on the website of BSE (www.bseindia.com).
- 8 Figures for the previous period have been regrouped wherever necessary to confirm the current period classification.

For Eldeco Housing & Industries Ltd.
Eldeco Housing and Industries Limited

Place : New Delhi

Date : 14.11.2019

Pankaj Bajaj
Pankaj Bajaj
Chairman cum Managing Director

Statement of Assets and Liabilities



Particulars	Standalone		Consolidated	
	As at 30.09.2019	As at 31.03.2019	As at 30.09.2019	As at 31.03.2019
ASSETS	(Unaudited)	(Audited)	(Unaudited)	(Audited)
1 Non-current assets				
(a) Property plant and equipment	262.83	273.92	272.07	283.03
(b) Intangible assets	3.65	4.14	3.65	4.14
(c) Goodwill			1,002.59	1,002.59
(d) Financial Assets				
(i) Investments	1,085.52	1,085.52	13.37	13.37
(ii) Other Financial Assets	317.99	317.99	385.15	385.15
(e) Deferred Tax Assets (Net)	104.75	66.49	166.67	119.43
Total non-current assets	1,774.74	1,748.05	1,843.50	1,807.71
2 Current assets				
(a) Inventories	15,816.74	16,518.51	23,984.40	23,829.84
(b) Financial Assets				
(i) Trade Receivables	1,796.59	2,599.10	2,775.16	3,440.48
(ii) Cash and Cash equivalents	7,917.07	5,436.64	8,530.32	6,403.14
(iii) Other Bank Balances	910.75	550.55	910.75	2,176.85
(iv) Loans	1,445.55	1,400.11	2,988.75	1,400.11
(v) Other Financial Assets	147.02	129.71	179.49	179.06
(c) Other Current Assets	7,826.40	7,745.10	4,929.69	4,651.44
Total Current Assets	35,860.12	34,379.72	44,298.57	42,080.92
TOTAL ASSETS	37,634.85	36,127.77	46,142.06	43,888.62
EQUITY AND LIABILITIES				
EQUITY				
(a) Equity Share Capital	196.66	196.66	196.66	196.66
(b) Other Equity	17,121.27	16,195.24	19,104.24	17,802.28
(c) Non Controlling Interest	-		452.07	374.37
Total Equity	17,317.93	16,391.90	19,752.97	18,373.31
LIABILITIES				
1 Non-current liabilities				
(a) Financial Liabilities				
(i) Other Financial Liability	167.83	136.34	178.13	146.77
(b) Other Non Current Liabilities	19.26	19.84	20.46	21.15
(c) Provisions	104.90	63.39	108.61	67.10
Total Non-Current liabilities	291.99	219.58	307.20	235.02
2 Current liabilities				
(a) Financial Liabilities				
(i) Borrowings	46.07	46.07	46.07	46.07
(ii) Trade Payables	1,283.64	1,722.51	3,519.69	3,343.99
(iii) Other Financial Liabilities	976.49	341.95	1,088.34	469.15
(b) Other Current Liabilities	17,599.40	17,261.40	21,239.92	21,084.39
(c) Provisions	7.98	9.34	8.47	9.84
(d) Current Tax Liabilities (Net)	111.35	135.02	179.40	326.86
Total Current Liabilities	20,024.93	19,516.30	26,081.90	25,280.29
TOTAL EQUITY AND LIABILITIES	37,634.85	36,127.77	46,142.06	43,888.62

For Eldeco Housing & Industries Ltd.

Pankaj Bajaj

Chairman cum Managing Director

Cash Flow Statement For the half year ended 30th September, 2019				
Particulars	Standalone		Consolidated	
	Half Year Ended		Half Year Ended	
	As at 30.09.2019	As at 30.09.2018	As at 30.09.2019	As at 30.09.2018
(A) Cash flow from Operating Activities:				
Profit before taxation, and exceptional items	1,835.12	1,740.94	2,465.84	2,158.27
Adjusted for				
Depreciation*	11.23	12.55	13.30	12.88
Interest Income	(107.37)	(153.73)	(194.24)	(171.83)
Profit on sale of Fixed Assets	(1.51)	-	(1.51)	-
Interest Paid	34.95	73.65	36.27	74.79
Other Comprehensive Income	1.38	-	1.51	0.35
Operating Profit before working capital changes	1,773.81	1,673.41	2,321.17	2,074.46
Movement in working capital				
Decrease/(Increase) in Non Current Assets	(38.26)	(360.84)	(47.24)	(364.30)
Decrease/(Increase) in Inventories	701.77	(4,471.21)	(154.56)	(2,075.66)
Decrease/(Increase) in Trade Receivables	802.51	(20.93)	665.32	(11.68)
Decrease/(Increase) in Other bank balance	(360.19)	103.67	1,266.11	996.97
Decrease/(Increase) in Other Current Financial Assets	(62.75)	1,803.35	(1,589.08)	1,803.35
Decrease/(Increase) in Other Current Assets	(81.31)	18.87	(278.25)	29.91
Increase/(Decrease) in Non Current Financial Liabilities	31.49	(94.12)	31.36	(8.31)
Increase/(Decrease) in Other Non Current Liabilities	40.92	(0.71)	118.51	(18.31)
Increase/(Decrease) in Provisions	(25.03)	610.42	(148.82)	7.21
Increase/(Decrease) in Trade Payables	(438.87)	232.13	175.70	563.40
Increase/(Decrease) in Other Current Financial Liabilities	634.54	26.86	619.20	(23.08)
Increase/(Decrease) in Other Current Liabilities	338.00	1,960.90	155.54	(22.40)
Cash Generated from Operations	3,316.63	1,481.80	3,134.94	2,951.56
Direct Taxes Paid	(495.56)	(529.82)	(673.81)	(143.87)
Net Cash From Operating Activities	2,821.07	951.98	2,461.13	2,807.69
(B) Cash Flow From Investing Activities:				
Purchase of Fixed Assets	(0.54)	(8.06)	(1.73)	(8.06)
Sale of Fixed Assets	2.40	-	2.40	-
Interest Income	107.37	153.73	194.24	171.83
Net Cash from Investing Activities	109.22	145.67	194.90	163.77
(C) Cash flow from Financing Activities :				
Proceeds/(Repayment) of Current Borrowings	-	(174.08)	-	(174.08)
Interim Dividend Paid	(344.16)	(245.83)	(344.16)	(245.93)
Non Controlling Interest	-	-	(77.72)	(46.95)
Tax on Interim Dividend Paid	(70.76)	(50.04)	(70.76)	(50.04)
Interest & Finance Charges paid	(34.95)	(73.65)	(36.27)	(74.79)
Net Cash(used in)/From Financing Activities	(449.87)	(543.60)	(528.90)	(591.79)
Net (Decrease)/Increase in Cash and Cash Equivalents	2,480.43	554.05	2,127.14	2,379.67
Cash and Cash Equivalents at the beginning of the year	5,436.64	2,893.87	6,403.14	3,163.57
Cash and Cash Equivalents at the end of the year	7,917.07	3,447.92	8,530.28	5,543.24

For Eldeco Housing & Industries Ltd.

Pankaj Bajaj
Pankaj Bajaj
Chairman cum Managing Director

Eldeco Housing & Industries Ltd.

B S D & Co.

Chartered Accountants

Branch Office Delhi: 810, 8th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001(Delhi)

Tel. : 011-43029888, Email id: delhi@bsdgroup.in website : www.bsdgroup.in

Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Standalone Financial Results of the Company Pursuant to the Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended.

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, 2019 ("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). Attention is drawn to the fact that the Statement of cash flows for the corresponding period April 1, 2018 to September 30, 2018, as reported in these unaudited standalone financial results have been approved by the Board of Directors of the Company 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.

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 B S D & Co.
Chartered Accountants

Firm's Registration Number: 0003128

Prakash Chand Surana
(Partner)

Membership Number: 010276

UDIN: 19010276AAAABS4127



Place: New Delhi
Date: 14th November, 2019

B S D & Co.

Chartered Accountants

Branch Office Delhi: 810, 8th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001(Delhi)

Tel. : 011-43029888, Email id: delhi@bsdgroup.in website : www.bsdgroup.in

Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended.

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 **June 30, 2019 ("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). Attention is drawn to the fact that the Statement of cash flows for the corresponding period April 1, 2018 to September 30, 2018, as reported in these unaudited consolidated financial results have been approved by the Holding Company's Board of Directors, but have not been subjected to review.

This Statement, which is the responsibility of the Holding 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.

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.374.14 lacs & Rs. 1308.98 lacs and total profit after tax of Rs.109.82 lacs & Rs. 453.49 lacs for the quarter and half year ended September 30, 2019 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.

For B S D & Co.

Chartered Accountants

Firm's Registration Number: 000312S

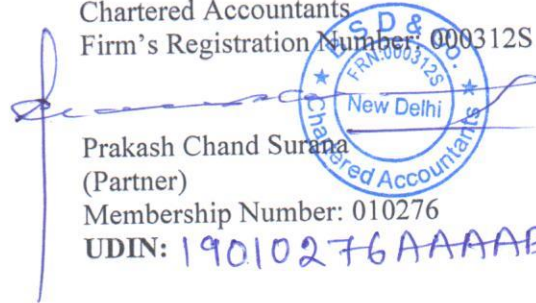
Prakash Chand Surana
(Partner)

Membership Number: 010276

UDIN: 19010276AAAABT4968

Place: New Delhi

Date: 14th November, 2019



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	Suniyojit 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

