

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

Date: 13.02.2018

Sub: Outcome of the Board Meeting held on 13th February, 2018

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 Nine Months ended on 31.12.2017 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.

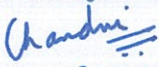
The meeting started at 1:00 P.M and ended at 4.30 P.M.

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
Company Secretary

Encl: As above

Eldeco Housing & Industries Ltd.

ELDECO HOUSING AND INDUSTRIES LIMITED
CIN : L45202UP1985PLC099376
REGD.OFFICE : Eldeco Corporate Chamber-1, 2nd Floor, Vibhuti Khand (Opp. Mandi Parishad), Gomti Nagar, Lucknow, Uttar Pradesh- 226010
Tel. : 0522-4039999, Fax : 0522-4039900, Website : www.eldecogroup.com
STATEMENT OF STANDALONE/CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER & NINE MONTHS ENDED DECEMBER 31, 2017
Rs. in lacs

Sl No	PARTICULARS	Standalone					Consolidated				
		Quarter Ended		Nine Month Ended			Quarter Ended		Nine Month Ended		
		31.12.2017	30.09.2017	31.12.2016	31.12.2017		31.12.2017	30.09.2017	31.12.2016	31.12.2017	31.12.2016
		(UNAUDITED)	(UNAUDITED)	(UNAUDITED)	(UNAUDITED)		(UNAUDITED)	(UNAUDITED)	(UNAUDITED)	(UNAUDITED)	(UNAUDITED)
1	Income from Operations										
a.	Revenue from Operations	1,031.04	1,615.75	1,317.56	3,770.89	6,543.98	2,802.18	3,339.98	2,951.03	9,864.88	9,951.94
b.	Other Income	85.58	27.90	44.92	137.46	172.93	116.63	65.73	148.65	285.19	369.05
	Total Income from Operations (net)	1,116.62	1,643.65	1,362.48	3,908.35	6,716.91	2,918.81	3,405.71	3,099.68	10,150.07	10,320.99
2	Expenses										
a.	Cost of Material Consumed	464.42	686.17	1,187.42	1,929.52	3,926.96	1,736.17	1,554.19	1,823.87	5,536.77	5,864.76
b.	Change in Inventories of finished goods, work in progress and stock in trade	(128.71)	455.02	(452.54)	141.84	263.30	(176.26)	399.47	80.92	317.56	664.86
c.	Employees Benefits Expenses	85.79	69.06	87.11	272.23	229.52	103.43	99.15	105.44	342.90	273.93
d.	Finance Costs	92.31	113.46	168.33	310.95	594.24	40.37	24.30	51.93	104.81	263.51
e.	Depreciation and Amortisation expenses	10.42	3.69	18.76	23.12	40.55	12.00	(3.28)	25.85	27.78	55.33
f.	Other Expenses	142.11	180.52	157.25	512.29	410.17	205.05	240.66	216.70	737.85	579.13
	Total Expenses	666.35	1,507.91	1,166.33	3,189.96	5,464.74	1,920.76	2,314.49	2,304.71	7,067.67	7,701.52
3	Profit before share of profit/(loss) of associates, exceptional items and tax	450.27	135.74	196.15	718.39	1,252.17	998.05	1,091.22	794.97	3,082.40	2,619.47
4	Share of Profit/(loss) of associates	-	-	-	-	-	-	-	17.99	-	42.29
5	Profit before exceptional items and tax	450.27	135.74	196.15	718.39	1,252.17	998.05	1,091.22	812.96	3,082.40	2,661.76
6	Exceptional items	-	-	-	-	-	-	-	-	-	-
7	Profit before tax	450.27	135.74	196.15	718.39	1,252.17	998.05	1,091.22	812.96	3,082.40	2,661.76
8	Tax expense										
a.	Current Tax	177.63	44.06	70.09	251.37	429.93	353.16	337.85	286.70	1,015.56	939.43
b.	Deferred Tax	(1.05)	6.44	2.61	23.01	24.84	(1.44)	6.47	3.47	22.52	26.50
	Total Tax Expenses	176.58	50.50	72.70	274.38	454.77	351.72	344.32	290.17	1,038.08	965.93
9	Profit for the period	273.69	85.24	123.45	444.01	797.40	646.33	746.90	522.79	2,044.32	1,695.83
10	Other Comprehensive Income										
	Items that will not be reclassified to profit or loss	(3.22)	(3.23)	(3.23)	(9.67)	(9.76)	(17.58)	(3.51)	(3.51)	(10.55)	(12.38)
	Tax impacts on above	1.12	1.12	1.12	3.35	3.38	1.22	1.21	1.21	3.65	4.28
	Total Other Comprehensive Income	(2.10)	(2.11)	(2.11)	(6.32)	(6.38)	(16.36)	(2.30)	(2.30)	(6.90)	(8.10)
11	Total comprehensive income (comprising profit after tax and other comprehensive income after tax for the period)	271.58	83.13	121.34	437.68	791.02	629.97	744.60	520.49	2,037.42	1,687.73
12	Net Profit attributable to Owners of the company	273.69	85.24	123.45	444.01	797.40	67.63	584.59	522.79	1,257.84	1,695.83
	Non-controlling interest	-	-	-	-	-	578.70	162.31	-	786.48	-
13	Other comprehensive income attributable to Owners of the company	(2.10)	(2.11)	(2.11)	(6.32)	(6.38)	(13.58)	(1.91)	(2.30)	(5.73)	(8.10)
	Non-controlling interest	-	-	-	-	-	(2.78)	(0.39)	-	(1.17)	-
14	Total comprehensive income attributable to Owners of the company	271.58	83.13	121.34	437.68	791.02	54.05	582.68	520.49	1,252.12	1,687.73
	Non-controlling interest	-	-	-	-	-	575.92	161.92	-	785.31	-
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
16	Earning per share (face value of Rs. 10/- per share) (Quarterly not annualised)										
	Basic (Rs.)	13.81	4.23	6.17	22.26	40.22	32.03	37.86	26.47	103.60	85.82
	Diluted (Rs.)	13.81	4.23	6.17	22.26	40.22	32.03	37.86	26.47	103.60	85.82

1 The above results were reviewed and recommended by the Audit Committee & approved by the Board of Directors at their meeting held on February 13, 2018. The financial results for the quarter and nine months ended December 31, 2017 have been limited reviewed by the Statutory Auditors of the Company.

2 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.

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@eldecohousing.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

- 3 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.
- 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 Builders, which is considered to be the only reportable segment by the management.
- 5 Reconciliation of Net Profit after tax as previously reported under Indian GAAP and Ind AS for the quarter and nine months ended December 31, 2016 is as under:-

Particulars	Rs. in lacs							
					Standalone		Consolidated	
					Quarter Ended 31.12.2016	Nine Month Ended 31.12.2016	Quarter Ended 31.12.2016	Nine Month Ended 31.12.2016
Net profit as per previous Indian GAAP					120.88	790.34	520.37	1,687.59
Impact of adjustment in defined benefit obligation					3.23	9.76	3.51	12.38
Impact of measurement of financial assets and liabilities at amortised cost (Net)					0.46	0.68	0.12	0.14
Deferred tax impact on above adjustments					(1.12)	(3.38)	(1.21)	(4.28)
Net profit for the period under Ind					123.45	797.40	522.79	1,695.83
Other Comprehensive Income /					(2.11)	(6.38)	(2.30)	(8.10)
Total Comprehensive Income as per Ind AS					121.34	791.02	520.49	1,687.73
					0.00	(0.00)	-0.00	-0.00

The above reconciliation of net profit after tax under Ind AS of the corresponding quarter and nine months ended 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 nine months ended December 31, 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 nine months ended December 31, 2017 are also available on the Company's Website (www.eldecogroup.com) and on the Website of BSE (www.bseindia.com).

Place : New Delhi

Dated: 13th February, 2018



Pankaj Bajaj

Chairman Cum Managing Director

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

LIMITED REVIEW REPORT

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.

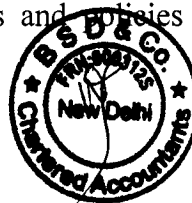
Dear Sirs,

We have reviewed the accompanying statement of unaudited standalone financial results of **Eldeco Housing and Industries Limited ("the Company") for the quarter and nine months ended December 31, 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 nine months ended 31st December, 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.

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



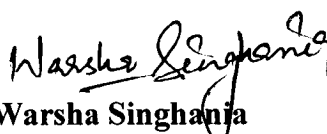
required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) and SEBI Circular dated 5th July, 2016 including the manner in which it is to be disclosed, or that it contains any material misstatement.

The standalone financial results for the quarter and nine months ended December 31, 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 February 14, 2017 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.

For B S D & Co.

Chartered Accountants

Firm's Registration Number: 000312S


Warsha Singhania
Partner
Membership Number: 520935



Place: New Delhi

Date: February 13, 2018

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

LIMITED REVIEW REPORT

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 nine months ended **December 31, 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 nine months December 31, 2016 including the reconciliation of profit under Ind AS of the corresponding quarter and nine months 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.

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. 6615.66 lacs and 1921.23 lacs for the nine months and quarter ended on that date and total profit of Rs. 1600.37 lacs and Rs.381.52 lacs for the nine months and quarter ended December 31, 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 nine months ended December 31, 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 February 14, 2017 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.

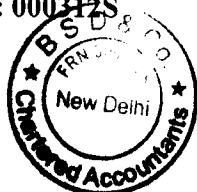
Chartered Accountants

Firm's Registration Number: 000312S

Warsha Singhania
Warsha Singhania

Partner

Membership Number: 520935



Place: New Delhi

Date: February 13, 2018

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

