

To  
Department of Corporate Services  
Corporate Relationship Department  
BSE Limited,  
Phiroze Jeejeebhoy Towers,  
Dalal Street, Mumbai-400001

Date: 24.01.2020

Scrip Code-523329

**Sub: Outcome of the Board Meeting held on Friday, January 24, 2020**

**Ref: Regulation 30, 33 & other applicable Regulations of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015**

Dear Sir/Madam,

The Board of Directors of the Company at their meeting held today i.e. Friday, January 24, 2020 had *interalia* considered and approved the following businesses:

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 of the Company for the quarter and nine months ended December 31, 2019, which have been duly reviewed by the Audit Committee.

A copy of the Un-audited (Standalone and Consolidated) financial results for the quarter and nine months ended December 31, 2019 along with the Limited Review Report thereon from the Statutory Auditors M/s B S D & Co., Chartered Accountants is enclosed herewith and shall be available at the website of the Company i.e. [www.eldecogroup.com](http://www.eldecogroup.com)


2. Re-appointment of M/s R K Tandon & Associates, Company Secretaries as the Secretarial Auditor of the Company for the financial year 2019-2020.
3. Taken note of acquisition of 17% of the total equity capital of Omni Farms Private Limited in which the Company was already holding 83% of the total equity capital, thereby making it a wholly owned subsidiary of the Company.

The Board Meeting commenced at 1:00 P.M. and concluded at 4.00 P.M.

Financial Results for the quarter and nine months ended December 31, 2019 in terms of Regulation 47 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 shall be published on January 25, 2020 in the newspaper "Business Standard".

You are requested to take the above information on record.

Thanking you.  
For Eldeco Housing and Industries Limited

  
Chandni Vij  
Company Secretary  
Mem No. : A46897



**Eldeco Housing & Industries Ltd.**

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 NINE MONTHS ENDED 31ST DECEMBER, 2019**

(Rs. in Lakhs)

	Particulars	Standalone						Consolidated					
		Quarter Ended			Nine months ended			Quarter Ended			Nine months ended		
		31.12.2019	30.09.2019	31.12.2018	31.12.2019	31.12.2018	31.03.2019	31.12.2019	30.09.2019	31.12.2018	31.12.2019	31.12.2018	31.03.2019
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	<b>Income</b>												
a	Revenue from Operations	759.29	1,993.50	1,552.49	6,224.42	6,167.65	10,766.76	2,635.77	2,310.42	1,997.78	9,334.55	11,232.24	16,819.44
b	Other income	215.72	116.53	59.41	377.42	267.11	436.63	241.41	173.75	111.03	478.44	341.84	563.51
	<b>Total income</b>	<b>975.02</b>	<b>2,110.03</b>	<b>1,611.90</b>	<b>6,601.85</b>	<b>6,434.76</b>	<b>11,203.39</b>	<b>2,877.18</b>	<b>2,484.17</b>	<b>2,108.81</b>	<b>9,812.99</b>	<b>11,574.08</b>	<b>17,382.95</b>
2	<b>Expenses</b>												
a	Cost of Material Consumed, Construction & Other Related Project Cost	872.93	1,204.03	949.72	2,973.21	3875.21	5550.57	1,151.22	1,500.39	2,345.92	4,702.64	6,442.52	9,407.40
b	Change in Inventories of Finished Goods, Project in Progress	(446.46)	(539.44)	(433.14)	243.62	(1,110.88)	(245.95)	150.02	(669.46)	(1,649.85)	(16.11)	594.17	391.78
c	Employee benefits expense	129.21	147.35	131.02	421.52	317.02	436.79	136.02	154.17	141.08	443.11	346.69	476.19
d	Finance cost	13.04	23.72	52.31	49.89	134.86	185.42	13.74	24.51	54.99	52.10	143.88	188.66
e	Depreciation and amortisation expense	5.11	5.11	5.78	15.34	17.33	20.46	5.65	5.65	6.44	16.94	19.32	22.59
f	Other expenses	217.58	312.78	282.88	879.55	836.95	1263.70	291.90	359.05	252.22	1,019.84	911.21	1,492.09
	<b>Total expenses</b>	<b>791.42</b>	<b>1,153.54</b>	<b>988.56</b>	<b>4,583.14</b>	<b>4,070.49</b>	<b>7,210.99</b>	<b>1,748.55</b>	<b>1,374.30</b>	<b>1,150.80</b>	<b>6,218.52</b>	<b>8,457.79</b>	<b>11,978.71</b>
3	Profit before share or profit/(loss) of associates, exceptional items and tax	183.60	956.49	623.34	2,018.71	2,364.27	3,992.40	1,128.63	1,109.87	958.01	3,594.47	3,116.29	5,404.24
4	Share of profit of Associate	-	-	-	-	-	-	-	-	-	-	-	-
5	Profit/(Loss) from operations before exceptional items (1-2)	183.60	956.49	623.34	2,018.71	2,364.27	3,992.40	1,128.63	1,109.87	958.01	3,594.47	3,116.29	5,404.24
6	Exceptional Items	-	-	-	-	-	-	-	-	-	-	-	-
7	Profit/(Loss) before tax	183.60	956.49	623.34	2,018.71	2,364.27	3,992.40	1,128.63	1,109.87	958.01	3,594.47	3,116.29	5,404.24
8	Tax expense												
a	Current tax	(26.32)	278.53	85.98	508.07	688.48	1,156.07	187.24	323.34	160.86	905.72	908.74	1,604.68
b	Deferred tax	50.15	(35.70)	12.25	11.32	(60.43)	(12.51)	34.81	(38.98)	15.03	(12.94)	(59.16)	(35.06)
c	Earlier Year Taxes	-	-	-	-	-	3.30	0.09	2.03	-	2.12	-	4.65
	<b>Total Tax Expenses</b>	<b>23.83</b>	<b>242.83</b>	<b>98.22</b>	<b>519.39</b>	<b>628.05</b>	<b>1,146.86</b>	<b>222.14</b>	<b>286.39</b>	<b>175.89</b>	<b>894.90</b>	<b>849.58</b>	<b>1,574.27</b>
9	Profit/(Loss) for the period	159.77	713.66	525.11	1,499.32	1,736.22	2,845.54	906.50	823.48	782.12	2,699.58	2,267.71	3,829.97
10	<b>Other Comprehensive Income/(Loss)</b>												
	Items that will be reclassified to profit or loss	0.97	0.97	0.17	2.92	0.45	3.89	1.07	1.07	0.05	3.20	0.45	4.26
	Tax impacts on above	(0.17)	(0.28)	(0.03)	(0.74)	(0.13)	(1.13)	(0.18)	(0.36)	(0.08)	(0.80)	(0.13)	(1.24)
	Tax impacts on above	-	-	-	-	-	-	-	-	-	-	-	-
	<b>Total Other Comprehensive Income/(Loss)</b>	<b>0.81</b>	<b>0.69</b>	<b>0.14</b>	<b>2.19</b>	<b>0.32</b>	<b>2.76</b>	<b>0.88</b>	<b>0.70</b>	<b>(0.03)</b>	<b>2.39</b>	<b>0.32</b>	<b>3.02</b>
11	<b>Total comprehensive income/(Loss) (comprising profit/(Loss) after tax and other comprehensive income after tax for the period)</b>	<b>160.58</b>	<b>714.35</b>	<b>525.26</b>	<b>1,501.51</b>	<b>1,736.54</b>	<b>2,848.30</b>	<b>907.38</b>	<b>824.18</b>	<b>782.09</b>	<b>2,701.97</b>	<b>2,267.03</b>	<b>3,832.99</b>
12	<b>Net Profit attributable to</b>												
	Owners of the company	159.77	713.66	525.11	1,499.32	1,736.22	2,845.54	906.50	804.38	737.06	2,699.58	2,174.70	3,663.08
	Non-Controlling Interest	-	-	-	-	-	-	-	19.10	45.05	-	92.00	166.89
13	<b>Other comprehensive income attributable to</b>												
	Owners of the company	0.81	0.69	0.14	2.19	0.32	2.76	0.88	0.70	(0.02)	2.39	0.27	2.98
	Non-Controlling Interest	-	-	-	-	-	-	-	-	(0.01)	-	0.05	0.04
14	<b>Total comprehensive income attributable to</b>												
	Owners of the company	160.58	714.35	525.26	1,501.51	1,736.54	2,848.30	907.38	805.10	737.03	2,701.97	2,174.97	3,666.05
	Non-Controlling interest	-	-	-	-	-	-	-	19.08	45.05	-	92.06	166.94
15	<b>Paid-up equity share capital (Face Value of Rs 10 each)</b>	<b>196.66</b>	<b>196.66</b>	<b>196.66</b>	<b>196.66</b>	<b>196.66</b>	<b>196.66</b>	<b>196.66</b>	<b>196.66</b>	<b>196.66</b>	<b>196.66</b>	<b>196.66</b>	<b>196.66</b>
16	<b>Earnings per share (before extraordinary items) (Not annualised):</b>												
	Basic (Rs)	8.12	36.29	26.70	76.24	88.29	144.69	46.09	41.87	39.77	137.27	115.26	186.26
	Diluted (Rs)	8.12	36.29	26.70	76.24	88.29	144.69	46.09	41.87	39.77	137.27	115.26	186.26

For Eldeco Housing & Industries Ltd.

*Pankaj Bajaj*  
**Pankaj Bajaj**  
Chairman cum Managing Director

**Eldeco Housing & Industries Ltd.**

**Notes:**

- 1 The above results were reviewed and recommended by the Audit Committee & approved by the Board of Directors at their meetings held on January 24, 2020. 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 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.
- 4 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. Accordingly, impact of the New Tax Rate has been considered in these standalone and consolidated financial results.
- 5 The Company has acquired 50,000 equity shares i.e. 100% of the total equity capital of Swabhimani Buildtech Limited, a Company incorporated under the Companies Act, 1956 having its Registered Office at 201-212, 2nd Floor, Splendor Forum, Jasola District Centre, New Delhi, thereby making it a wholly owned subsidiary of the Company with effect from 4th December, 2019. The same is incorporated in the consolidated financial results.
- 6 The Company has acquired 850 equity shares (i.e. 17% of the total equity share capital) of Omni Farms Private Limited from Avadh Agencies Private Limited, in which the Company was already holding 4150 equity shares (being 83% of total equity shares of Omni Farms Private Limited). Consequently upon acquisition, Omni Farms Pvt. Ltd. has become a wholly subsidiary of Company w.e.f. 26th December, 2019.
- 7 The financial results of the Company for the quarter and nine months ended December 31, 2019 are also available on the Company's website ([www.eldecogroup.com](http://www.eldecogroup.com)) and on the website of BSE ([www.bseindia.com](http://www.bseindia.com)).
- 8 Figures for the previous period have been regrouped wherever necessary to confirm the current period classification.

Place : New Delhi

Date : 24.01.2020

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

  
Pankaj Bajaj  
Chairman cum Managing Director



# 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,  
2<sup>nd</sup> Floor, Eldeco Corporate Chamber-1,  
Vibhuti Khand (Opp. Mandi Parishad),  
Gomti Nagar, Lucknow, Uttar Pradesh- 226010.

Dear Sir(s),

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

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 5<sup>th</sup> 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: 000312S



Surendra Khinvasra  
(Partner)

Membership Number: 070804

UDIN: 20070804AAAAAF2178

Place: New Delhi

Date: 24<sup>th</sup> January, 2020.



# 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,  
2<sup>nd</sup> Floor, Eldeco Corporate Chamber-1,  
Vibhuti Khand (Opp. Mandi Parishad),  
Gomti Nagar, Lucknow, Uttar Pradesh- 226010.

Dear Sirs,

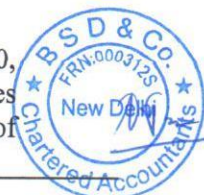
We have reviewed the accompanying statement of unaudited consolidated financial results of **Eldeco Housing and Industries Limited** ("the Holding Company"), and its subsidiaries, (collectively referred to as "the group") for the quarter and nine month ended **December 31, 2019** ("the Statement") being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended).

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 5<sup>th</sup> 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.3211.14 lacs & Rs. 1865.61 lacs and total profit after tax of



Rs.1200.25 lacs & Rs. 746.74 lacs for the quarter and nine month ended December 31, 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.

UDIN: 20070804AAAAA G9380  
Place: New Delhi  
Date: 24<sup>th</sup> January, 2020.

For B S D & Co.  
Chartered Accountants  
Firm's Registration Number: 000312S

  
Surendra Khinvasra  
(Partner)

Membership Number: 070804





**Annexure**

<b>S. No.</b>	<b>Name of Company</b>	<b>Relationship</b>
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	Swabhimani Buildtech Limited	Subsidiary
31	Turbo Realtors Private Limited	Subsidiary
32	Utsav Constructions Private Limited	Subsidiary
33	Villa Constructions Private Limited	Subsidiary
34	Yojna Constructions Private Limited	Subsidiary

