

To  
Corporate Services Department  
Bombay Stock Exchange Ltd.  
PhirozeJeejeebhay Towers,  
Dalal Street,  
Mumbai-400001

Date: 08/02/2019

Scrip Code: 523329

**Sub: Outcome of the Board Meeting held on 8<sup>th</sup> February, 2019**

Dear Sir,

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, this is to inform you that the Board of Directors of the Company at its meeting held today i.e. on 8<sup>th</sup> February, 2019, *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 nine months ended 31<sup>st</sup> December, 2018.

A copy of the Un-audited (Standalone and Consolidated) Financial Results for the quarter and nine months ended 31<sup>st</sup> December, 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. Mr. Rahul Aggarwal, Non- Executive Independent Director of the Company has tendered his resignation with effect from 08<sup>th</sup> February, 2019 due to other personal commitments which was duly accepted by the Board of the Directors.

The Board Meeting commenced at 1:00 P.M. and concluded at 4.30 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  
Membership No. - A46897

**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, 2018**

Sl No	PARTICULARS	Standalone						Consolidated					
		Quarter Ended		Nine Month Ended		Year Ended	Quarter Ended		Nine Month Ended		Year Ended		
		31.12.2018 (Unaudited)	30.09.2018 (Unaudited)	31.12.2017 (Unaudited)	31.12.2018 (Unaudited)	31.12.2017 (Unaudited)	31.03.2018 (AUDITED)	31.12.2018 (Unaudited)	30.09.2018 (Unaudited)	31.12.2017 (Unaudited)	31.12.2018 (Unaudited)	31.12.2017 (Unaudited)	31.03.2018 (Audited)
1	Income from Operations												
a.	Revenue from Operations	1,552.49	2,466.46	1,031.04	6,167.65	3,770.89	7,435.48	1,997.78	6,603.88	2,802.18	11,232.24	9,864.88	10,898.30
b.	Other Income	59.41	133.67	85.58	267.11	137.46	352.76	111.03	139.05	116.63	341.84	285.19	465.02
	<b>Total Income from Operations (net)</b>	<b>1,611.90</b>	<b>2,600.13</b>	<b>1,116.62</b>	<b>6,434.76</b>	<b>3,908.35</b>	<b>7,788.24</b>	<b>2,108.80</b>	<b>6,742.93</b>	<b>2,918.81</b>	<b>11,574.07</b>	<b>10,150.07</b>	<b>11,363.32</b>
2	Expenses												
a.	Cost of Material Consumed	949.72	1,840.96	464.42	3,875.21	1,929.52	5,646.92	2,345.92	2,708.54	1,736.17	6,442.52	5,536.77	8,005.05
b.	Change in Inventories of finished goods, work in progress and stock in trade	(433.14)	(580.74)	(128.71)	(1,110.88)	141.84	(2,315.10)	(1,649.85)	2,341.01	(176.26)	594.17	317.56	(2,110.94)
c.	Employees Benefits Expenses	131.02	89.59	85.79	317.02	272.23	414.43	141.08	99.52	103.43	346.69	342.90	455.16
d.	Finance Costs	52.31	53.88	92.31	134.86	310.95	170.84	54.99	57.60	40.37	143.88	104.81	196.86
e.	Depreciation and Amortisation expenses	5.78	6.40	10.42	17.33	23.12	24.44	6.44	7.05	12.00	19.32	27.78	27.10
f.	Other Expenses	282.88	207.84	142.11	836.95	512.29	1,065.65	252.22	252.27	205.05	911.21	737.85	1,133.97
	<b>Total Expenses</b>	<b>988.57</b>	<b>1,617.93</b>	<b>666.34</b>	<b>4,070.49</b>	<b>3,189.95</b>	<b>5,007.18</b>	<b>1,150.80</b>	<b>5,465.99</b>	<b>1,920.76</b>	<b>8,457.79</b>	<b>7,067.67</b>	<b>7,707.20</b>
3	Profit before exceptional items and tax	623.34	982.20	450.28	2,364.28	718.40	2,781.06	958.01	1,276.94	998.05	3,116.29	3,082.40	3,656.12
4	Share of Profit/(loss) of associates	-	-	-	-	-	-	-	-	-	-	-	-
5	Profit before exceptional items and tax	623.34	982.20	450.28	2,364.28	718.40	2,781.06	958.01	1,276.94	998.05	3,116.29	3,082.40	3,656.12
6	Exceptional Items	-	-	-	-	-	-	-	-	-	-	-	-
7	Profit before tax	623.34	982.20	450.28	2,364.28	718.40	2,781.06	958.01	1,276.94	998.05	3,116.29	3,082.40	3,656.12
8	Tax expense												
a.	Current Tax	85.98	381.56	177.63	688.48	251.37	961.51	160.86	497.73	353.16	908.74	1,015.56	1,205.95
b.	Deferred Tax	12.25	(52.54)	(1.05)	(60.43)	23.01	(77.85)	15.03	(53.89)	(1.44)	(59.16)	22.52	(80.41)
c.	Earlier Year Taxes	-	-	-	-	-	-	-	-	-	-	-	(4.32)
	<b>Total Tax Expenses</b>	<b>98.22</b>	<b>329.02</b>	<b>176.58</b>	<b>628.04</b>	<b>274.38</b>	<b>883.66</b>	<b>175.89</b>	<b>443.84</b>	<b>351.72</b>	<b>849.58</b>	<b>1,038.08</b>	<b>1,121.22</b>
9	Profit for the period	525.11	653.18	273.70	1,736.23	444.02	1,897.40	782.12	833.10	646.33	2,266.71	2,044.32	2,534.89
10	Other Comprehensive Income												
	Items that will not be reclassified to profit or loss	0.17	0.03	(3.22)	0.45	(9.67)	0.54	0.05	0.07	(17.58)	0.45	(10.55)	0.54
	Tax Impacts on above	(0.03)	(0.03)	1.11	(0.13)	3.35	(0.19)	(0.08)	0.05	1.22	(0.13)	3.65	(0.19)
	<b>Total Other Comprehensive Income</b>	<b>0.14</b>	<b>-</b>	<b>(2.11)</b>	<b>0.32</b>	<b>(6.32)</b>	<b>0.35</b>	<b>(0.03)</b>	<b>0.12</b>	<b>(16.36)</b>	<b>0.32</b>	<b>(6.90)</b>	<b>0.35</b>
11	Total comprehensive income (comprising profit after tax and other comprehensive income after tax for the period)	525.26	653.18	271.59	1,736.56	437.70	1,897.75	782.09	833.22	629.97	2,267.03	2,037.42	2,535.24
12	Net Profit attributable to												
	Owners of the company	525.11	653.18	273.70	1,736.23	444.02	1,897.40	737.06	802.37	67.63	2,174.70	1,257.84	2,424.92
	Non-controlling interest	-	-	-	-	-	-	45.05	30.73	578.70	92.00	786.48	109.97
13	Other comprehensive income attributable to												
	Owners of the company	0.14	-	(2.11)	0.32	(6.32)	0.35	(0.02)	0.07	(13.58)	0.27	(5.73)	0.35
	Non-controlling interest	-	-	-	-	-	-	(0.01)	0.05	(2.78)	0.05	(1.17)	-
14	Total comprehensive income attributable to												
	Owners of the company	525.26	653.18	271.59	1,736.56	437.70	1,897.75	737.04	802.44	54.05	2,174.97	1,252.11	2,425.27
	Non-controlling interest	-	-	-	-	-	-	45.05	30.78	575.92	92.06	785.31	109.97
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	Earning per share (face value of Rs. 10/- per share) (Quarterly not annualised)												
	Basic (Rs.)	26.71	33.21	13.81	88.30	22.26	96.48	37.48	40.80	32.03	115.28	103.60	128.91
	Diluted (Rs.)	26.71	33.21	13.81	88.30	22.26	96.48	37.48	40.80	32.03	115.28	103.60	128.91

 Place: New Delhi  
 Dated: 8<sup>th</sup> February, 2019

  
**Pankaj Bajaj**  
 Chairman Cum Managing Director

**Eldeco Housing & Industries Ltd.**

- 1 The above results were reviewed and recommended by the Audit Committee & approved by the Board of Directors at their meeting held on February 8, 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 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.
- 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 The financial results for the quarter and nine months ended December 31, 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.
- 6 The standalone and consolidated financial results of the Company for the quarter and nine months ended December 31, 2018 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)).
- 7 Figures for the previous period have been regrouped wherever necessary to confirm the current period classification.

Place : New Delhi  
Dated: 8th February, 2019

  
Pankaj Bajaj  
Chairman Cum Managing Director

### Eldeco Housing & Industries Ltd.

# BSD & 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

**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 standalone financial results of **Eldeco Housing and Industries Limited ("the Company") for the quarter and nine months ended December 31, 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 5<sup>th</sup> 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**

  
(Surendra Khinvasra)  
Partner  
Membership Number: 070804



Place: New Delhi  
Date: 8<sup>th</sup> February, 2019

# BSD & 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

**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 months ended **December 31, 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 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 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.496.90 lacs and Rs. 5139.31 lacs and total profit of Rs. 257.01 lacs and Rs. 530.47 lacs for the quarter and nine months ended December 31, 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 BSD & Co.**  
**Chartered Accountants**  
**Firm's Registration Number: 000312S**

  
(Surendra Khinwara)  
**Partner**  
**Membership Number: 070804**



Place: New Delhi  
Date: 8<sup>th</sup> February, 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	Sampit 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

