

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

Date: 02.08.2019

Scrip Code-523329

Sub: Outcome of the Board Meeting held on Friday, August 2, 2019

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 on Friday, August 2, 2019 discussed and approved the following along with other 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 of the Company for the quarter ended June 30, 2019.

A copy of the Un-audited (Standalone and Consolidated)Financial Results for the quarter ended June 30, 2019 along with the Limited Review Report thereon from the Statutory Auditors M/s B S D & Co., Chartered Accountants is enclosed herewith.

2. The Board considered and approved the Directors' Report for the financial year ended March 31, 2019 and Notice of the 34<sup>th</sup> (Thirty Fourth) Annual General Meeting of the Company.
3. The Board considered, approved and recommended the re-appointment of the following independent directors for a second term of 5 years with effect from the conclusion of the 34th Annual General Meeting up to the conclusion of the 39th Annual General Meeting of the Company subject to the approval of the shareholders at the ensuing Annual General Meeting:
  - Mr. Ashish Jain (DIN: 00483052)
  - Mr. Ranjit Khattar (DIN: 00726997)
  - Mr. Anil Tiwari (DIN: 02132374)

Brief profile of the Directors is enclosed herewith.

For Eldeco Housing & Industries Ltd.

  
Company Secretary

**Eldeco Housing & Industries Ltd.**

The Board Meeting commenced at 1:00 P.M. and concluded at 3.30 P.M.

Financial Results for the quarter ended June 30, 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 August 3, 2019 in the newspaper "Business Standard".

You are requested to take the above information on record.

Thanking you.

For **Eldeco Housing and Industries Limited**

For Eldeco Housing & Industries Ltd.



**Chandni Vij** Company Secretary

**Company Secretary**

**Mem No. : A46897**

## Brief profile of Directors:

Particulars	Mr. Ashish Jain	Mr. Anil Tiwari	Mr. Ranjit Khattar
DIN	00483052	02132374	00726997
Date of Birth	20/09/1971	28/06/1951	16/09/1959
Age	About 48 years	About 68 years	About 60 years
Father's Name	Shri Brij Mohan Jain	Shri Rama Kant	Shri A.R. Khattar
Date of Appointment	26/09/2014	26/09/2014	26/09/2014
Designation	Non-Executive Independent Director	Non-Executive Independent Director	Non-Executive Independent Director
Experience in specific Functional areas	Over 22 years' experience in Management	Over 31 years' experience in Banking Sector in Nationalized Bank and more than 9 years of experience in Real Estate and Construction Sector	Working as a Practicing Chartered Accountant for more than 24 years and 10 years of experience in finance in reputed companies
Qualification	Mechanical Engineer and MBA	M.A. in Economics & LL.B	B.Com (Hons.) & Fellow Chartered Accountant (FCA)
Disclosure Of Relationships Between Directors Inter-Se	N.A.	N.A.	N.A.
Directorship held in other Companies as on 31 <sup>st</sup> March, 2019	1. LMC Enterprises Private Limited	1. Eldeco Sohna Projects Limited 2. Best View Infracon Limited 3. Eldeco SIDCUL Industrial Park Limited 4. Omni Farms Private Limited	1. Eldeco Infrastructure And Properties Limited 2. Medfin Management Services Private Limited 3. SIG Realty Private Limited 4. Western Music Education Association
Member/Chairman of Committee of the Board of other Companies on which he is Director on 31 <sup>st</sup> March, 2019	NIL	<ul style="list-style-type: none"> <li>•Member and Chairman in Audit Committee of Best View Infracon Limited</li> <li>•Member and Chairman in Nomination and Remuneration Committee (NRC) of Best View Infracon Limited</li> <li>•Member of Audit Committee Eldeco Sohna Projects Ltd</li> <li>•Member and Chairman of NRC of Eldeco Sohna Projects Ltd</li> <li>•Member of CSR Committee of Eldeco SIDCUL Industrial Park Limited</li> </ul>	NIL
No. of Shares Held in the Company	NIL	NIL	NIL

For Eldeco Housing & Industries Ltd.

*Chandni*  
Company Secretary

**ELDECO HOUSING AND INDUSTRIES LIMITED**

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 ENDED 30TH JUNE, 2019**

(Rs. in Lacs)

	Particulars	Standalone				Consolidated			
		Quarter Ended		Year Ended		Quarter Ended		Year Ended	
		30.06.2019	31.03.2019	30.06.2018	31.03.2019	30.06.2019	31.03.2019	30.06.2018	31.03.2019
		Unaudited	Audited	Unaudited	Audited	Unaudited	Audited	Unaudited	Audited
<b>1</b>	<b>Income</b>								
a	Revenue from Operations	3,471.63	4,609.11	2,148.70	10,823.98	4,388.36	5,597.20	2,630.58	16,876.66
b	Other income	45.17	159.52	74.03	379.41	63.28	211.67	91.76	506.29
	<b>Total income</b>	<b>3,516.80</b>	<b>4,768.63</b>	<b>2,222.73</b>	<b>11,203.39</b>	<b>4,451.64</b>	<b>5,808.87</b>	<b>2,722.34</b>	<b>17,382.95</b>
<b>2</b>	<b>Expenses</b>								
a	Cost of Material Consumed, Construction & Other Related Project Cost	896.25	1,675.36	1084.53	5550.57	2,051.03	2,964.88	1,388.07	9,407.40
b	Change in Inventories of Finished Goods, Project in Progress	1,229.52	864.93	(96.99)	(245.95)	503.33	(202.39)	(96.99)	391.78
c	Employee benefits expense	144.97	125.27	96.41	442.29	152.92	137.65	106.09	484.34
d	Finance cost	13.13	50.56	28.68	185.42	13.85	44.78	31.29	188.66
e	Depreciation and amortisation expense	5.11	3.13	5.15	20.46	5.65	3.27	5.83	22.59
f	Other expenses	349.19	421.24	346.24	1258.19	368.89	572.73	406.72	1,483.94
	<b>Total expenses</b>	<b>2,638.17</b>	<b>3,140.49</b>	<b>1,464.02</b>	<b>7,210.98</b>	<b>3,095.67</b>	<b>3,520.92</b>	<b>1,841.01</b>	<b>11,978.71</b>
<b>3</b>	<b>Profit before share or profit/(loss) of associates, exceptional items and tax</b>	<b>878.63</b>	<b>1,628.14</b>	<b>758.71</b>	<b>3,992.41</b>	<b>1,355.97</b>	<b>2,287.95</b>	<b>881.33</b>	<b>5,404.24</b>
<b>4</b>	<b>Share of profit of Associate</b>								
<b>5</b>	<b>Profit/(Loss) from operations before exceptional items (1-2)</b>	<b>878.63</b>	<b>1,628.14</b>	<b>758.71</b>	<b>3,992.41</b>	<b>1,355.97</b>	<b>2,287.95</b>	<b>881.33</b>	<b>5,404.24</b>
<b>6</b>	<b>Exceptional Items</b>								
<b>7</b>	<b>Profit/(Loss) before tax</b>	<b>878.63</b>	<b>1,628.14</b>	<b>758.71</b>	<b>3,992.41</b>	<b>1,355.97</b>	<b>2,287.95</b>	<b>881.33</b>	<b>5,404.24</b>
<b>8</b>	<b>Tax expense</b>								
a	Current tax	255.86	467.59	220.94	1,156.07	395.14	695.76	250.15	1,604.50
b	Deferred tax	(3.13)	47.92	(20.14)	(12.51)	(8.76)	24.10	(20.30)	(35.06)
c	Earlier Year Taxes	-	3.30	-	3.30	-	4.65	-	4.65
	<b>Total Tax Expenses</b>	<b>252.73</b>	<b>518.81</b>	<b>200.80</b>	<b>1,146.86</b>	<b>386.38</b>	<b>724.51</b>	<b>229.85</b>	<b>1,574.09</b>
<b>9</b>	<b>Profit/(Loss) for the period</b>	<b>625.90</b>	<b>1,109.33</b>	<b>557.91</b>	<b>2,845.55</b>	<b>969.60</b>	<b>1,563.44</b>	<b>651.48</b>	<b>3,830.15</b>
<b>10</b>	<b>Other Comprehensive Income /(Loss)</b>								
	Items that will be reclassified to profit or loss	0.97	3.44	0.25	3.89	1.07	3.81	0.33	4.26
	Tax impacts on above	(0.28)	(1.00)	(0.07)	(1.13)	(0.26)	(1.11)	(0.10)	(1.24)
	Tax impacts on above	-	-	-	-	-	-	-	-
	<b>Total Other Comprehensive Income /(Loss)</b>	<b>0.69</b>	<b>2.44</b>	<b>0.18</b>	<b>2.76</b>	<b>0.81</b>	<b>2.70</b>	<b>0.23</b>	<b>3.02</b>
<b>11</b>	<b>Total comprehensive income /(Loss) (comprising profit/(Loss) after tax and other comprehensive income after tax for the period)</b>	<b>626.59</b>	<b>1,111.77</b>	<b>558.09</b>	<b>2,848.31</b>	<b>970.40</b>	<b>1,566.14</b>	<b>651.71</b>	<b>3,833.17</b>
<b>12</b>	<b>Net Profit attributable to</b>								
	Owners of the company	625.90	1,109.33	557.91	2,845.55	911.00	1,488.55	635.27	3,663.25
	Non-Controlling interest					58.59	74.89	16.22	166.89
<b>13</b>	<b>Other comprehensive income attributable to</b>								
	Owners of the company	0.69	2.44	0.18	2.76	0.79	2.70	0.23	2.98
	Non-Controlling interest	-	-	-	-	0.02	(0.01)	0.01	0.04
<b>14</b>	<b>Total comprehensive income attributable to</b>								
	Owners of the company	626.59	1,111.77	558.09	2,848.31	911.79	1,491.24	635.50	3,666.23
	Non-Controlling interest					58.61	74.89	16.22	166.94
<b>15</b>	<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>16</b>	<b>Earnings per share (before extraordinary items) (Not annualised) :</b>								
	Basic ( Rs )	31.83	56.41	28.37	144.69	49.30	75.83	33.13	194.76
	Diluted ( Rs )	31.83	56.41	28.37	144.69	49.30	75.83	33.13	194.76

**Eldeco Housing & Industries Ltd. For 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@eldecohousing.co.in 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 August 2, 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 The Board of Directors at their meeting held on 29th May, 2019 has recommended a final dividend of 175% (Rs.17.50/- per share of Rs. 10 each) for the financial year 2018-19
- 6 The figures for last quarter of the previous year are the balancing figures between audited figures in respect of full financial year and the published figures for nine months ended for respective year.
- 7 The financial results of the Company for the quarter ended June 30, 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.

For and on Behalf of Board  
Eldeco Housing & Industries Ltd  
Eldeco Housing and Industries Limited



Pankaj Bajaj  
Chairman cum Managing Director

Place : New Delhi  
Date : 02.08.2019

# BSD & Co.

## Chartered Accountants

Branch Office Delhi: 810, 8th Floor, Anriksh 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 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).

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**



**CA Surendra Khinvasra**  
**Partner**

**Membership Number: 070804**  
**UDIN : 19070804AAAAEH8039**

Place: New Delhi

Date: 2<sup>nd</sup> August, 2019





# B S D & Co.

Chartered Accountants

The Board of Directors

Branch Office Delhi: 810, 8th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001(Delhi)  
Eldeco Housing and Industries Limited Email: info@bsdgroup.in website : www.bsdgroup.in

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 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).

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.



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. 950.88 lacs and total profit of Rs. 343.69 lacs for the quarter ended June 30, 2019. 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**



**CA. Surendra Khinvasra**

**Partner**

**Membership Number: 070804**

**UDIN: 19070804AAAAEI8591**

**Place: New Delhi**

**Date: 2<sup>nd</sup> August, 2019**





**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	Samarjit 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

