

To  
The DCS-CRD  
Bombay Stock Exchange Ltd.  
Phiroze Jeejeebhay Towers,  
Dalal Street,  
Mumbai-400001

Date: 14/08/2018

**Sub: Outcome of the Board Meeting held on 14<sup>th</sup> August, 2018**

Dear Sir,

This is with reference with the captioned subject, pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the following is the outcome of the meeting of the Board of Directors of the Company:

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 ended 30<sup>th</sup> June, 2018.

A copy of the Un-audited (Standalone and Consolidated) Financial Results for the quarter ended 30<sup>th</sup> June, 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. The Board considered and approved the Board's Report for the financial year ended March 31, 2018 and Notice of the 33<sup>rd</sup> (Thirty Third) Annual General Meeting of the Company.

The Board Meeting commenced at 1:00 P.M. and concluded at 3.45 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

**Eldeco Housing & Industries Ltd.**

**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, 2018**

Rs in Lacs

Particulars	Standalone				Consolidated			
	Quarter Ended		Year Ended		Quarter Ended		Year Ended	
	30.06.2018	31.03.2018	30.06.2017	31.03.2018	30.06.2018	31.03.2018	30.06.2017	31.03.2018
	Unaudited	Audited	Unaudited	Audited	Unaudited	Audited	Unaudited	Audited
<b>1 Income</b>								
a Revenue from Operations	2,148.70	3,664.59	1,124.10	7,435.48	2,630.58	1,033.42	3,722.72	10,898.30
b Other income	74.03	215.30	23.98	352.76	91.76	179.83	102.83	465.02
<b>Total income</b>	<b>2,222.73</b>	<b>3,879.89</b>	<b>1,148.08</b>	<b>7,788.24</b>	<b>2,722.34</b>	<b>1,213.25</b>	<b>3,825.55</b>	<b>11,363.32</b>
<b>2 Expenses</b>								
a Cost of Material Consumed, Construction & Other Related Project Cost	1,084.53	3,717.40	778.93	5646.92	1,388.07	2,468.28	2,246.41	8,005.05
b Change in Inventories of Finished Goods, Project in Progress	(96.99)	(2,456.94)	(184.47)	(2,315.10)	(96.99)	(2,428.50)	94.35	(2,110.94)
c Employee benefits expense	145.61	142.20	117.38	414.43	155.29	112.26	140.32	455.16
d Finance cost	28.68	(140.11)	105.18	170.84	31.29	92.05	40.14	196.86
e Depreciation and amortisation expense	5.15	1.32	9.01	24.44	5.83	(0.68)	19.06	27.10
f Other expenses	297.04	553.36	189.65	1065.65	357.52	396.12	292.14	1,133.97
<b>Total expenses</b>	<b>1,464.01</b>	<b>1,817.24</b>	<b>1,015.68</b>	<b>5,007.19</b>	<b>1,841.00</b>	<b>639.53</b>	<b>2,832.42</b>	<b>7,707.20</b>
<b>3 Profit/(Loss) from operations before exceptional items (1-2)</b>	<b>758.72</b>	<b>2,062.65</b>	<b>132.38</b>	<b>2,781.05</b>	<b>881.34</b>	<b>573.72</b>	<b>993.13</b>	<b>3,656.12</b>
<b>4 Exceptional Items</b>	-	-	-	-	-	-	-	-
<b>5 Profit/(Loss) before tax</b>	<b>758.72</b>	<b>2,062.65</b>	<b>132.38</b>	<b>2,781.05</b>	<b>881.34</b>	<b>573.72</b>	<b>993.13</b>	<b>3,656.12</b>
<b>6 Tax expense</b>								
a Current tax	220.94	710.14	29.68	961.51	250.15	190.39	324.55	1,205.95
b Deferred tax	(20.14)	(100.86)	17.62	(77.85)	(20.30)	(102.93)	17.49	(80.41)
c Earlier Year Taxes	-	-	-	-	-	(4.32)	-	(4.32)
<b>Total Tax Expenses</b>	<b>200.79</b>	<b>609.28</b>	<b>47.30</b>	<b>883.66</b>	<b>229.85</b>	<b>83.14</b>	<b>342.04</b>	<b>1,121.23</b>
<b>7 Profit/(Loss) for the period</b>	<b>557.93</b>	<b>1,453.37</b>	<b>85.08</b>	<b>1,897.39</b>	<b>651.49</b>	<b>490.58</b>	<b>651.09</b>	<b>2,534.89</b>
<b>8 Share of profit of Associate</b>								
<b>9 Other Comprehensive Income /(Loss)</b>								
Items that will be reclassified to profit or loss	0.25	10.21	(3.22)	0.54	0.33	11.09	(3.52)	0.54
Tax impacts on above	(0.07)	(3.54)	1.12	(0.19)	(0.10)	(3.84)	1.22	(0.19)
<b>Total Other Comprehensive Income /(Loss)</b>	<b>0.18</b>	<b>6.67</b>	<b>(2.11)</b>	<b>0.35</b>	<b>0.24</b>	<b>7.25</b>	<b>(2.30)</b>	<b>0.35</b>
<b>10 Total comprehensive income /(Loss) (comprising profit/(Loss) after tax and other comprehensive Income after tax for the period)</b>	<b>558.10</b>	<b>1,460.05</b>	<b>82.97</b>	<b>1,897.75</b>	<b>651.72</b>	<b>497.83</b>	<b>648.79</b>	<b>2,535.24</b>
<b>11 Net Profit attributable to</b>								
Owners of the company	557.93	1,453.37	85.08	1,897.39	635.27	479.54	605.62	2,424.92
Non-Controlling interest	-	-	-	-	16.22	11.04	45.47	109.97
<b>12 Other comprehensive income attributable to</b>								
Owners of the company	0.18	6.67	(2.11)	0.35	0.23	7.25	(2.30)	0.35
Non-Controlling interest	-	-	-	-	0.01	-	-	-
<b>13 Total comprehensive income attributable to</b>								
Owners of the company	558.10	1,460.05	82.97	1,897.75	635.50	486.80	603.32	2,425.28
Non-Controlling interest	-	-	-	-	16.22	11.04	45.47	109.97
<b>14 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>15 Earnings per share (before extraordinary items) (Not annualised) :</b>								
Basic ( Rs )	28.37	73.90	4.33	96.48	33.13	24.95	33.11	128.90
Diluted ( Rs )	28.37	73.90	4.33	96.48	33.13	24.95	33.11	128.90

*Raj*

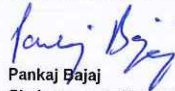
**Eldeco Housing & Industries Ltd.**

**Notes:**

- 1 The above results were reviewed and recommended by the Audit Committee & approved by the Board of Directors at their meetings held on August 14, 2018. 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 by Rs. 6.75 Crores (net of tax of Rs. 2.77 Crore) and Rs. 1.51 Crores (net of tax of Rs. 0.58 Crore) on standalone and consolidated basis respectively. Accordingly the comparatives have not been restated and hence not comparable with previous period figures.  
  
Due to the application of Ind AS 115 for the period ended June 30, 2018, revenue from operations, is increased by Rs. 11.95 Crores and Rs. 6.59 Crore and Net profit after tax is increased by Rs. 4.54 Crores and Rs. 2.7 Crores on standalone and consolidated basis respectively, vis-a-vis the amounts if replaced standards were applicable. The basic and diluted EPS for the period is Rs. 28.37 and Rs 33.13 as against of Rs. 5.29 and Rs. 19.37 per share on standalone and consolidated basis respectively.
- 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 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.
- 6 The financial results of the Company for the quarter ended June 30, 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  
Date : 14.08.2018

For and on Behalf of Board

  
Pankaj Bajaj

Chairman cum Managing Director

# BSD & Co.

Chartered Accountants

Arihant, A-401, Defence Colony, New Delhi-110024 (Delhi)  
Tel. : 011-24339596 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, 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). Attention is drawn to note no.3 of accompanying statement of unaudited consolidated Ind AS financial results, disclosing impact on retained earnings as on April 1, 2018 pursuant to Ind AS-115 effective from April 1, 2018, as computed by the Company and have been relied upon by us and have not been reviewed/audited by us.

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.



The comparative Ind AS financial information of the Company for the corresponding quarter and period ended June 30, 2017 included in these Ind AS financial results, were reviewed by the predecessor auditor who expressed an unmodified opinion on those financial information on September 14, 2017.

For B S D & Co  
Chartered Accountants  
Firm's Registration Number: 3001128

*Warsha Singhania*

CA. Warsha Singhania  
Partner  
Membership Number: 520935



Place: New Delhi  
Date: 14<sup>th</sup> August, 2018

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

We have reviewed the accompanying statement of unaudited consolidated Ind AS financial results of Eldeco Housing and Industries Limited ("the Company") for the quarter ended June 30, 2018 ("the Statement") being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016. Attention is drawn to note no.3 of accompanying statement of unaudited consolidated Ind AS financial results, disclosing impact on retained earnings as on April 1, 2018 pursuant to Ind AS-115 effective from April 1, 2018, as computed by the Company and have been relied upon by us and have not been reviewed/audited by us.

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 the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" (Ind AS 34), prescribed 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 the statement 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, prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards ('Ind AS') specified 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, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 5, 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. 499.61 lacs and total profit of Rs.93.56 lacs for the quarter ended June 30, 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.

The comparative Ind AS financial information of the Company for the corresponding quarter and period ended June 30, 2017 included in these consolidated Ind AS financial results, were reviewed by the predecessor auditor who expressed an unmodified opinion on those financial information on September 14, 2017.

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

*Warsha Singhania*

CA. Warsha Singhania  
Partner  
Membership Number: 520935



Place: New Delhi  
Date: 14<sup>th</sup> August, 2018

Sl. No.	Particulars	Subsidiary
1	Pacific Laminates and Polymers Limited	Subsidiary
2	Pacific Laminates India Pvt. Ltd.	Subsidiary
3	Pacific Laminates India Pvt. Ltd.	Subsidiary
4	Pacific Laminates India Pvt. Ltd.	Subsidiary
5	Pacific Laminates India Pvt. Ltd.	Subsidiary
6	Pacific Laminates India Pvt. Ltd.	Subsidiary
7	Pacific Laminates India Pvt. Ltd.	Subsidiary
8	Pacific Laminates India Pvt. Ltd.	Subsidiary
9	Pacific Laminates India Pvt. Ltd.	Subsidiary
10	Pacific Laminates India Pvt. Ltd.	Subsidiary
11	Pacific Laminates India Pvt. Ltd.	Subsidiary
12	Pacific Laminates India Pvt. Ltd.	Subsidiary
13	Pacific Laminates India Pvt. Ltd.	Subsidiary
14	Pacific Laminates India Pvt. Ltd.	Subsidiary
15	Pacific Laminates India Pvt. Ltd.	Subsidiary
16	Pacific Laminates India Pvt. Ltd.	Subsidiary
17	Pacific Laminates India Pvt. Ltd.	Subsidiary
18	Pacific Laminates India Pvt. Ltd.	Subsidiary
19	Pacific Laminates India Pvt. Ltd.	Subsidiary
20	Pacific Laminates India Pvt. Ltd.	Subsidiary
21	Pacific Laminates India Pvt. Ltd.	Subsidiary
22	Pacific Laminates India Pvt. Ltd.	Subsidiary
23	Pacific Laminates India Pvt. Ltd.	Subsidiary
24	Pacific Laminates India Pvt. Ltd.	Subsidiary
25	Pacific Laminates India Pvt. Ltd.	Subsidiary
26	Pacific Laminates India Pvt. Ltd.	Subsidiary
27	Pacific Laminates India Pvt. Ltd.	Subsidiary
28	Pacific Laminates India Pvt. Ltd.	Subsidiary
29	Pacific Laminates India Pvt. Ltd.	Subsidiary
30	Pacific Laminates India Pvt. Ltd.	Subsidiary
31	Pacific Laminates India Pvt. Ltd.	Subsidiary
32	Pacific Laminates India Pvt. Ltd.	Subsidiary
33	Pacific Laminates India Pvt. Ltd.	Subsidiary



**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

