



CORAL INDIA FINANCE AND HOUSING LIMITED

Regd. Office : Dalamal House, 4th Floor, Nariman Point, Mumbai - 400 021
Tel. : 2282 0375, 2282 2955, 2283 4389, 2285 3910, 2285 3910 • Fax : 2282 5753
E-mail : cs@coralhousing.in • Web : www.coralhousing.in • CIN : L67190MH1995PLC084306

CIFHL/SE/48/2022-23

November 14, 2022

To,
The Manager
Corporate Relations Department,
BSE Limited
Corporate Relations Department,
Phiroze Jeejeebhoy Towers
Dalal Street,
Mumbai- 400 001
Scrp Code No.: 531556

To,
The Manager
Corporate Relationship Department
National Stock Exchange of India Limited
Exchange Plaza,
Plot No. C/1, G Block,
Bandra-Kurla Complex, Bandra (East),
Mumbai – 400 051
Symbol: CORALFINAC

Dear Sir/Madam,

Sub: Outcome of Board Meeting and Submission of Financial Result

Ref: Regulation 30 and 33(3)(a) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

In continuation of our intimation dated November 07, 2022 and pursuant to Regulation 30 and Regulation 33(3)(a) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Schedule III (PART A) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are pleased to inform you that the Board of Directors of the company at their meeting held today have *inter alia* considered and approved the following matters:

- Standalone Unaudited Financial Results for the quarter and half year ended September 30, 2022.

The Board Meeting commenced at 02.00 p.m. and concluded at 03.35 p.m. of the same day.

We are enclosing herewith the financial results for your information and record. The same will be made available on the Company's website www.coralhousing.in.

Kindly take the same on record.

Yours faithfully,
For **Coral India Finance and Housing Limited**

Riya Shah
Company Secretary
& Compliance Officer

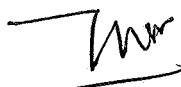
Encl: a/a

Independent Auditor's Review Report on Unaudited Quarterly Standalone Financial Results of the Company, pursuant to the Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To,
The Board of Directors
Coral India Finance and Housing Limited

1. We have reviewed the accompanying statement of Standalone Unaudited Financial Results of **CORAL INDIA FINANCE AND HOUSING LIMITED** ("the Company"), for the quarter and half year ended September 30, 2022, ("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.
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial reporting" ("Ind AS 34") as prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued there under and other accounting principles generally accepted in India. Our responsibility is to issue a report on the statement based on our review.
3. We conducted our review of the Statement 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 (ICAI). A review of interim financial information consists of making inquiries, primarily of the Company's personnel responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as stated in paragraph 3 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 aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, 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, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **HAS Mukh SHAH & CO. LLP**
Chartered Accountants
FRN: 103592W / W-100028



Hasmukh N Shah
Partner
M. No 038407
Place: Mumbai



Date: November 14, 2022

UDIN: 22038407BDBICM5863



CORAL INDIA FINANCE AND HOUSING LIMITED

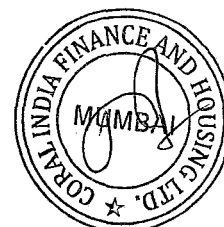
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Statement of Unaudited Standalone Financial Results for the Quarter and half year ended September 30, 2022

Particulars		(₹ in Lakhs except figures of EPS)					
		Quarter Ended			Half Year Ended		Year Ended
		30.09.2022	30.06.2022	30.09.2021	30.09.2022	30.09.2021	31.03.2022
(Refer Notes Below)		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income from operations						
	(a) Revenue from operations	377.60	431.90	635.10	809.50	1,193.55	2,749.80
	(b) Other Income	75.41	(42.57)	58.62	32.84	99.89	(17.02)
	Total income	453.01	389.33	693.72	842.34	1,293.44	2,732.78
2	Expenses						
	(a) Cost of materials consumed	-	-	-	-	-	249.60
	(b) Purchases of stock-in-trade	-	-	-	-	-	378.35
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	49.23	24.61	49.23	73.84	(415.08)
	(d) Employee benefits expense	23.66	22.46	22.39	46.13	43.54	89.21
	(e) Finance costs	0.01	0.03	-	0.04	0.18	2.04
	(f) Depreciation expense	2.45	2.45	2.50	4.90	5.00	9.82
	(g) Other expenses	51.17	49.24	62.14	100.41	108.82	221.87
	Total expenses	77.29	123.41	111.64	200.71	231.38	535.81
3	Total Profit/(Loss) before Exceptional Items & Tax	375.72	265.92	582.08	641.63	1,062.06	2,196.97
4	Exceptional items	-	-	-	-	-	-
5	Total Profit/(Loss) before tax	375.72	265.92	582.08	641.63	1,062.06	2,196.97
6	Tax Expense						
	(a) Current Tax	70.00	45.00	130.00	115.00	210.00	392.00
	(b) Deferred Tax	(0.06)	(0.06)	(0.05)	(0.12)	(0.10)	(0.27)
	(c) Earlier years Tax	-	-	-	-	-	68.14
	Total Tax Expenses	69.94	44.94	129.95	114.88	209.90	459.87
7	Total Profit/(Loss) for the period	305.78	220.98	452.13	526.75	852.16	1,737.10
8	Other Comprehensive Income						
	(i) Items that will not be reclassified to profit or loss	438.62	(1,075.35)	(34.20)	(636.73)	968.99	(44.42)
	(ii) Income Tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-	-
9	Total Other Comprehensive Income, net of taxes	438.62	(1,075.35)	(34.20)	(636.73)	968.99	(44.42)
10	Total Other Comprehensive Income for the period (7+9) (Comprising Profit (Loss) and Other Comprehensive come for the period)	744.40	(854.37)	417.93	(109.98)	1,821.15	1,692.68
11	Paid-up equity share capital (Face Value : ₹ 2 per share)	806.04	806.04	806.04	806.04	806.04	806.04
12	Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year	-	-	-	-	-	13,394.71
13	Earning per Equity Share (EPS)						
	(a) Basic (₹)	0.76	0.55	1.12	1.31	2.11	4.31
	(b) Diluted (₹)	0.76	0.55	1.12	1.31	2.11	4.31
	(EPS for the quarter ended not Annualised)						





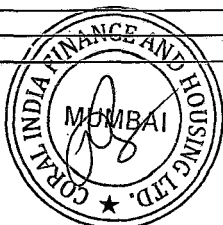
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Statement of Assets and Liabilities as at half year ended September 30, 2022

(₹ in Lakhs)

Particulars		As at 30.09.2022 (Unaudited)	As at 31.03.2022 (Audited)
A	Assets		
I	Non-current assets		
	(a) Property, Plant and Equipment	147.15	152.05
	(b) Capital Work in Progress	270.81	270.81
	(c) Investment property	1,648.78	1,648.78
	(d) Other Intangible Assets	0.60	-
	(e) Financial Assets		
	(i) Investments	2,166.67	2,082.29
	(ii) Trade Receivables	37.39	37.39
	(iii) Unbilled Receivables	-	-
	(iv) Loans	1,162.99	2,114.61
	(v) Other non current financial assets	80.00	80.00
	(f) Deferred tax assets (net)	-	-
	(g) Other Non-current Assets	1,021.30	626.45
	Total non-current assets	6,535.69	7,012.38
II	Current Assets		
	(a) Inventories	1,416.09	1,465.32
	(b) Financial Assets	-	-
	(i) Investments	5,157.07	5,752.15
	(ii) Trade Receivables	60.06	103.76
	(iii) Unbilled Receivables	-	-
	(iv) Cash and Cash Equivalents	167.04	212.27
	(iv) Bank Balance other than (iv) above	1,607.36	183.98
	(v) Loans	131.03	81.38
	(vi) Others to be specified	-	-
	(c) Current Tax Assets (net)	146.58	389.39
	(d) Other Current Assets	56.32	60.32
	Total current assets	8,741.55	8,248.57
	Total Assets	15,277.24	15,260.95
B	EQUITY & LIABILITIES		
	Equity		
	(a) Equity Share Capital	806.04	806.04
	(b) Other Equity	13,163.82	13,394.71
	Total Equity	13,969.86	14,200.75
	Liabilities		
I	Non - Current Liabilities		
	(a) Financial Liabilities		
	(i) Borrowings	-	-
	(ia) Lease Liabilities	-	-
	(ii) Trade Payables	-	-
	(A) total outstanding dues of micro enterprises and small enterprises; and	-	-
	(B) total outstanding dues of creditors other than micro enterprises and small enterprises.	-	-
	(iii) Other financial liabilities (other than those specified in item (b), to be specified)	355.63	342.32
	(b) Provisions	666.00	274.00
	(c) Deferred Tax Liabilities (Net)	18.26	18.38
	(d) Other non-current liabilities	-	-
	Total non-current liabilities	1,039.89	634.70
II	Current Liabilities		
	(a) Financial Liabilities		
	(i) Borrowings	-	-
	(ia) Lease Liabilities	-	-
	(ii) Trade Payables	-	-
	(A) total outstanding dues of micro enterprises and small enterprises; and	-	-
	(B) total outstanding dues of creditors other than micro enterprises and small enterprises.	6.89	2.60
	(iii) Other Financial Liabilities (other than those specified in item (c))	-	13.40
	(b) Other Current Liabilities	141.92	14.41
	(c) Provisions	3.68	3.09
	(d) Current Tax Liability (net)	115.00	392.00
	Total current liabilities	267.49	425.50
	Total Liabilities	1,307.38	1,060.20
	Total Equity and Liabilities	15,277.24	15,260.95





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CASH FLOW STATEMENT FOR THE HALF YEAR ENDED 30TH SEPTEMBER, 2022

(₹ in Lakhs)

	Particulars	Half Year Ended	
		30 Sep, 2022 (Unaudited)	30 Sep, 2021 (Unaudited)
A	Net cash generated/(used) in Operating Activities		
	Net Profit before taxation (as per Statement of Profit and Loss)	641.63	1,062.06
	Adjustments for:		
	Depreciation and amortization expense	4.90	5.00
	(Profit) / Loss on sale of Fixed Asset	-	-
	Interest income	(114.81)	(36.17)
	Finance costs	0.04	0.18
	Sundry Balance Written back	-	(0.23)
	Unrealised gain on sale of mutual funds	(32.84)	(75.46)
	Profit on Sale of shares & mutual funds	(64.08)	(523.31)
	Dividend Received	(72.36)	(24.43)
	Operating Profit before working capital changes	362.47	407.64
	Adjustments for:		
	(Increase)/decrease in Trade receivables	43.70	(57.03)
	(Increase)/decrease in Other receivables and advances	4.00	(229.90)
	(Increase)/decrease in Inventories	49.23	57.28
	Increase/(decrease) in Trade Payables	4.29	(70.67)
	Increase/(decrease) in Other Liabilities and provisions	520.01	231.81
	Increase/(decrease) in Borrowings	-	-
	Cash generated from Operating Activities	621.24	(68.51)
	Taxes paid (Net of refunds)	(149.18)	(274.00)
	Net cash flow from operating activities	834.53	65.13
B	Net cash generated/(used) from Investing Activities		
	(Increase)/Decrease in Capital Work in process	-	(1.00)
	Sale of Fixed Asset	-	-
	Purchase of Fixed Asset	(0.60)	-
	Interest received	114.81	36.17
	Dividend received	72.36	24.43
	Net Purchase of investments	(93.20)	(323.65)
	Profit on Sale of Investments	64.08	523.30
	Loans	901.97	(80.60)
	Other Non current asset	(394.85)	(139.43)
	Net Cash generated/ (used) in Investing Activities	664.57	39.21
C	Net cash generated/(used) from Financing Activities		
	Payment of Dividend	(120.91)	(201.51)
	Payment for Buyback	-	-
	Finance costs	(0.04)	(0.18)
	Net cash flow from / (used in) financing activities	(120.95)	(201.69)
D	Net Increase in Cash and Cash Equivalents (A+B+C)	1,378.15	(97.35)
	Cash & Cash Equivalents as at beginning of the year	396.25	315.30
	Effect of exchange differences on restatement of foreign currency Cash and cash equivalents	-	-
	Cash & Cash equivalents as at 30th September	1,774.40	217.95

Note: The above Cash Flow Statement has been prepared under the "Indirect Method" as set out in the Indian Accounting Standard (Ind AS-7) - Statement of Cash Flow.





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Segment wise Revenue, Results, Assets and Liabilities for the quarter and half year ended September 30, 2022

(₹ in Lakhs)

Particulars	Quarter Ended			Half Year Ended		Year Ended
	30.09.2022	30.06.2022	30.09.2021	30.09.2022	30.09.2021	31.03.2022
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Segment Revenue						
Investment	453.01	212.74	602.98	665.75	1032.25	2012.15
Constructions	-	176.59	90.74	176.59	261.19	720.63
Total	453.01	389.33	693.72	842.34	1293.44	2732.78
Segment Results						
Investment	383.99	149.00	546.80	532.99	930.79	1827.88
Constructions	0.00	127.36	66.12	127.36	187.34	507.76
Total	383.99	276.35	612.92	660.35	1118.13	2335.64
Less : - Finance costs	0.01	0.03	-	0.04	0.18	2.04
Unallocated Expenses net of Income	8.26	10.40	30.85	18.68	55.89	136.63
Profit Before Tax	375.72	265.92	582.07	641.63	1062.06	2196.97
Segment Assets						
Investment	12607.11	11841.52	12981.19	12607.11	12981.19	12637.04
Constructions	1775.97	1784.14	1686.91	1775.97	1686.91	1876.32
Total	14383.08	13625.66	14668.10	14383.08	14668.10	14513.36
Unallocated Corporate Assets	894.16	815.78	552.29	894.16	552.29	747.59
Total Assets	15277.24	14441.44	15220.39	15277.24	15220.39	15260.95
Segment Liabilities						
Investment	376.71	364.18	374.84	376.71	374.84	375.12
Constructions	131.41	1.56	13.80	131.41	13.80	0.70
Total	508.12	365.74	388.64	508.12	388.64	375.82
Unallocated Corporate Liabilities	799.26	729.32	502.55	799.26	502.55	684.38
Total Liabilities	1307.38	1095.06	891.19	1307.38	891.19	1060.20

Notes:

- 1 The Unaudited Standalone Financial Results for the quarter and half year ended September 30, 2022 have been reviewed by the Audit Committee and were approved by the Board of Directors of the Company at their respective meetings held on November 14, 2022.
- 2 This statement is as per Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. These audited financial results of the Company were prepared in accordance with the Indian Accounting Standards prescribed under Section 133 of the Companies Act, 2013 ("the Act") read with relevant rules issued thereunder ("IND AS") and other accounting principles generally accepted in India and guidelines issued by the Securities Exchange Board of India ("SEBI").
- 3 The Statutory Auditors have carried out the Limited Review of the financial results of the Company.
- 4 The main activities of the Company includes Investment & Constructions.
- 5 Corresponding quarter/year figures have been regrouped/reclassified wherever necessary to confirm to the classification of the current period.

For Coral India Finance and Housing Limited

Navin B. Doshi
Managing Director

Date: November 14, 2022

Place: Mumbai

