



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/36/2023-24

November 09, 2023

To,
The Manager
Corporate Relations Department,
BSE Limited
Corporate Relations Department,
Phiroze Jeejeebhoy Towers
Dalal Street,
Mumbai- 400 001
Scrip 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

Ref: Regulation 30 & 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the “Listing Regulations”)

In continuation of our intimation dated November 03, 2023 and pursuant to Regulation 30 & 33 of the Listing Regulations read with Schedule III (Part A) of the Listing Regulations, we are pleased to inform you that the Board of Directors of the Company at their meeting held today i.e. Thursday, November 09, 2023 have *inter alia* approved the Unaudited Standalone Financial Results of the Company for the quarter and half year ended September 30, 2023.

Pursuant to Regulation 33 of the Listing Regulations, a copy of the said Unaudited Standalone Financial Results for the quarter and half year ended September 30, 2023 along with the Limited Review Report issued by Hasmukh Shah & Co. LLP, Statutory Auditors, are enclosed herewith.

The Financial Results are being made available on the Company's website at www.coralhousing.in.

Further, an extract of the aforementioned financial results will be published in the newspapers in accordance with the requirements of the Listing Regulations.

The Board Meeting commenced at 12:00 p.m. and concluded at 12.55 p.m. of the same day.

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, 2023, ("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 09, 2023

UDIN: 23038407 BG TT UG 3272





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Statement of Unaudited Standalone Financial Results for the quarter and half year ended September 30, 2023

Particulars	(₹ in Lakhs)					
	Quarter Ended			Half Year Ended		Year Ended
	30.09.2023	30.06.2023	30.09.2022	30.09.2023	30.09.2022	31.03.2023
(Refer Notes Below)	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1 Income from operations						
(a) Revenue from operations	824.94	881.75	377.60	1,706.69	809.50	2,955.03
(b) Other Income	(75.80)	131.54	75.41	55.74	32.84	110.38
Total income	749.14	1,013.29	453.01	1,762.43	842.34	3,065.41
2 Expenses						
(a) Cost of materials consumed	-	-	-	-	-	-
(b) Purchases of stock-in-trade	-	-	-	-	-	-
(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	87.17	143.06	-	230.23	49.23	479.88
(d) Employee benefits expense	25.75	25.83	23.66	51.58	46.13	97.92
(e) Finance costs	-	0.01	0.01	0.01	0.04	0.20
(f) Depreciation expense	2.20	2.20	2.45	4.40	4.90	8.87
(g) Other expenses	58.58	100.62	51.17	159.20	100.41	246.70
Total expenses	173.70	271.72	77.29	445.42	200.71	833.57
3 Total Profit/(Loss) before Exceptional Items & Tax	575.44	741.57	375.72	1,317.01	641.63	2,231.84
4 Exceptional items	-	-	-	-	-	-
5 Total Profit/(Loss) before tax	575.44	741.57	375.72	1,317.01	641.63	2,231.84
6 Tax Expense						
(a) Current Tax	120.00	125.00	70.00	245.00	115.00	400.00
(b) Deferred Tax	(0.05)	(0.05)	(0.06)	(0.10)	(0.12)	(0.17)
(c) Earlier years Tax	-	(3.49)	-	(3.49)	-	-
Total Tax Expenses	119.95	121.46	69.94	241.41	114.88	399.83
7 Total Profit/(Loss) for the period	455.49	620.11	305.78	1,075.60	526.75	1,832.01
8 Other Comprehensive Income						
(i) Items that will not be reclassified to profit or loss	-	-	-	-	-	-
- Equity instruments through other comprehensive income, net	265.92	460.29	438.62	726.20	(636.73)	(955.24)
(ii) Income Tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-	-
9 Total Other Comprehensive Income, net of taxes	265.92	460.29	438.62	726.20	(636.73)	(955.24)
10 Total Other Comprehensive Income for the period (7+9) (Comprising Profit (Loss) and Other Comprehensive come for the period)	721.41	1,080.40	744.40	1,801.80	(109.98)	876.77
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	-	-	-	-	-	14,150.57
13 Earning per Equity Share (EPS)						
(a) Basic (₹)	1.13	1.54	0.76	2.67	1.31	4.55
(b) Diluted (₹)	1.13	1.54	0.76	2.67	1.31	4.55
(EPS for the quarter and half year ended not Annualised)						





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Statement of Assets and Liabilities as at half year ended September 30, 2023

(₹ in Lakhs)

Particulars		As at 30.09.2023 (Unaudited)	As at 31.03.2023 (Audited)
A	Assets		
I	Non-current assets		
	(a) Property, Plant and Equipment	139.04	143.44
	(b) Capital Work in Progress	277.48	270.81
	(c) Investment property	1,648.78	1,648.78
	(d) Other Intangible Assets	1.21	1.21
	(e) Financial Assets	-	-
	(i) Investments	2,243.99	1,849.53
	(ii) Trade Receivables	37.39	37.39
	(iii) Unbilled Receivables	-	-
	(iv) Loans	1,155.98	1,185.16
	(v) Other non current financial assets	80.00	381.70
	(f) Deferred tax assets (net)	-	-
	(g) Other Non-current Assets	1,031.96	1,020.56
	Total non-current assets	6,615.83	6,538.58
II	Current Assets		
	(a) Inventories	755.22	985.44
	(b) Financial Assets	-	-
	(i) Investments	8,353.38	6,707.08
	(ii) Trade Receivables	129.40	40.22
	(iii) Unbilled Receivables	-	-
	(iv) Cash and Cash Equivalents	0.39	254.42
	(v) Bank Balance other than (iv) above	1,843.90	1,338.56
	(vi) Loans	88.96	125.72
	(vii) Others to be specified	-	-
	(c) Current Tax Assets (net)	162.48	396.46
	(d) Other Current Assets	18.53	24.40
	Total current assets	11,352.26	9,872.30
	Total Assets	17,968.09	16,410.88
B	EQUITY & LIABILITIES		
	Equity		
	(a) Equity Share Capital	806.04	806.04
	(b) Other Equity	15,831.47	14,150.57
	Total Equity	16,637.51	14,956.61
	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	-	-
	(iii) Other financial liabilities	370.26	281.63
	(b) Provisions	674.00	666.00
	(c) Deferred Tax Liabilities (Net)	18.11	18.21
	(d) Other non-current liabilities	-	-
	Total non-current liabilities	1,062.37	965.84
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	4.83	10.21
	(iii) Other Financial Liabilities	-	41.76
	(b) Other Current Liabilities	12.74	32.31
	(c) Provisions	5.64	4.15
	(d) Current Tax Liability (net)	245.00	400.00
	Total current liabilities	268.21	488.43
	Total Liabilities	1,330.58	1,454.27
	Total Equity and Liabilities	17,968.09	16,410.88



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STATEMENT OF CASH FLOW FOR THE HALF YEAR ENDED 30TH SEPTEMBER, 2023

(₹ in Lakhs)

Particulars	Half Year Ended	
	30.09.2023 (Unaudited)	30.09.2022 (Unaudited)
A Net cash generated/(used) in Operating Activities		
Net Profit before taxation (as per Statement of Profit and Loss)	1,317.01	641.63
Adjustments for:		
Depreciation and amortization expense	4.40	4.90
(Profit) / Loss on sale of Fixed Asset	-	-
Interest income	(119.65)	(114.81)
Finance costs	0.01	0.04
Sundry Balance Written back	-	-
Unrealised gain on sale of mutual funds	(55.75)	(32.84)
Profit on Sale of shares & mutual funds	(400.77)	(64.08)
Dividend Received	(51.93)	(72.36)
Operating Profit before working capital changes	693.32	362.48
Adjustments for:		
(Increase)/decrease in Trade receivables	(89.17)	43.70
(Increase)/decrease in Other receivables and advances	307.57	4.00
(Increase)/decrease in Inventories	230.22	49.23
Increase/(decrease) in Trade Payables	(5.38)	4.29
Increase/(decrease) in Other Liabilities and provisions	36.79	520.01
Increase/(decrease) in Borrowings	-	-
Cash generated from Operating Activities	480.03	621.23
Taxes paid (Net of refunds)	(162.54)	(149.18)
Net cash flow from operating activities	1,010.81	834.53
B Net cash generated/(used) from Investing Activities		
(Increase)/Decrease in Capital Work in process	(6.67)	-
Sale of Fixed Asset	-	-
Purchase of Fixed Asset	-	(0.60)
Interest received	119.65	114.81
Dividend received	51.93	72.36
Net Purchase of investments	(1,314.56)	(93.20)
Profit on Sale of Investments	456.52	64.08
Loans	65.94	901.97
Other Non current asset	(11.40)	(394.85)
Net Cash generated/ (used) in Investing Activities	-638.59	664.57
C Net cash generated/(used) from Financing Activities		
Payment of Dividend	(120.91)	(120.91)
Finance costs	(0.01)	(0.04)
Net cash flow from / (used in) financing activities	(120.92)	(120.95)
D Net Increase in Cash and Cash Equivalents (A+B+C)	251.30	1,378.15
Cash & Cash Equivalents as at beginning of the year	1,592.98	396.25
Effect of exchange differences on restatement of foreign currency Cash and cash equivalents	-	-
Cash & Cash equivalents as at 30th September	1,844.28	1,774.40

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, 2023

(₹ in Lakhs)

Particulars	Quarter Ended			Half Year Ended		Year Ended
	30.09.2023	30.06.2023	30.09.2022	30.09.2023	30.09.2022	31.03.2023
	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
Segment Revenue						
Investment	479.05	559.06	453.01	1038.11	665.75	1372.46
Constructions	270.09	454.23	0.00	724.32	176.59	1692.95
Total	749.14	1013.29	453.01	1762.43	842.34	3065.41
Segment Results						
Investment	401.40	498.98	383.99	900.38	532.99	1077.55
Constructions	179.24	254.55	0.00	433.79	127.36	1213.07
Total	580.64	753.53	383.99	1334.17	660.35	2290.62
Less : - Finance costs	0.00	0.01	0.01	0.01	0.04	0.20
Unallocated Expenses net of Income	5.20	11.95	8.26	17.15	18.68	58.58
Profit Before Tax	575.44	741.57	375.72	1317.01	641.63	2231.84
Segment Assets						
Investment	15622.14	14925.25	12607.11	15622.14	12607.11	13710.24
Constructions	1432.93	1476.16	1775.97	1432.93	1775.97	1556.57
Total	17055.07	16401.41	14383.08	17055.07	14383.08	15266.81
Unallocated Corporate Assets	913.02	812.30	894.16	913.02	894.16	1144.07
Total Assets	17968.09	17213.71	15277.24	17968.09	15277.24	16410.88
Segment Liabilities						
Investment	391.79	357.33	376.71	391.79	376.71	346.80
Constructions	0.18	2.21	131.41	0.18	131.41	23.25
Total	391.97	359.54	508.12	391.97	508.12	370.05
Unallocated Corporate Liabilities	938.61	817.16	799.26	938.61	799.26	1084.22
Total Liabilities	1330.58	1176.70	1307.38	1330.58	1307.38	1454.27

Notes:

- 1 The Unaudited Standalone Financial Results for the quarter and half year ended September 30, 2023 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 09, 2023.
- 2 This statement is as per Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. These unaudited 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 Doshi
Chairman & Managing Director



Date: November 09, 2023

Place: Mumbai