



# PODDAR

HOUSING AND DEVELOPMENT LTD.

February 10, 2020

To, <b>BSE Limited</b> Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001 Scrip Code – 523628	To, <b>The National Stock Exchange of India,</b> Exchange Plaza, 5 <sup>th</sup> Floor, Plot no. C/1, G Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051 Scrip Symbol - PODDARHOUS
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**Sub: Regulation 30 – Outcome of Board Meeting (Schedule III Part A – (4))**

Dear Sir,

We wish to inform you that Pursuant to Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, a meeting of the Board of Directors of the company was held on Monday, February 10, 2020, commenced at 12.00 p.m. and concluded at 6.00 p.m. and *interalia* the following decision took place / approved:

1. Adoption of Unaudited Financial Results for the quarter ended December 31, 2019 together with limited review report.

You are kindly requested to the same on record.

Thanking you,

Yours Sincerely

For **Poddar Housing and Development Limited**

**Hemalkumar H. Sagalia**  
**Company Secretary**

**Encl: a/a**

(Formerly known as Poddar Developers Ltd.)



# PODDAR

HOUSING AND DEVELOPMENT LTD.

February 10, 2020

To, <b>BSE Limited</b> Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001 Scrip Code – 523628	To, <b>The National Stock Exchange of India,</b> Exchange Plaza, 5 <sup>th</sup> Floor, Plot no. C/1, G Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051 Scrip Symbol - PODDARHOUS
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**Sub: Regulation 33(3)(a) – Unaudited financial results .**

Dear Sir,

Pursuant to Regulation 33(3)(a) of the SEBI (Listing Obligation and Disclosure Requirement) Regulations, 2015, we are pleased to forward herewith the unaudited standalone and consolidated financial results for the quarter ended December 31, 2019 together with limited review report received from the Statutory auditors – Bansal Bansal & Co; duly approved in the Meeting of Board of Directors of the company held on Monday, February 10, 2020.

You are requested to acknowledge the receipt of the same and take the same on record.

Thanking You,  
Yours faithfully,

For **Poddar Housing and Development Limited**

**Hemalkumar H. Sagalia**  
**Company Secretary**

**Encl: a/a**

Encl: As above.

(Formerly known as Poddar Developers Ltd.)



**Poddar Housing and Development Limited**  
**Un-Audited Consolidated Financial Results for the Quarter and Nine Months ended December 31, 2019**  
 CIN:L51909MH1982PLC143066

(All amounts is in INR Lakhs, except earning per share data)

No.	Particulars	Consolidated					
		Quarter Ended			Nine Months Ended		Year Ended
		31.12.2019 (Unaudited)	30-09-2019 (Unaudited)	31.12.2018 (Unaudited)	31.12.2019 (Unaudited)	31.12.2018 (Unaudited)	31-03-2019 Audited
<b>1</b>	<b>Income from operations</b>						
	i. Revenue from Operations	1,752.33	1,013.86	2,235.20	3,931.47	3,577.08	4,755.57
	ii. Other Income	81.03	104.83	138.47	317.81	260.97	323.36
	<b>Total income from operations (net)</b>	<b>1,833.36</b>	<b>1,118.69</b>	<b>2,373.67</b>	<b>4,249.28</b>	<b>3,838.05</b>	<b>5,078.93</b>
<b>2</b>	<b>Expenses</b>						
	i. Cost of Construction	2,557.73	1,940.50	2,406.08	7,467.16	5,056.74	9,493.94
	ii. Changes in Inventories of WIP and Finished goods	(1,036.26)	(1,073.93)	(428.40)	(4,228.51)	(2,521.19)	(6,211.23)
	iii. Employee Benefit Expenses	198.46	178.37	93.90	560.73	306.29	466.03
	iv. Depreciation and Amortisation Expenses	5.26	10.33	24.86	25.86	59.48	33.73
	v. Finance Costs	58.76	172.83	129.09	424.70	484.21	569.42
	vi. Other Expenses	436.33	468.68	333.93	1,821.47	1,290.67	1,605.91
	<b>Total expenses</b>	<b>2,220.28</b>	<b>1,696.78</b>	<b>2,559.46</b>	<b>6,071.41</b>	<b>4,676.20</b>	<b>5,957.80</b>
<b>3</b>	<b>Profit / (Loss) before tax</b>	<b>(386.92)</b>	<b>(578.09)</b>	<b>(185.79)</b>	<b>(1,822.13)</b>	<b>(838.15)</b>	<b>(878.87)</b>
<b>4</b>	<b>Tax expense:</b>						
	i. Current Tax Expense/ (Benefit)	-	-	-	-	-	-
	ii. Deferred Tax Expense/ (Benefit)	(83.57)	(88.11)	48.35	(355.00)	(115.07)	(154.07)
	<b>Total Tax Expense/ (Benefit)</b>	<b>(83.57)</b>	<b>(88.11)</b>	<b>48.35</b>	<b>(355.00)</b>	<b>(115.07)</b>	<b>(154.07)</b>
<b>5</b>	<b>Net Profit/ (Loss) after tax</b>	<b>(303.35)</b>	<b>(489.98)</b>	<b>(234.14)</b>	<b>(1,467.13)</b>	<b>(723.08)</b>	<b>(724.80)</b>
<b>6</b>	<b>Other comprehensive income (OCI)</b>						
	Items not to be reclassified subsequently to profit or loss:						
	- Loss on fair valuation of defined benefit plans as per actuarial valuation	-	-	-	-	-	(17.31)
	- Gain on fair valuation of equity/mutual fund instruments	0.14	(2.21)	15.51	(3.16)	116.61	124.75
	- Deferred tax (expense)/benefit relating to these items	(0.04)	0.57	(12.76)	0.82	(30.71)	(29.12)
	<b>Other comprehensive income for the year (net of tax)</b>	<b>0.10</b>	<b>(1.64)</b>	<b>2.75</b>	<b>(2.34)</b>	<b>85.90</b>	<b>78.32</b>
<b>7</b>	<b>Total comprehensive income for the year (net of tax)</b>	<b>(303.25)</b>	<b>(491.62)</b>	<b>(231.39)</b>	<b>(1,469.47)</b>	<b>(637.18)</b>	<b>(646.48)</b>
<b>8</b>	<b>Paid-up Equity Share Capital (Face Value INR 10/- each)</b>	<b>631.54</b>	<b>631.54</b>	<b>631.54</b>	<b>631.54</b>	<b>631.54</b>	<b>631.54</b>
<b>9</b>	<b>Earnings per share (in INR)</b>						
	i. Basic	(4.80)	(7.76)	(3.71)	(23.23)	(11.45)	(11.48)
	ii. Diluted	(4.80)	(7.76)	(3.71)	(23.23)	(11.45)	(11.48)
	<b>Earnings per share (after extra-ordinary items)</b>						
	i. Basic						
	ii. Diluted						

**Notes :**

- The unaudited consolidated financial results for the quarter and nine months period ended December 31, 2019 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on February 10, 2020. The Statutory Auditors have expressed an unmodified review opinion. These consolidated financial results are prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013, read with Rule 3 of the Companies (Indian Accounting Standards) Rule, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.
- Based on SEBI circular CIR/CFD/FAC/62/2016 dated 5th July 2016, the Company had opted to publish the standalone financial results for the financial year 2018-19, accordingly the figures for the quarter and nine months ended December 31, 2018 are unreviewed.
- The Company operates only in 'construction, development and sale of real estate' segment and operates only in India accordingly segment related information is as reflected in the financial results.
- Previous period figures have been regrouped / rearranged and re-classified wherever necessary to confirm to current period's classification.

For Poddar Housing and Development Limited

  
 Dipak Kumar Poddar  
 Executive Chairman

Date: February 10, 2020  
 Place: Mumbai

# *Bansal Bansal & Co.*

*Chartered Accountants*

## **INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL RESULTS.**

**TO THE BOARD OF DIRECTORS OF  
PODDAR HOUSING AND DEVELOPMENT LTD**

1. We have reviewed the accompanying consolidated Ind AS financial statements of **PODDAR HOUSING AND DEVELOPMENT LTD.** ("the Parent Company") and its subsidiary (the Parent Company and its subsidiary together referred to as "the Group") and its jointly controlled entity, for the quarter ended **December 31, 2019** and year to date results for the period from **01<sup>st</sup> April, 2019 to 31<sup>st</sup> December, 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.
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent'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 thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (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 Parent'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 might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

4. The Statement includes the results of the following entities:
  - a. Poddar Habitat Private Limited (**Subsidiary**)
  - b. Poddar Anantah Nirvana LLP ( Formerly - Mahaganapati Developers LLP) (**Joint Controlled Entity**)
  - c. Shiv Shakti Developers (**Joint Controlled Entity**)
  - d. Nav Nirman Agro (**Joint Controlled Entity**)
5. Based on our review conducted and procedures performed as stated in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement of unaudited financial results, prepared in accordance with the recognition and



# ***Bansal Bansal & Co.***

## ***Chartered Accountants***

measurement principles laid down in the applicable Indian Accounting Standard ("Ind AS") as specified under section 133 of the Companies Act, 2013, read with relevant rules issued thereunder 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.

6. We did not review the interim financial information of 1 subsidiary and 3 joint controlled entities included in the consolidated unaudited financial results, whose interim financial information reflect total revenues of Rs.55.49 lacs and Rs.126.82 lacs, total net loss after tax of Rs.61.47 lacs and Rs.368.18 lacs, total comprehensive loss of Rs.61.47 lacs and Rs.368.18 lacs for the quarter and nine months ended December 31, 2019 respectively, as considered in this Statement.
7. These interim financial information / financial results have not been reviewed by other auditors and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of the subsidiary and jointly controlled entities, is based solely on the certified interim financials provided by the management and the procedures performed by us as stated in paragraph 3 above.

Our Conclusion on the Statement is not modified in respect of our reliance on the interim financial information certified by the Management.

**For Bansal Bansal & Co.**  
Chartered Accountants  
FRN: 100986W  
  
**Jatin Bansal**  
(Partner)  
Membership No.135399



Place: MUMBAI

Dated: 10<sup>th</sup> February, 2020

UDIN: 20135399AAAAAF7987

# *Bansal Bansal & Co.*

*Chartered Accountants*

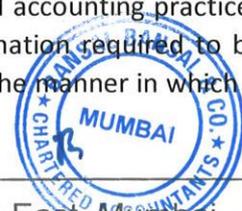
## **INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM STANDALONE FINANCIAL RESULTS**

**To THE BOARD OF DIRECTORS OF  
PODDAR HOUSING AND DEVELOPMENT LTD**

1. We have reviewed the accompanying statement of unaudited standalone Ind AS financial results of **PODDAR HOUSING AND DEVELOPMENT LTD.** ("the Company") for the quarter ended **December 31, 2019** and year to date results for the period from **01<sup>st</sup> April, 2019 to 31<sup>st</sup> December, 2019** together with notes thereon ("the Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("the Regulation"), as amended.
2. The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, ("Ind AS 34") "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of Companies (Indian Accounting Standards) Rules, 2015, as amended, read with the Circular and other accounting principles generally accepted in India is the responsibility of the Company's management and has been approved by the Board of Directors of the Company. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review in accordance with the Standard on Review Engagements (SRE) 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India. 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 might be identified in an audit. Accordingly, we do not express an audit opinion.

This Statement includes the results of the following entities (Jointly Controlled Entity):

1. Poddar Anantah Nirvana LLP ( Formerly - Mahaganpati Developers LLP)
  2. Shiv Shakti Developers
  3. Nav Nirman Agro
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying unaudited standalone financial results, 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 recognised accounting practices and policies generally accepted in India, has not disclosed the information required to be disclosed in terms of the Regulation, read with the Circular, including the manner in which it is to be disclosed, or that it contains any material misstatement.



# ***Bansal Bansal & Co.***

*Chartered Accountants*

5. We did not review the interim financial information of jointly controlled entities included in the standalone unaudited financial results, whose interim financial information reflect total revenues of Rs. NIL and Rs. Nil for the quarter and nine months ended December 31, 2019, respectively, total net loss after tax of Rs. 0.01 lacs and Rs. 0.01 lacs for the quarter and nine months ended December 31, 2019 respectively as considered in this Statement.
6. These interim financial information / financial results have not been reviewed by other auditors and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of jointly controlled entities, is based solely on the certified interim financials provided by the management and the procedures performed by us as stated in paragraph 3 above.

Our Conclusion on the Statement is not modified in respect of our reliance on the interim financial information certified by the Management.

**For Bansal Bansal & Co.**  
Chartered Accountants  
FRN: 100986W  
  
**Jatin Bansal**  
Partner  
Membership No.135399



Place: MUMBAI

Dated: 10<sup>th</sup> February, 2020.

UDIN: 20135399AAAAAE4520



**Poddar Housing and Development Limited**  
**Un-Audited Standalone Financial Results for the Quarter and Nine Months ended December 31, 2019**  
 CIN:L51909MH1982PLC143066

(All amounts is in INR Lakhs, except earning per share data)

No.	Particulars	Standalone					
		Quarter Ended			Nine Months Ended		Year Ended
		31.12.2019 (Unaudited)	30-09-2019 (Unaudited)	31.12.2018 (Unaudited)	31.12.2019 (Unaudited)	31.12.2018 (Unaudited)	31-03-2019 Audited
<b>1</b>	<b>Income from operations</b>						
	i. Revenue from Operations	1,735.17	1,013.28	2,231.82	3,913.17	3,550.85	4,648.46
	ii. Other Income	99.60	131.11	110.26	379.02	232.76	340.95
	<b>Total income from operations (net)</b>	<b>1,834.77</b>	<b>1,144.39</b>	<b>2,342.08</b>	<b>4,292.19</b>	<b>3,783.61</b>	<b>4,989.41</b>
<b>2</b>	<b>Expenses</b>						
	i. Cost of Construction	2,557.73	1,940.50	2,406.08	7,467.16	5,056.74	9,493.94
	ii. Changes in Inventories of WIP and Finished goods	(1,036.26)	(1,073.93)	(428.40)	(4,228.51)	(2,521.19)	(6,268.71)
	iii. Employee Benefit Expenses	170.78	149.44	56.78	472.03	204.20	316.43
	iv. Depreciation and Amortisation Expenses	5.27	9.98	24.86	25.16	59.48	32.50
	v. Finance Costs	35.67	111.90	19.91	286.11	374.53	453.04
	vi. Other Expenses	427.77	407.45	292.71	1,724.92	1,170.90	1,549.30
	<b>Total expenses</b>	<b>2,160.96</b>	<b>1,545.34</b>	<b>2,371.94</b>	<b>5,746.87</b>	<b>4,344.66</b>	<b>5,576.50</b>
<b>3</b>	<b>Profit / (Loss) before tax</b>	<b>(326.19)</b>	<b>(400.95)</b>	<b>(29.86)</b>	<b>(1,454.68)</b>	<b>(561.05)</b>	<b>(587.09)</b>
<b>4</b>	<b>Tax expense:</b>						
	i. Current Tax Exepense/ (Benefit)	-	-	-	-	-	-
	ii. Deferred Tax Exepense/ (Benefit)	(83.57)	(88.11)	48.35	(355.00)	(115.07)	(153.27)
	<b>Total Tax Expense/ (Benefit)</b>	<b>(83.57)</b>	<b>(88.11)</b>	<b>48.35</b>	<b>(355.00)</b>	<b>(115.07)</b>	<b>(153.27)</b>
<b>5</b>	<b>Net Profit/ (Loss) after tax</b>	<b>(242.62)</b>	<b>(312.84)</b>	<b>(78.21)</b>	<b>(1,099.68)</b>	<b>(445.98)</b>	<b>(333.82)</b>
<b>6</b>	<b>Other comprehensive income (OCI)</b>						
	Items not to be reclassified subsequently to profit or loss:						
	- Loss on fair valuation of defined benefit plans as per actuarial valuation	-	-	-	-	-	(12.75)
	- Gain on fair valuation of equity/mutual fund instruments	0.14	(2.21)	15.51	(3.16)	116.61	124.75
	- Deferred tax (expense)/benefit relating to these items	(0.04)	0.57	(12.76)	0.82	(30.71)	(29.12)
	<b>Other comprehensive income for the year (net of tax)</b>	<b>0.10</b>	<b>(1.64)</b>	<b>2.75</b>	<b>(2.34)</b>	<b>85.90</b>	<b>82.88</b>
<b>7</b>	<b>Total comprehensive income for the year (net of tax)</b>	<b>(242.52)</b>	<b>(314.48)</b>	<b>(75.46)</b>	<b>(1,102.02)</b>	<b>(360.08)</b>	<b>(350.94)</b>
<b>8</b>	<b>Paid-up Equity Share Capital (Face Value INR 10/- each)</b>	<b>631.54</b>	<b>631.54</b>	<b>631.54</b>	<b>631.54</b>	<b>631.54</b>	<b>631.54</b>
<b>9</b>	<b>Earnings per share (in INR)</b>						
	i. Basic	(3.84)	(4.95)	(1.24)	(17.41)	(7.06)	(6.87)
	ii. Diluted	(3.84)	(4.95)	(1.24)	(17.41)	(7.06)	(6.87)

**Notes :**

- The unaudited standalone financial results for the quarter and nine months period ended December 31, 2019 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on February 10, 2020. The Statutory Auditors have expressed an unmodified review opinion. The standalone financial results are prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013, read with Rule 3 of the Companies (Indian Accounting Standards) Rule, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.
- The Company operates only in 'construction, development and sale of real estate' segment and operates only in India accordingly segment related information is as reflected in the financial results.
- Previous period figures have been regrouped / rearranged and re-classified wherever necessary to confirm to current period's classification.

For Poddar Housing and Development Limited

  
**Dipak Kumar Poddar**  
 Executive Chairman

Date: February 10, 2020  
 Place: Mumbai